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AMENDMENT SHEET

DEVELOPMENT MANAGEMENT COMMITTEE - WEDNESDAY, 14TH OCTOBER, 2026

The following amendment sheet was circulated at the Development Management Committee meeting. It sets out any proposed amendments and updates to reports since the agenda was published.

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<u>AMENDMENTS SHEET</u> <u>DEVELOPMENT MANAGEMENT COMMITTEE</u> <u>14th October 2026</u>

Section A : Future Items**Update to commentary for Item vi : Page 25:**

vi	26/00163/FULPP	Erection of a building for Class B8 Use (storage and distribution) with associated infrastructure Discovery Place Columbus Drive Farnborough The re-consultation comments of the Highway Authority have yet to be received, however it is evident from correspondence between the Highway Authority and the Applicants' agents that has been copied to the Borough Council that further information is still required. Additionally, it is also apparent that there are on-going discussions concerning the financial amount to be required as a Transport Contribution. Furthermore, the Applicants' agents are also seeking to engage with the Council's Environmental Health Team regarding issues they have raised and the draft planning conditions that are recommended. Accordingly, this application is not yet ready for Committee consideration.
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Section C : Items for Determination**Item viii; Pages 27-65**

Application No.	26/00182/FULPP
Proposal	Redevelopment of the site for employment buildings within Use Classes E(g), B2 and B8, service yards, parking, vehicular and pedestrian access, landscaping, and associated works
Address	Warwick House Lakeside Road Farnborough

Updated and Revised Recommendation; Page 51:

The Council's Ecology Officer now raises no objections as a result of revised BNG submissions received on 9 October 2026; furthermore the Applicants have agreed to a revised extension of time for the determination of the application until 27 November 2026 to allow time for the completion of the required s106 Legal Agreement. Accordingly...

It is recommended that **SUBJECT** to the completion of a satisfactory tri-partite Legal Agreement with both Rushmoor Borough Council and Hampshire County Council as signatories under Section 106 of the Town and Country Planning Act 1990 by **27 November 2026** or such later date as agreed by an extension of time to secure:-

- (a) a Full Travel Plan along with HCC's approval fees (£1,500) and monitoring fees (£15,000) and a cash deposit covering the anticipated cost of the Full Travel Plan (plus 10%); and
- (b) requirements for the management and monitoring of the biodiversity improvements to be provided with the proposed development for a minimum period of 30 years, including provision of an appropriate BNG monitoring fee (**£6,488.79**);

the Executive Head of Property and Growth in consultation with the Chairman be authorised to **GRANT** planning permission subject to the following suggested conditions and informatives:-

However, in the event that a satisfactory s106 Agreement is not completed by **27 November 2026** and no further/continuing Extension of Time has been agreed, the Executive Head of Property and Growth, in consultation with the Chairman, be authorised to refuse planning permission on the grounds that the proposal does not secure statutory biodiversity net gain and a Travel Plan to mitigate the highways impacts of the proposed development.

Amendments to Conditions:

Condition No.2 : Pages 51 & 52 inserting revised BNG submission documents:

- 2 The permission hereby granted shall be carried out in accordance with the following approved drawings. Drawing numbers: 11718_PL_200; -PL_201 REV.A; -PL_202 REV.A; -PL_203 REV.A; -PL_204; -PL_205; -PL_206; -PL_207; -PL_208; -PL_209; -PL_210; -PL_220 REV.A; -PL_221 REV.A; -PL_222 REV.A; -PL_230 REV.D; & -PL_231 REV.C.
- Supporting Documents: Air Quality Assessment; Arboricultural Impact Assessment Rev.A; Design & Access Statement; Employment Needs Assessment; Preliminary Ecological Appraisal; Preliminary Bat Roost Assessment; Great Crested Newt Habitat Suitability Index Assessment; Shadow Habitats Regulation Assessment; Energy & Sustainability Strategy; Flood Risk Assessment & Drainage Strategy; Ground Investigation Report; Crossfield Desk Study Appraisal (Nov2025); Revised External LED Lighting Assessment Report; Noise Impact Assessment; Noise Commentary : Technical Memorandum received 22 July 2026; Aviation Impacts Assessment; **Revised Biodiversity Statement & Metric Assessment, BNG Metric spreadsheet & BNG Statement Form received 9 October 2026**; Glint & Glare Assessment received 7 May 2026; Bird Hazard Management Plan; Planning Statement; Revised Transport Statement received 26 May 2026; Full Travel Plan received 28 July 2026; BREEAM Pre-assessment, Agent's Covering Letter; Response to LLFA comments received 15 June 2026; Response to EHO Comments received 22 July 2026; Response to RBC Ecology Comments received 28 July 2026; Response to HCC Highways Comments received 28 July 2026.

Reason – As set out in the Report.

Condition No.7 : Pages 52-53 : references to demolition deleted:

7. Prior to the commencement of the development, there shall be submitted to and approved in writing by the Local Planning Authority a Construction Environmental & Traffic Management Plan (CETMP). The CETMP shall include but not be limited to the following content:-
- (a) responsibility(ies) for the implementation and operation of the CETMP, including responsible persons and lines of communication;
 - (b) risk assessment of the potentially damaging construction activities and practical measures to avoid and reduce impacts during construction
 - (c) the parking of vehicles of site operatives and visitors;
 - (d) the routeing of HGV deliveries to the site;
 - (e) loading and unloading of plant and materials;
 - (f) storage of plant and materials used in constructing the development;
 - (g) details and location(s) of temporary site accommodation;
 - (h) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - (i) wheel washing facilities;
 - (j) measures to control the emission of dust, dirt and other emissions during construction;
 - (k) a scheme for recycling/disposing of waste resulting from ~~demolition and~~ construction works;
 - (l) measures to minimise noise and vibrations during construction ~~and demolition~~;
 - (m) measures to ensure/maintain vehicular and/or pedestrian access to any adjoining and nearby properties at all times during the ~~demolition and~~ construction period;
 - (n) communication with the neighbours/local community to deal with any issues that arise as a result of the construction period;
 - (o) a map showing the location of all ecological features including retained trees and the Watts Common SINC;
 - (p) Location and timing of works to avoid harm to biodiversity features;
 - (q) the times during construction when specialist ecologist(s) need to be present on site to oversee works; and
 - (r) use of protected fences, exclusion barriers and warning signs.

The Construction Environmental & Traffic Management Plan shall be adhered to as may be approved by the Local Planning Authority for the duration of the construction period of the development hereby approved.

Reason – as set out in the Report.

Condition No.8 : Page 53 : Delete reference to demolition and residential property:

- 8 Construction ~~or demolition~~ work of any sort within the area covered by the application shall only take place between the hours of 0800-1800 on Monday to Fridays and 0800-1300 on Saturdays. No work at all shall take place on Sundays and Bank or Statutory Holidays.

Reason – as set out in the Report.

Condition No.25 : Page 58 :

- 25 **No occupation or use of the development hereby approved shall take place ~~No development shall take place~~** until a Landscape and Ecological Management Plan (LEMP), including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas has been submitted to, and approved in writing by, the Local Planning Authority. The LEMP shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority for the lifetime of the development. The scheme shall include the following elements:
- Details of maintenance regimes;
 - Details of management responsibilities.

Reason – as set out in the Report.

Condition No.28 : Page 58 :

- 28 **With the exception of Construction Phase air-quality mitigation measures,** no occupation or use of the development hereby approved shall take place until the mitigation measures identified at Section 7 “Mitigation Measures” of the submitted Air Quality Assessment hereby approved have been implemented. The mitigation measures shall subsequently be retained for the lifetime of the development.

Reason – as set out in the Report.

Delete Condition No.30 : Page 59 : The required Glint & Glare Report has been submitted.