

Public Document Pack

PRESENTATION SLIDES

DEVELOPMENT MANAGEMENT COMMITTEE - WEDNESDAY, 22ND FEBRUARY, 2023

The following presentation slides were used at the Development Management Committee meeting.

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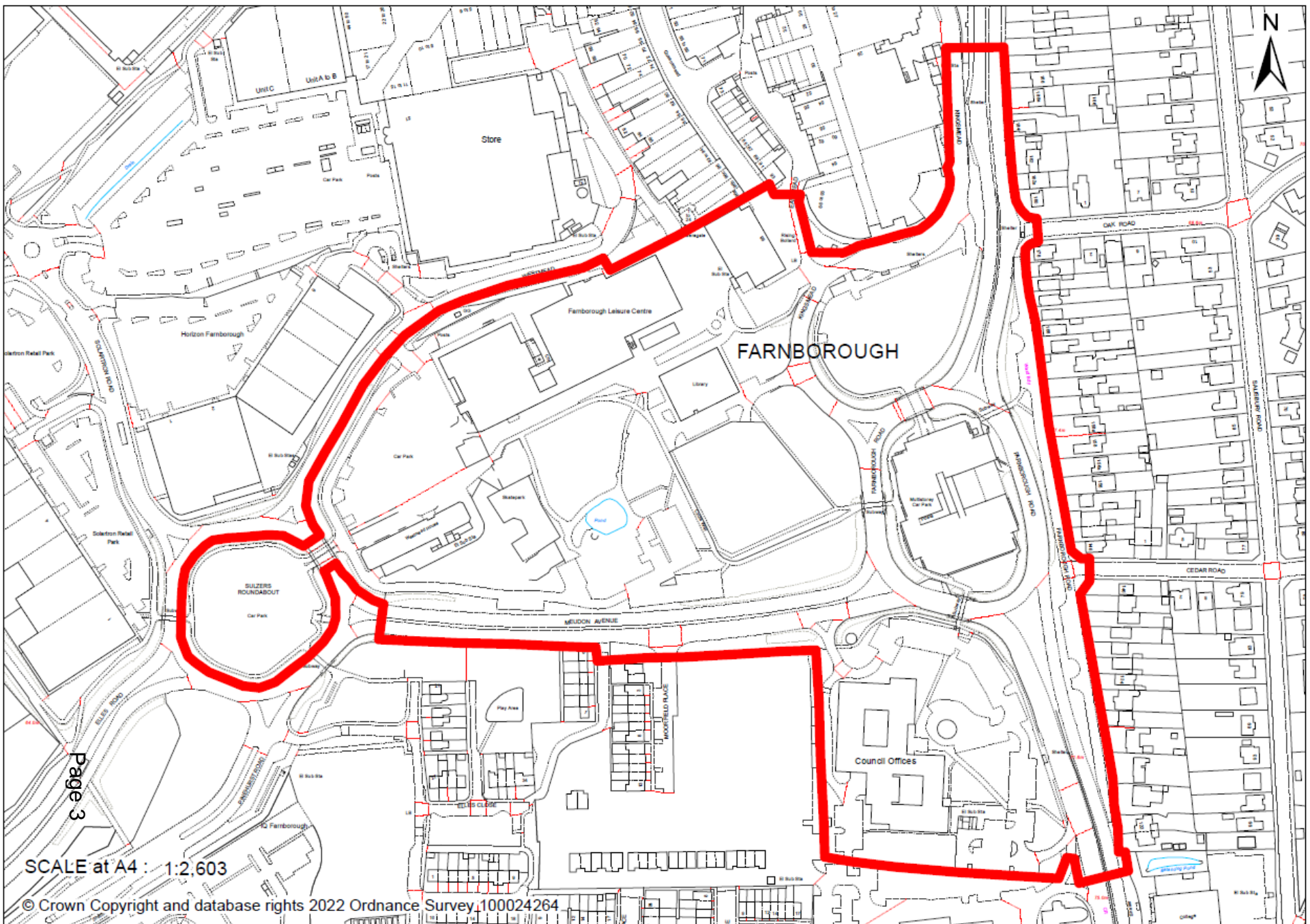
Development Management Committee

22nd February 2023

Development Management Committee

Item 7: 22/00193/OUTPP

**Proposed Farnborough Civic Quarter
Development Site, Meudon Avenue**



FARNBOROUGH

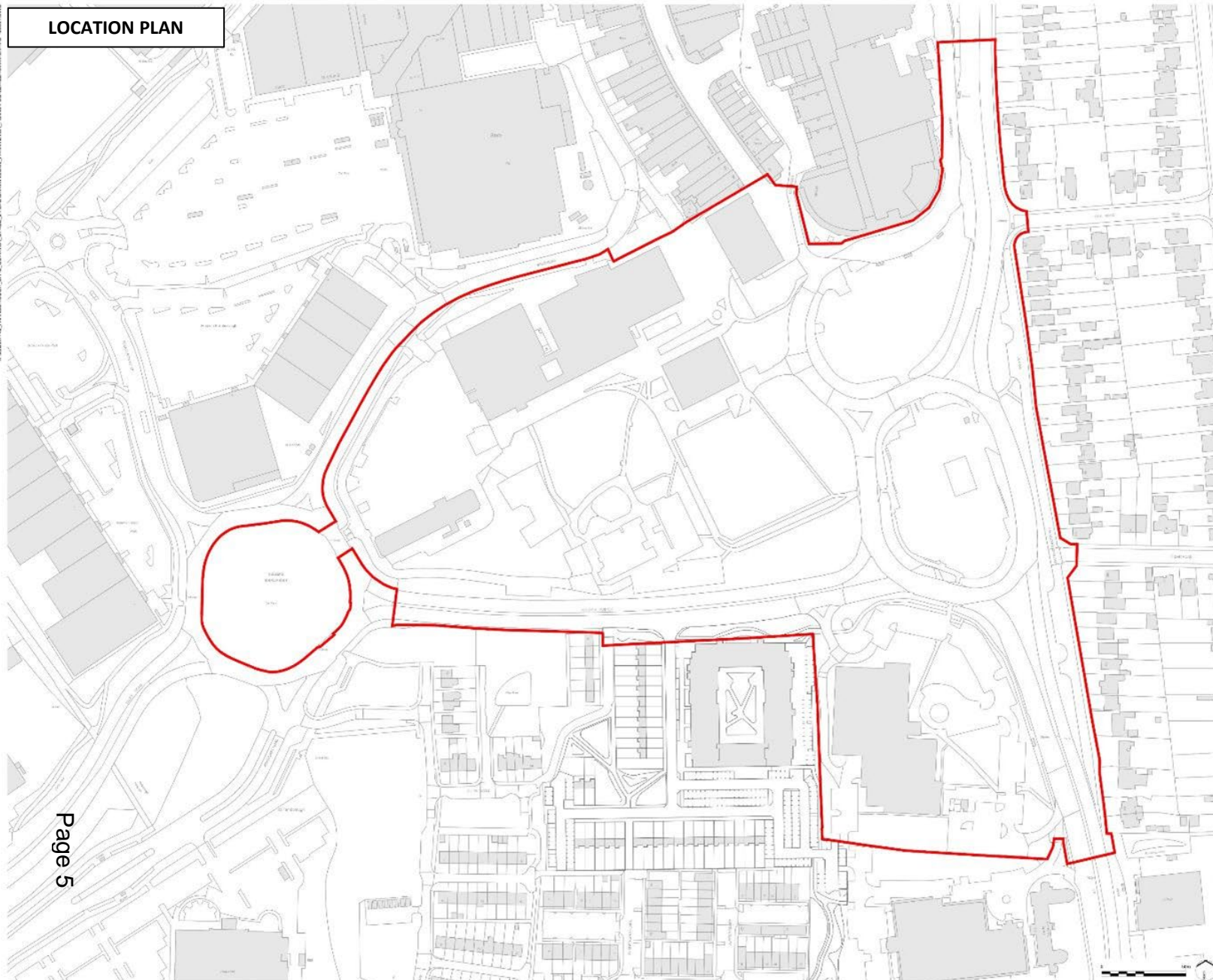
Page 3

SCALE at A4 : 1:2,603

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SCALE at A4: 1:2,603

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 Planning Applied on Boundary
 Existing Building

REV.	DESCRIPTION	APP. DATE
001	0.00000000	0.00000000

LD&A DESIGN

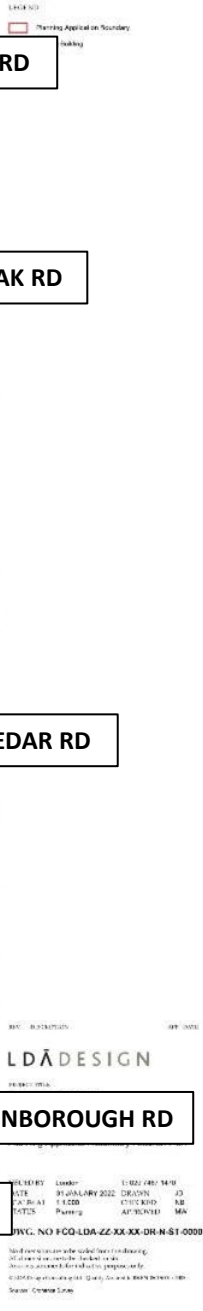
Farnborough Civic Quarter

Planning Application Boundary Location Plan

RECEIVED	London	1:02:40:14:0
DATE	31 JANUARY 2022	DRAWN
SCALE	1:1000	CHUCK KID
STATUS	Pending	APPROVED

LJWG. NO FCQ-LDA-ZZ-XX-XX-DR-N-ST-00001

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All of our ideas are available (backlist) on our
Amazon.com Kindle for free, purposefully.
© 2014 by the author(s) of *1001 Ways to Fund Your Non-Profit*
Source: [CreativeLunch.com](http://www.CreativeLunch.com)



PROPOSED QUANTUM OF DEVELOPMENT

**Up to 960 Residential Units [Use Class C3]; and
Up to 45,072 sqm (GIA) of Non-Residential Floorspace.**

Use Class C1 : Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels).

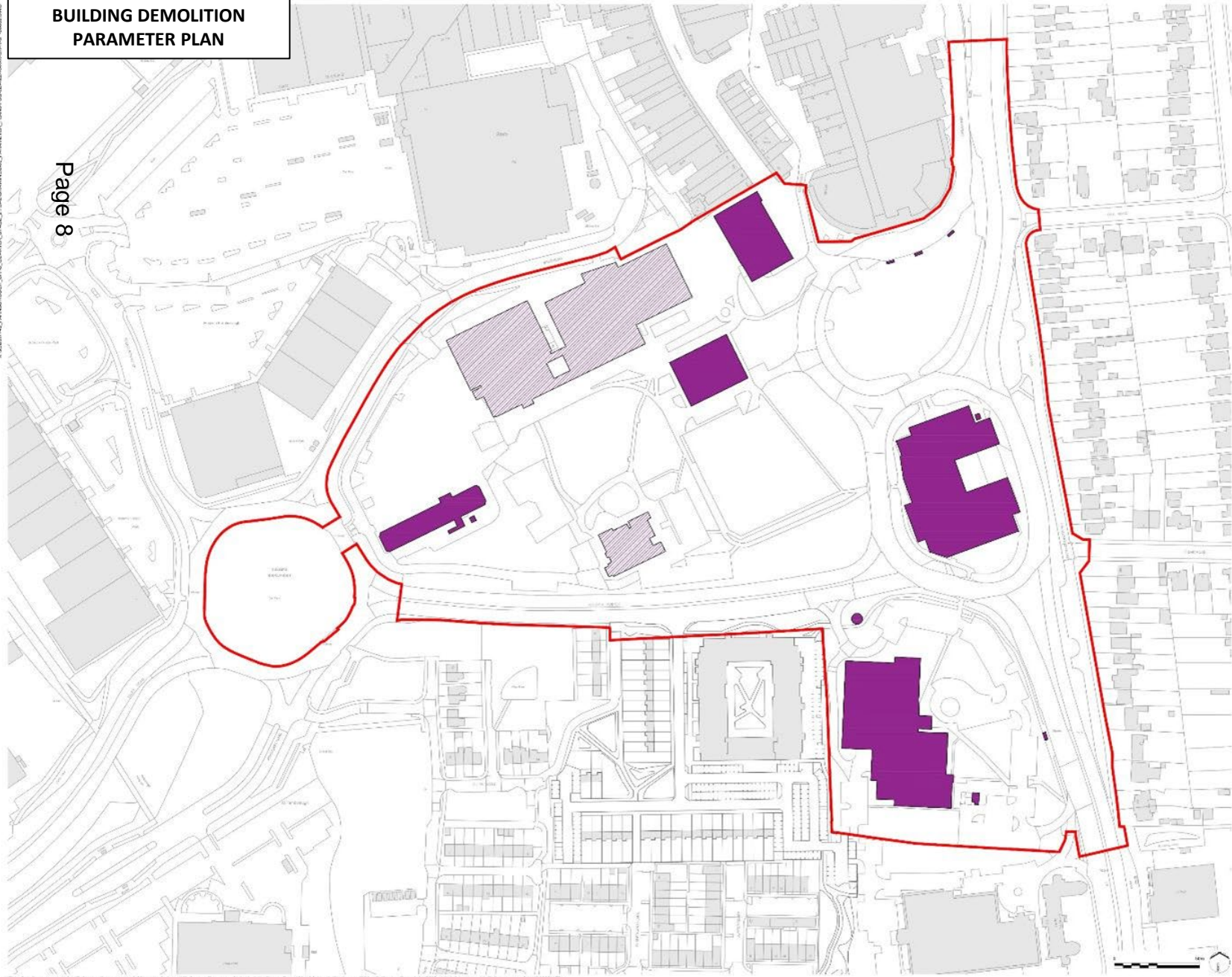
Use Class C3 : Dwellinghouses.

Use Class E : Commercial, Business and Service : Display or retail sale of goods, other than hot food; Sale of food and drink for consumption (mostly) on the premises; Financial services; Professional services; Other appropriate services in a commercial, business or service locality; Indoor sport, recreation or fitness; Provision of medical or health services; Creche, day nursery or day centre; Uses which can be carried out in a residential area without detriment to its amenity; Offices to carry out any operational or administrative functions; Research and development of products or processes; and Industrial processes.

Use Class F : Local Community and Learning : F1 Learning and non-residential institutions – including Provision of education; Display of works of art; Museums; Public libraries or public reading rooms; Public halls or exhibition halls; Public worship or religious instruction; Law courts. Also: F2 Local community – including Halls or meeting places for the principal use of the local community; Indoor or outdoor swimming pools or skating rinks.

Sui Generis : A land use not falling within any Use Class.

Page 8



LEGEND

- Planning Application on Boundary
- Existing Building
- Existing Building to be Demolished
- Former Building - Demolished

REV. 0.91817107N

LD&A DESIGN

Fenborough Civic Quarter

Building Demolition Parameter Plan

RECEIVED	London	1-021 7401 54-0
DATE	01 JANUARY 2022	DRAGN JD
SCALE	1:1,000	ETHIC KPD NB
STATUS	Passing	APPROVED MW

LJWG. NO FCQ-LDA-ZZ-XX-XX-DR-N-S1-0000

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Source: Content Survey.

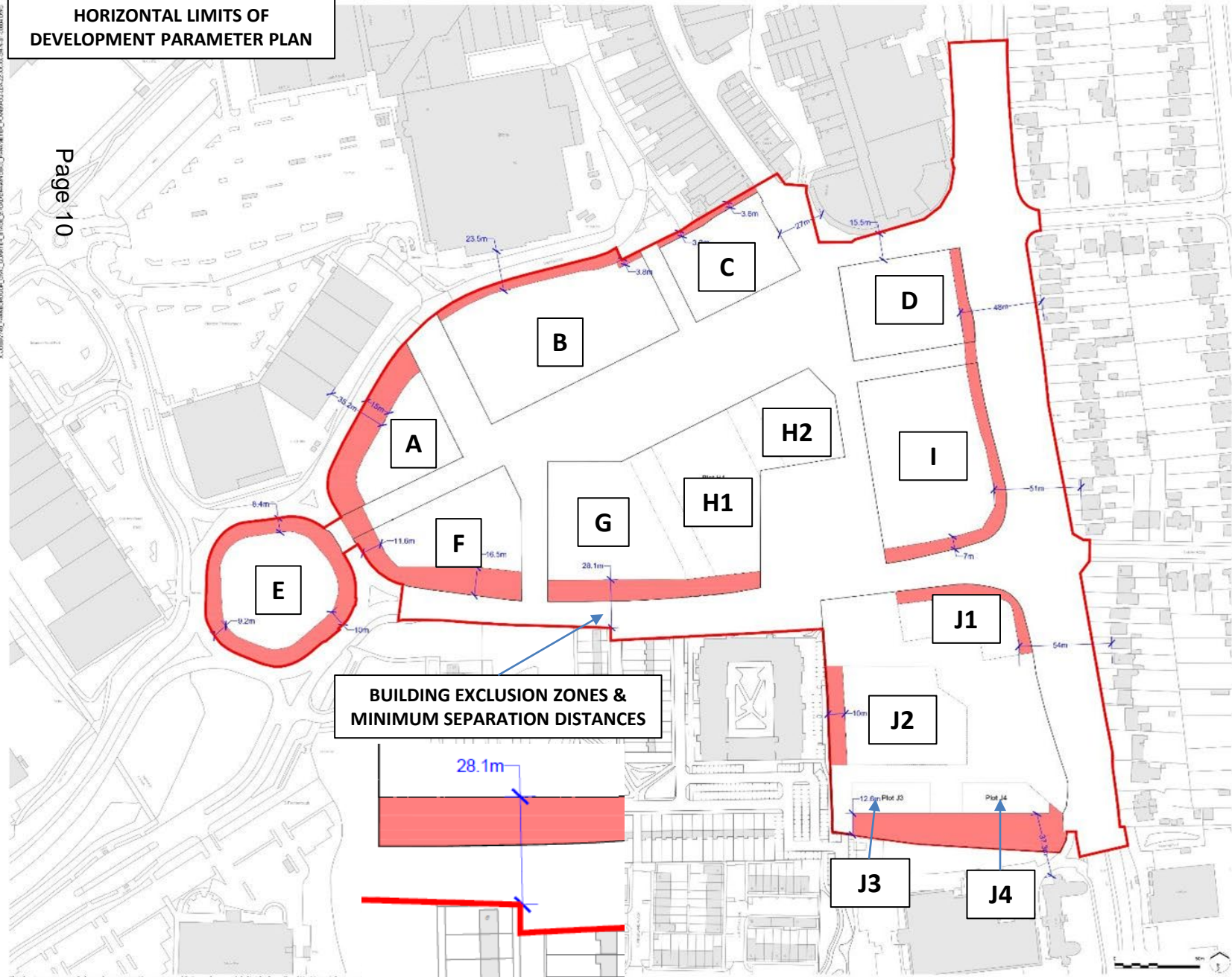
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Source: Customer Survey

HORIZONTAL LIMITS OF DEVELOPMENT PARAMETER PLAN

Page 10



BUILDING EXCLUSION ZONES & MINIMUM SEPARATION DISTANCES

LEGEND

- Primary Appraisal Boundary
- Development Case Boundary
- Development Plot Boundary
- Area of Boundary Restriction (Where boundary has been determined as a result of the development plan)

LDADesign

For the use of:
Farnborough Civic Quarter

PROJECT TITLE
Horizontal Limits of Development Parameter Plans

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHKD
001	09/05/2022	ISSUED FOR PERMITTING	JL	MA
002	11/05/2022	FOR PERMITTING	JL	MA

DWG. NO FCQ-LDA-ZZ-XX-XX-DR-N-ST-00004

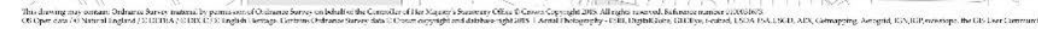
NOTES

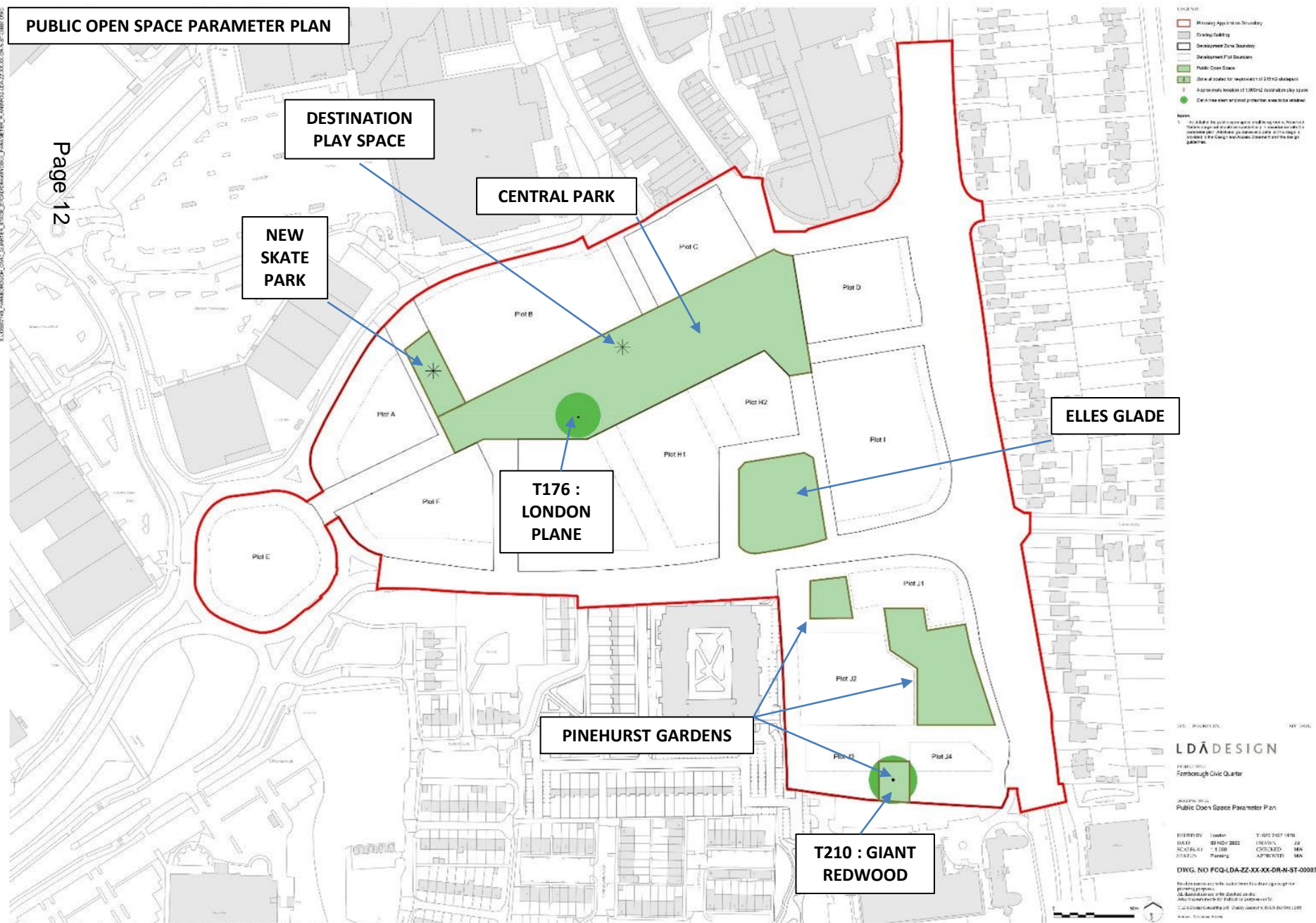
- Minimum separation distances are shown between the development plots.
- Minimum separation distances are shown between the development plots.
- Minimum separation distances are shown between the development plots.

Scale 1:1000

North Arrow

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Page 13

**BUS
ONLY
LANE**

NEW 'T' JUNCTION

-  Primary Vehicle Route with maintained access to existing properties and adjoining roads. A tolerance of 15 metres variance of the future location of the street.
-  Pinehurst roundabout to be replaced by a T-junction arrangement and Kingsmead to be closed off. T-Junction location to have a tolerance of 15 metres variance.
-  Existing Kingsmead Vehicle Route to be Retained
-  Existing Vehicle Route to be Retained
-  Existing Farnborough Road Vehicle Route and property access to be Retained
-  Two way vehicle route access point with a tolerance of 15 metres variance of the future location of the street.
-  One way vehicle route access point with a tolerance of 15 metres variance of the future location of the street.
-  Servicing and Emergency Vehicles Only with a tolerance of 15 metres variance of the future location of the route. Access Point to be a point of egress only for vehicles
-  Bus Only Route with a tolerance of 15 metres variance of the future location of the route.
-  Existing Servicing Route to be retained
-  Pedestrian and Cycle Access Only with a tolerance of 15 metres variance of the future location of the route.

242 DEGRIFTEN 649 1992

LD&A DESIGN

PROJECT TYPE
Framborough Civic Quarter

Access Parameter Plan

IDENTITY	London	T-020 2427 5476	
DATE	03 NOV 2022	LOCATION	JS
SCALE	1.00	CHECKED	MA
STATUS	Planning	APPROVED	MA

DWG. NO FCQ-LDA-ZZ-XX-XX-DR-N-ST-00000

biochemists are to be wakened from their dogmatic sleep.

All disclosures are to be checked on the
 accompanying worksheet to be filed as required by

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Source: U.S. Census Bureau.

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New Leisure Centre & Civic Hub



Destination Central Park



Pedestrian Connectivity

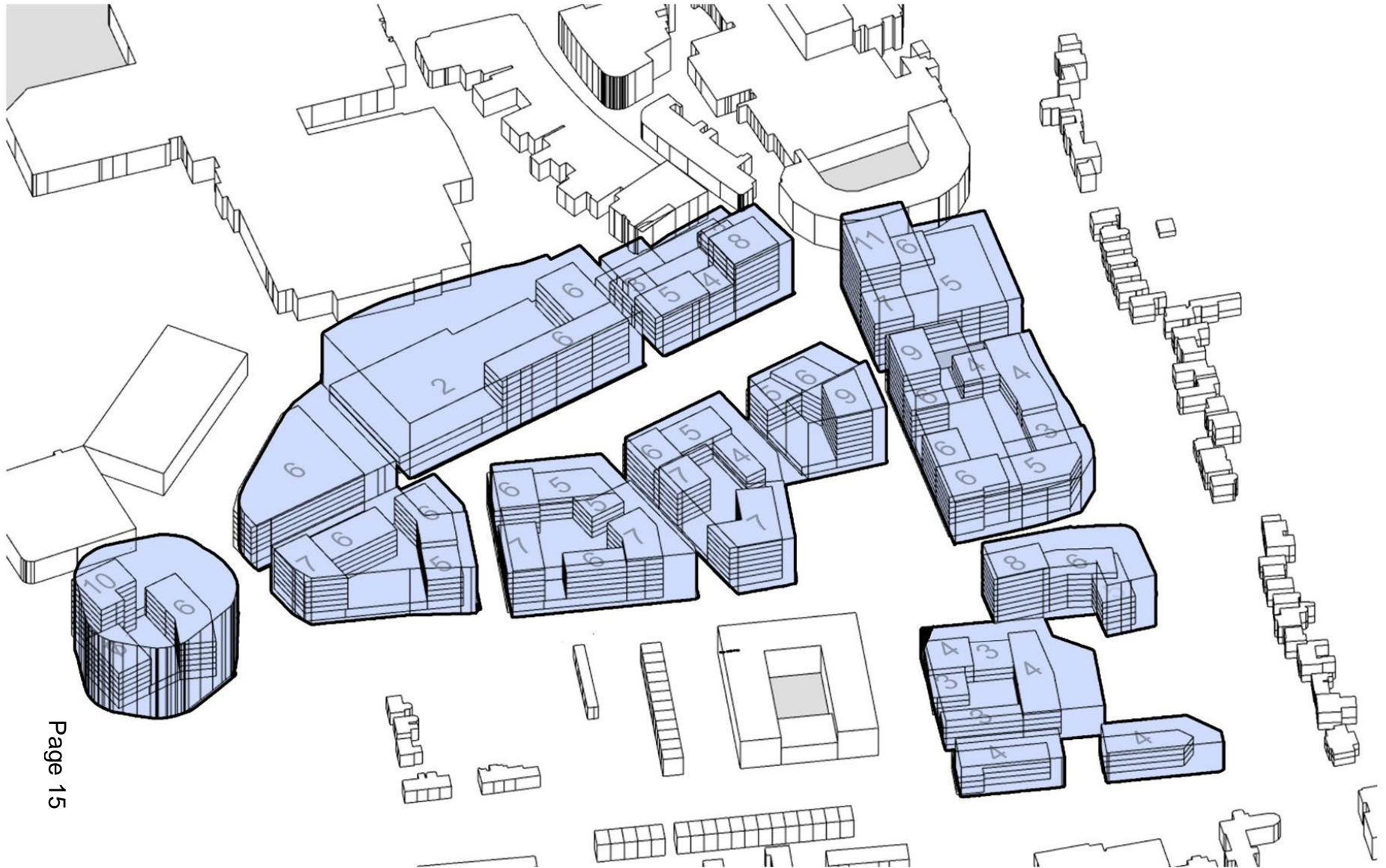


Mobility Hubs

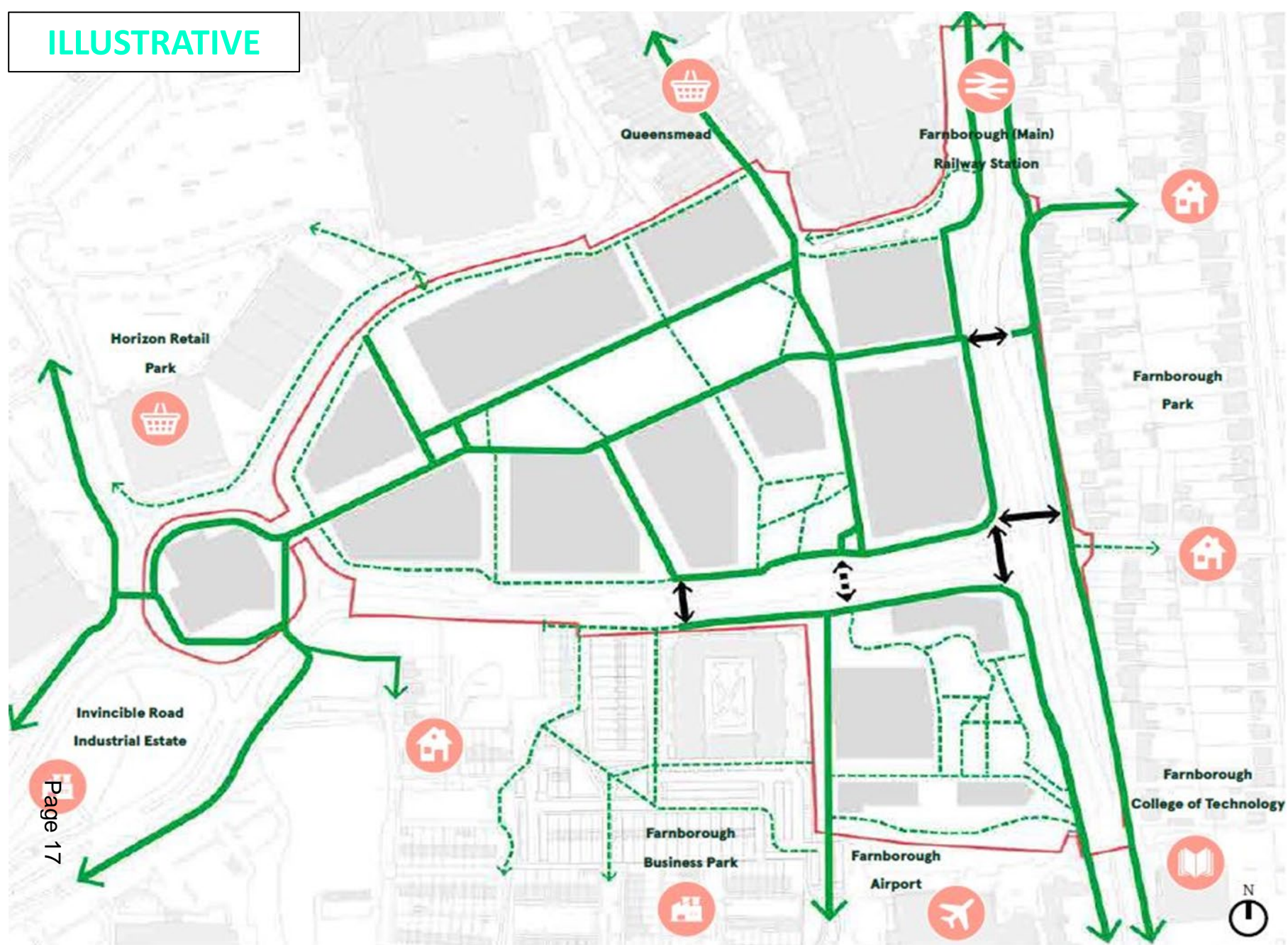


Active Ground Floors













ILLUSTRATIVE



ILLUSTRATIVE

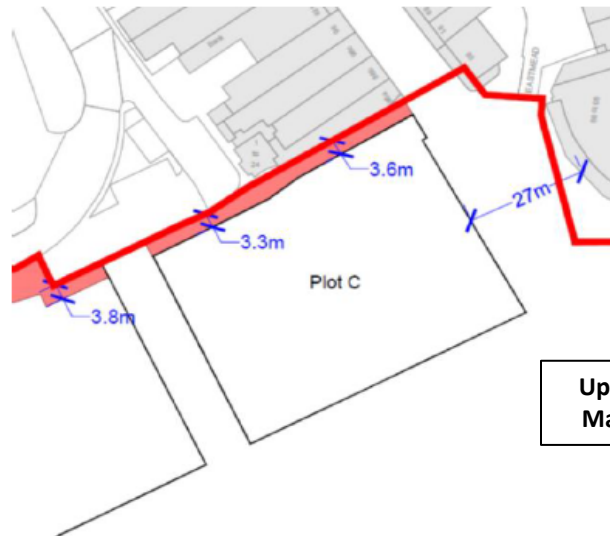




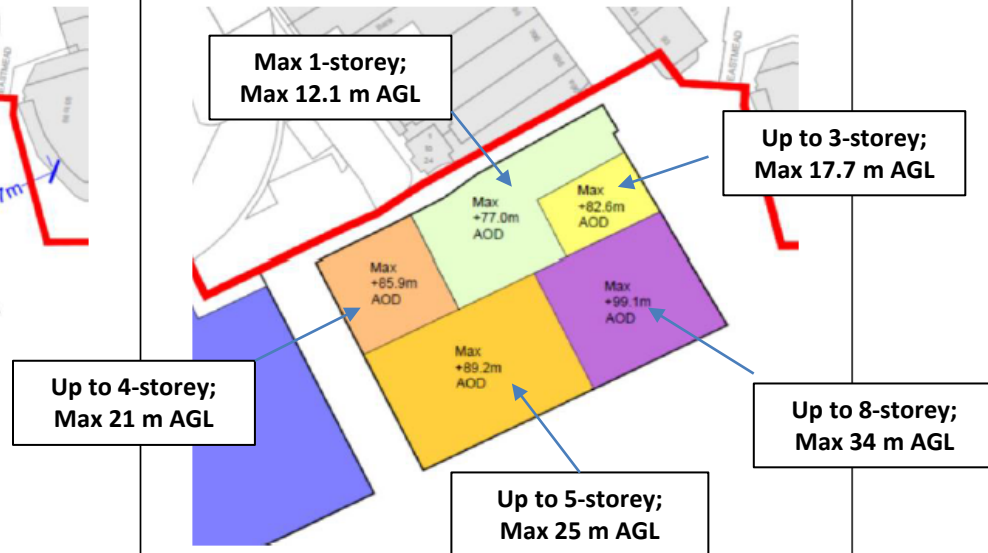


PLOT C SUMMARY : Currently the site of the Iceland Building proposed to be demolished, and the adjacent Kings Moat Car Park, Westmead.

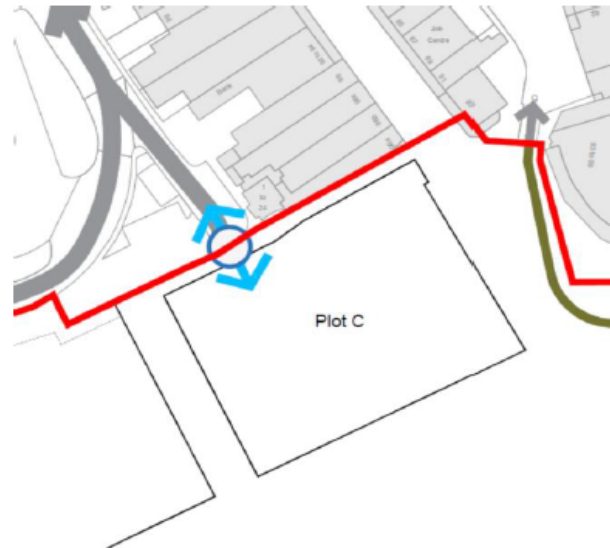
Horizontal Limits Plan:



Vertical Limits Plan:



Access Plan:



Illustrative Masterplan:









ILLUSTRATIVE























PLOT D SUMMARY : Currently mainly the Pinehurst North Car Park south of the Kingsmead service road; with Briarcliff House opposite to the north.

Horizontal Limits Plan:



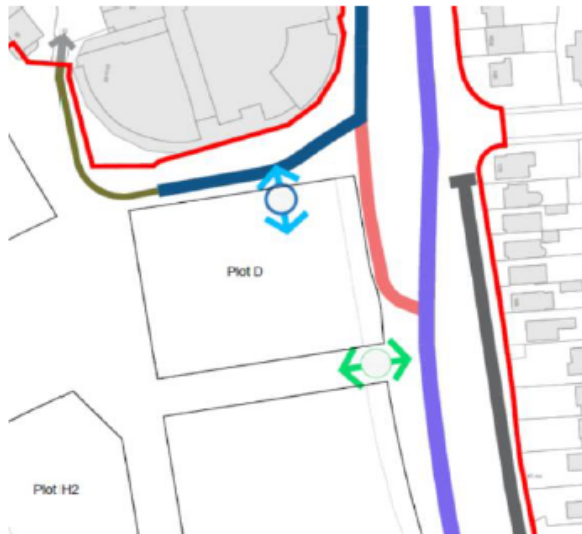
Up to 11-storeys;
Max 45.9 m AGL

Vertical Limits Plan:

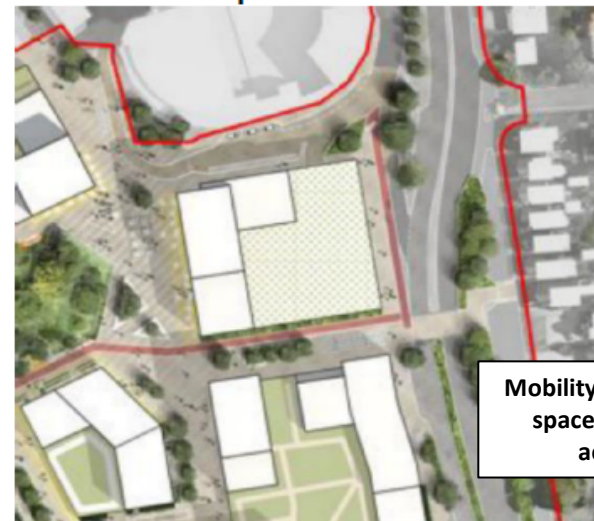


Up to 6-storeys;
Max 29 m AGL

Access Plan:



Illustrative Masterplan:



Mobility Hub B (318 parking spaces), plus Hotel and active GF uses.

PLOT I SUMMARY : Land currently occupied by the Pinehurst Roundabout and parking deck, plus land liberated by the proposed new Farnborough Rd/Meudon Ave 'T'-Junction.

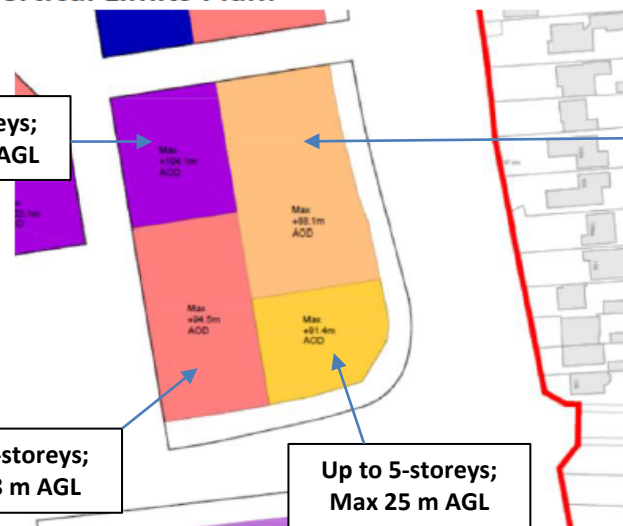
Horizontal Limits Plan:



Up to 9-storeys;
Max 37.5 m AGL

Up to 6-storeys;
Max 28 m AGL

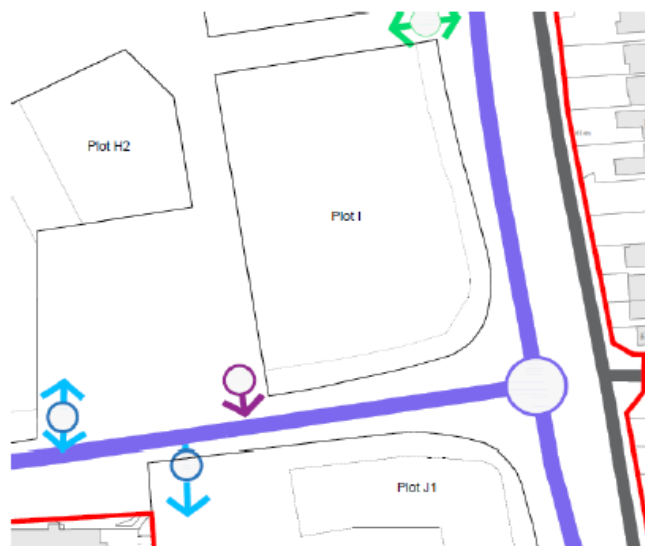
Vertical Limits Plan:



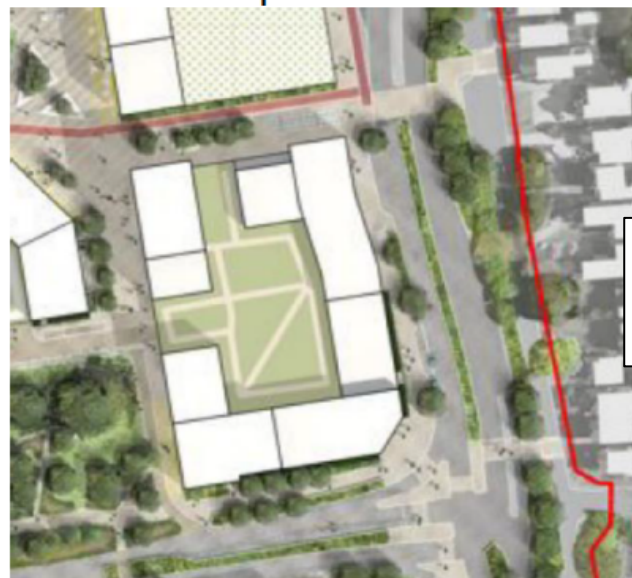
Up to 4-storeys;
Max 21.5 m AGL

Up to 5-storeys;
Max 25 m AGL

Access Plan:



Illustrative Masterplan:



GF retail shop +
parking (153 spaces);
with 172 residential
units over



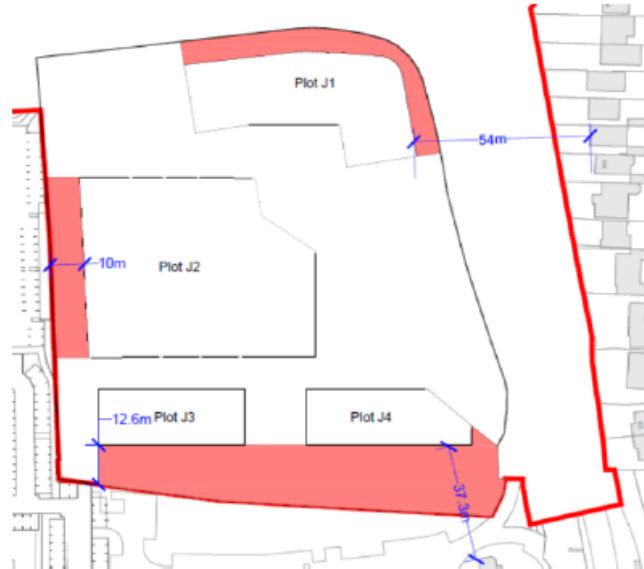




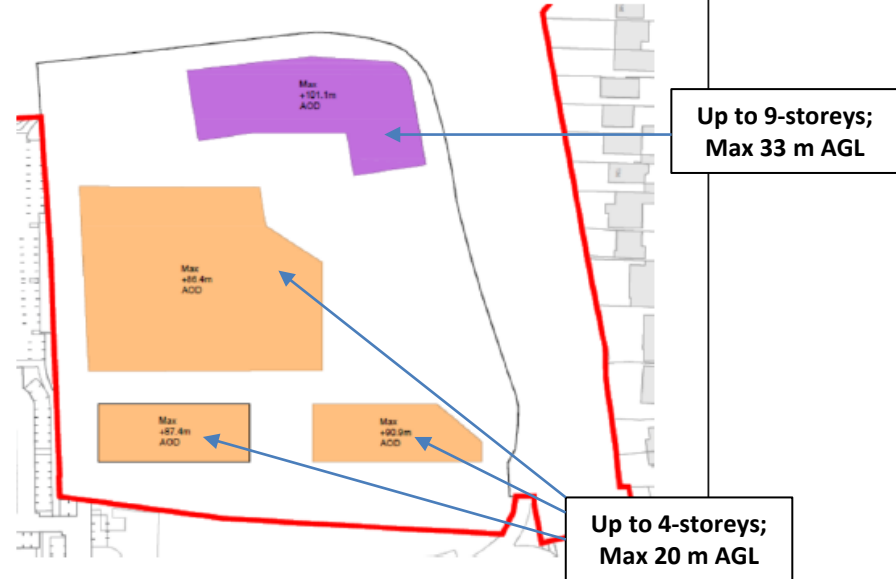


PLOT J SUMMARY : Currently the Rushmoor Borough Council Office Site with the addition of land liberated by proposed new Farnborough Rd/Meudon Ave 'T'-Junction.

Horizontal Limits Plan:



Vertical Limits Plan:



Access Plan:



POS Plan:





Residential :
Combined 138-
148 units & 140
parking spaces





















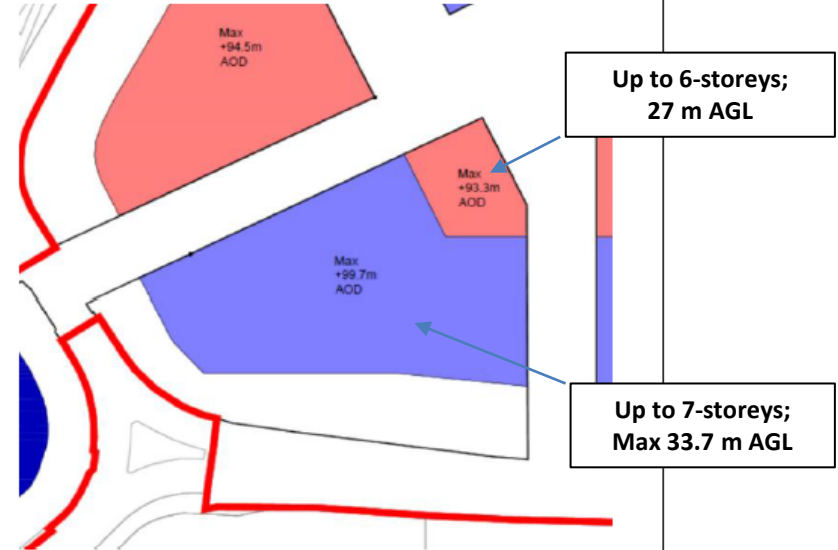


PLOT F SUMMARY : Land currently occupied by the Westmead House office block to be demolished; and land to the south up to Meudon Avenue.

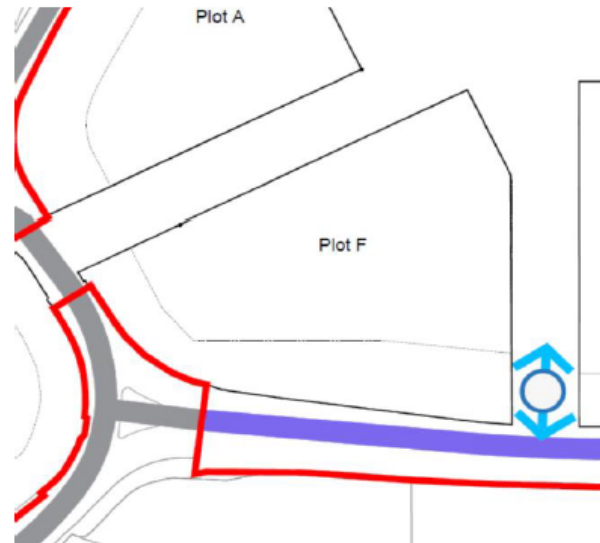
Horizontal Limits Plan:



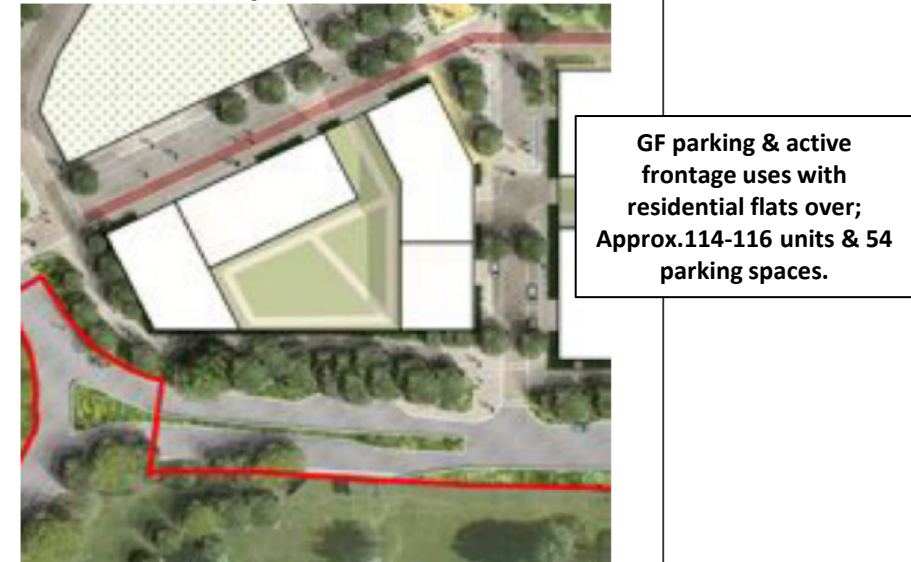
Vertical Limits Plan:



Access Plan:

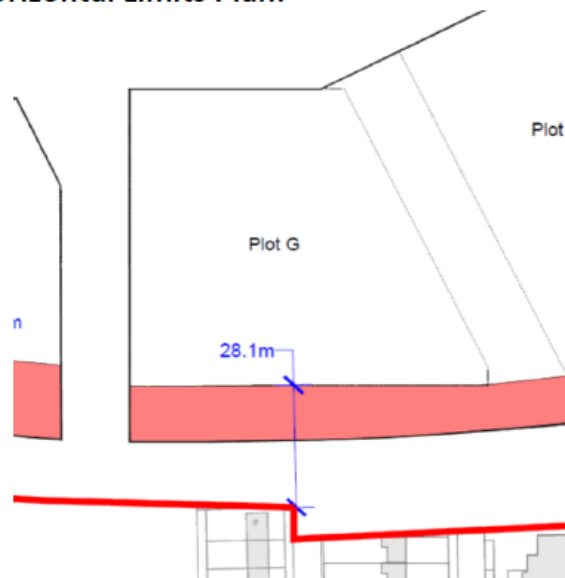


Illustrative Masterplan:

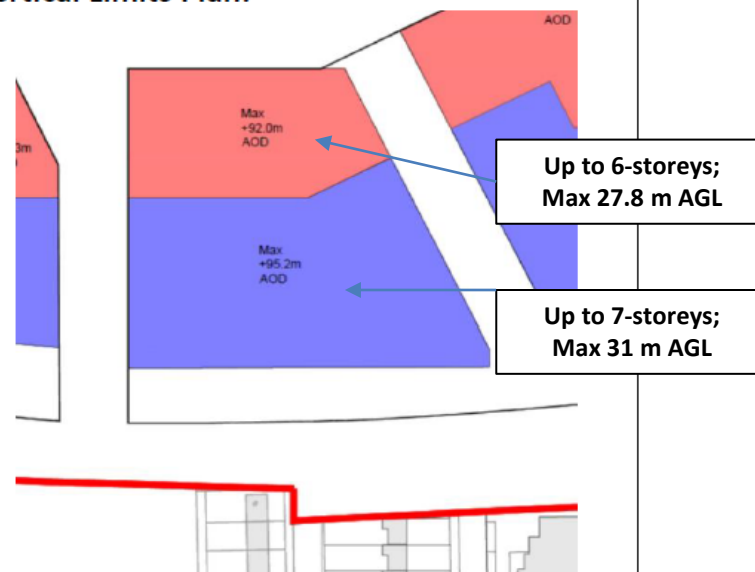


PLOT G SUMMARY : Currently land the site of the former Community Centre, car parking, the adjoining pond and surrounding open space, and part of the existing Skate Park.

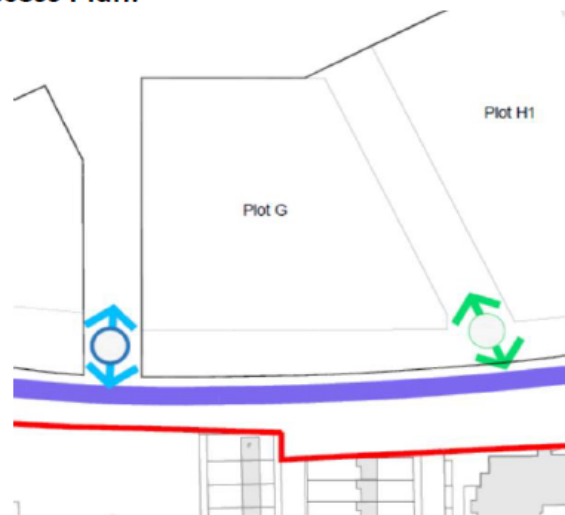
Horizontal Limits Plan:



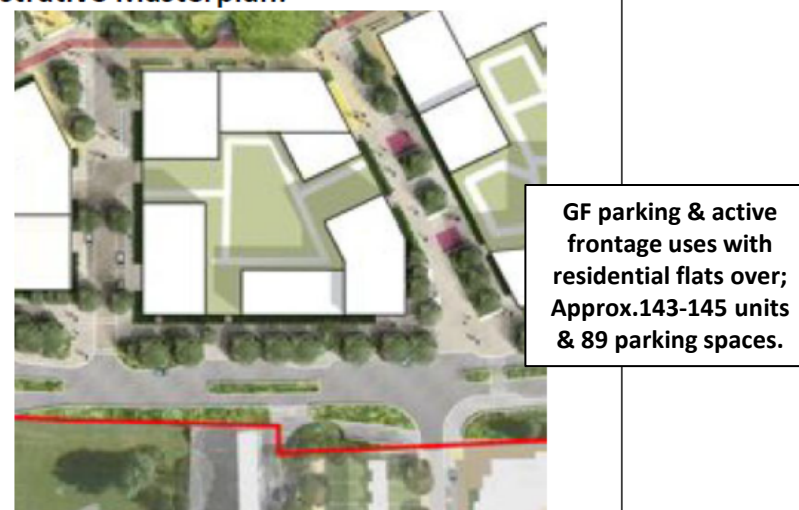
Vertical Limits Plan:



Access Plan:



Illustrative Masterplan:

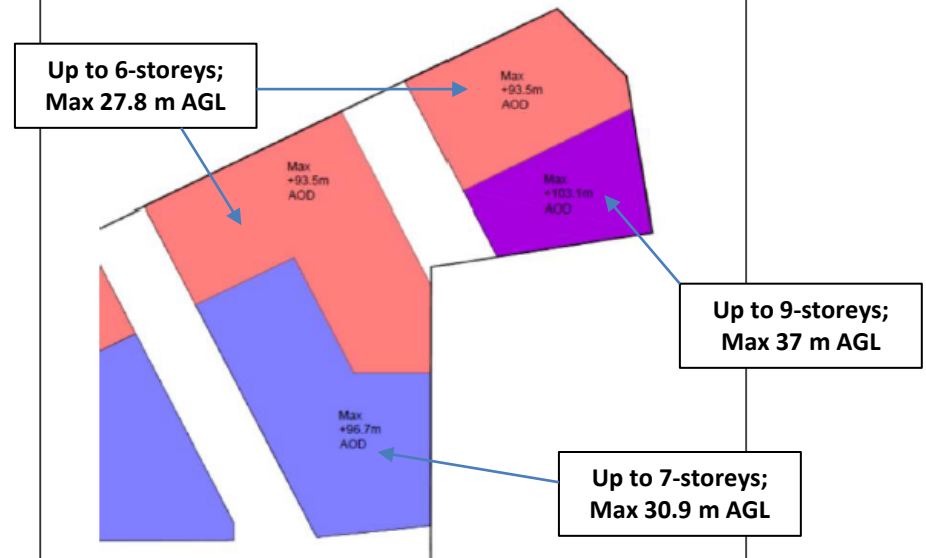


PLOT H SUMMARY : Land at the former Farnborough Police Station site and portions of the adjacent open space areas west of the Pinehurst Roundabout.

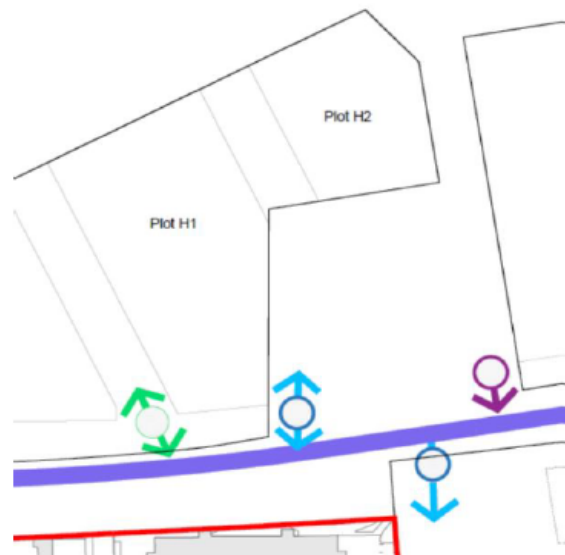
Horizontal Limits Plan:



Vertical Limits Plan:



Access Plan:



Illustrative Masterplan:



GF parking & active
frontage uses with
residential flats over;
Combined approx.199
units & 74 parking
spaces.



ILLUSTRATIVE





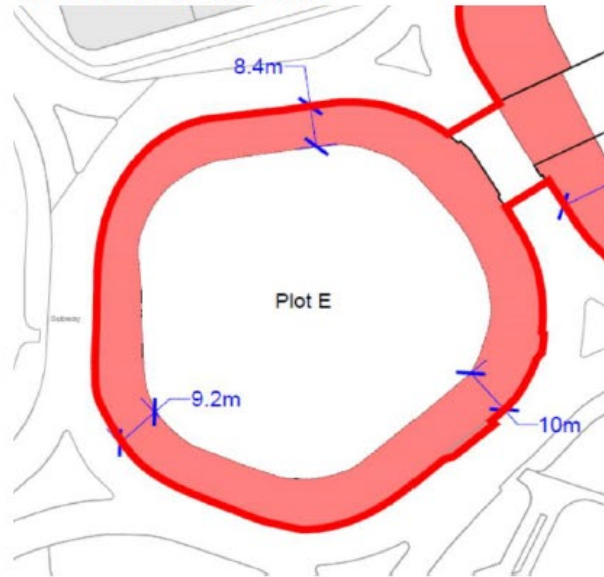
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SERVICES
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01252 522471 GUILD
s Heating Company



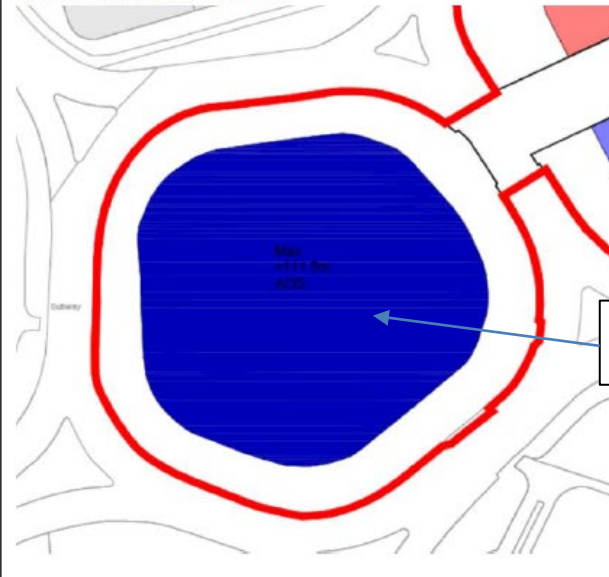


PLOT E SUMMARY : Westmead (formerly Sulzer) Roundabout Car Park.

Horizontal Limits Plan:

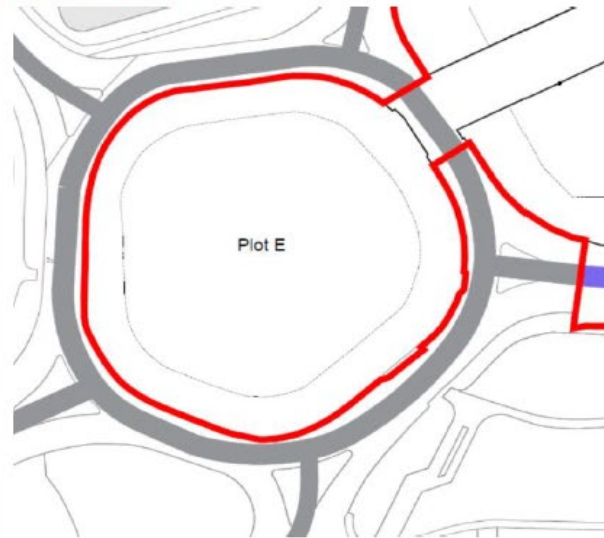


Vertical Limits Plan:



**Up to 11-storeys;
Max 46 m AGL**

Access Plan:



Illustrative Masterplan:



**Residential :
Approx.107 units
with GF parking.**







PLOT A SUMMARY : Currently the former Leisure Centre Car Park, Westmead.

Horizontal Limits Plan:

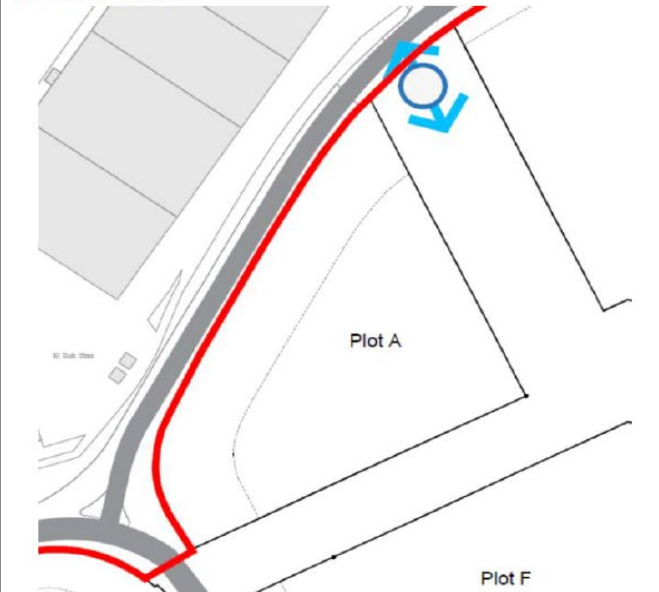


Vertical Limits Plan:



**Mobility Hub A (332 parking spaces);
Up to 6-Storeys;
Max 29m AGL**

Access Plan:



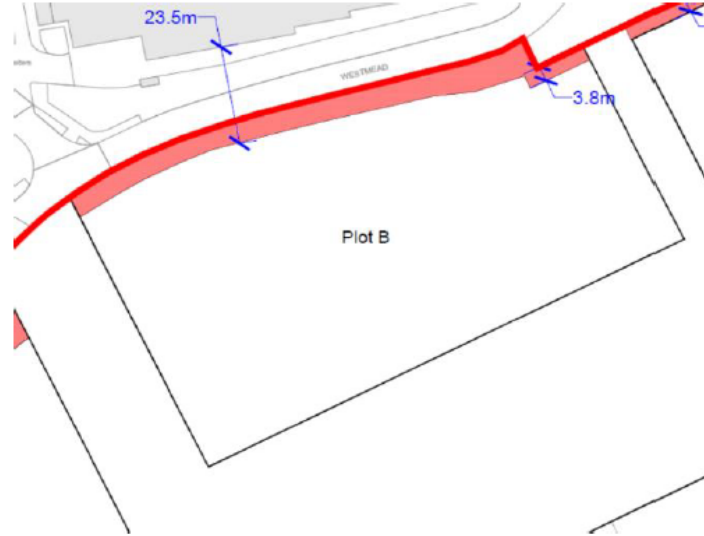
Illustrative Masterplan:





PLOT B SUMMARY : land formerly occupied by Farnborough Leisure Centre.

Horizontal Limits Plan:



Vertical Limits Plan:



Access Plan:



Illustrative Masterplan:





New Leisure Centre & Civic Hub



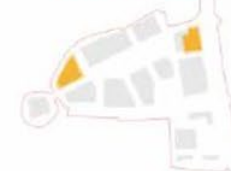
Destination Central Park



Pedestrian Connectivity



Mobility Hubs



Active Ground Floors



Determining Issues

- 1. Principle : Regeneration Objectives & Policy Compliance, including Retail Impact;
- 2. Environmental Impact Assessment;
- 3. Ground Contamination;
- 4. Affordable Housing;
- 5. Social Infrastructure Provision;
- 6. Quantum of Development;
- 7. Design;
- 8. Visual Impact;
- 9. Heritage Impact;
- 10. Trees;
- 11. Impacts on Surrounding Properties;
- 12. The Living Environment Provided;
- 13. Highways Considerations;
- 14. Impacts on Wildlife (SPA Impact & Site-Specific) & Ecology/Biodiversity Net Gain;
- 15. Flood Risk & Drainage;
- 16. Public Open Space; and
- 17. Other Issues : Sustainability, Access for People with Disabilities, and Phasing.

Updates to Report

- HCC Highways have confirmed no objections subject to conditions and s106 requirements;
- A Technical Note has been received from the applicants' Ecologist clarifying the content of the Biodiversity Net Gain Metric received on 13th January 2023.
- Accordingly, the Council's Ecology Officer raises no objections subject to conditions.
- Some revised s106 requirements and Conditions are set out on the Amendments Sheet.

Officer Recommendation

That Outline PP creating the framework for the FCQ development, to be implemented following approval of the Reserved Matters, be **GRANTED** subject to:

- The Application Description, which fixes the quantum of residential development;
- The Parameter Plans, fixing the maximum extents of development;
- A S106 Legal Agreement;
- Conditions, imposing limitations and requirements, including:-
 - Limiting the quantum and nature of Non-Residential Floorspace (Cond.7);
 - A Phasing Plan;
 - A Strategic Parking Management Plan;
 - An Affordable Housing Delivery Plan;
 - A Framework Construction, Environmental & Traffic Management Plan;
 - A Design Requirements Document;
 - A Framework Arboricultural Method Statement; and
 - A Biodiversity Net-Gain Delivery Plan.

Development Management Committee

22nd February 2023



Development Management Committee

22nd February 2023