

Public Document Pack



RUSHMOOR BOROUGH COUNCIL

DEVELOPMENT MANAGEMENT COMMITTEE

*at the Council Offices, Farnborough on
Wednesday, 12th February, 2025 at 7.00 pm*

To:

VOTING MEMBERS

Cllr Gaynor Austin (Chairman)
Cllr C.P. Grattan (Vice-Chairman)

Cllr Thomas Day
Cllr Peace Essien Igodifo
Cllr A.H. Gani

Cllr Lisa Greenway
Cllr S.J. Masterson
Cllr Dhan Sarki

Cllr Calum Stewart
Cllr Ivan Whitmee
Vacancy

NON-VOTING MEMBERS

Cllr Keith Dibble (ex-officio)

STANDING DEPUTIES

Cllr Rhian Jones
Cllr Mara Makunura
Cllr Nadia Martin
Cllr P.G. Taylor

Enquiries regarding this agenda should be referred to Committee Administrator, Lucy Bingham,
Democratic Services, 01252 398128 lucy.bingham@rushmoor.gov.uk

A G E N D A

1. DECLARATIONS OF INTEREST –

All Members who have or believe that they have any interest under the Rushmoor Borough Council Councillors' Code of Conduct, adopted in April 2021, in any matter to be considered at the meeting are required to disclose that interest at the start of the meeting (preferably) or as soon as possible thereafter and to take the necessary steps in light of their interest as to any participation in the agenda item.

2. MINUTES – (Pages 1 - 4)

To confirm the Minutes of the meeting held on 15th January 2025 (copy attached).

3. PLANNING APPLICATIONS – (Pages 5 - 116)

To consider the Executive Head of Property and Growth's Report No. PG2508 on planning applications recently submitted to the Council (copy attached).

Sections A & B of the report set out the items to be considered at future meetings and petitions received:

Item	Reference Number	Address	Recommendation
i	21/00271/FULPP	Block 3 Queensmead, Farnborough	For information
ii	23/00713/FUL	Manor Park Cottage, St Georges Road East, Aldershot	For information
iii	23/00794/REVPP	Farnborough Airport	For information
iv	24/00237/FUL	235-237 High Street, Aldershot	For information
v	24/00465/FULPP	Land at Former Lafarge Site, Hollybush Lane, Aldershot	For information
vi	24/00517/REMPP & 24/00504/LBCPP	Headquarters Fourth Division Buildings, Steeles Road, Wellesley, Aldershot	For information
vii	24/00748/FUL & 24/00746/LBCPP	Land at Orchard Rise No.127 & La Fosse House No.129 Ship Lane, Farnborough	For information

viii	24/00702/OUT	Land At Former Jubilee Social Club, 101 Hawley Lane, Farnborough	For information
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Section C of the report sets out planning applications for determination at this meeting:

Item	Pages	Reference Number	Address	Recommendation
ix	17-46	24/00140/REVPP	Hollybush Lakes, Hollybush Lane, Aldershot	Grant subject to s106 Legal Agreement
x	47-78	24/00661/REMPP	Blandford House And Malta Barracks, Development Site, Shoe Lane, Aldershot	Grant
xi	79-102	24/00662/FULPP	Lawrie House, Nos. 31 - 37 Victoria Road, Farnborough	Grant subject to the completion of s106 Agreement
xii	103- 107	24/00725/FUL	Manor Park, Aldershot	Grant

Section D of the report sets out planning applications which have been determined under the Council's scheme of delegation for information.

MEETING REPRESENTATION

Members of the public may ask to speak at the meeting, on the planning applications that are on the agenda to be determined, by writing to the Committee Administrator at the Council Offices, Farnborough by 5.00 pm on the day prior to the meeting, in accordance with the Council's adopted procedure which can be found on the Council's website at

<http://www.rushmoor.gov.uk/speakingatdevelopmentmanagement>

DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 15th January, 2025 at the Concorde Room, Council Offices, Farnborough at 7.00 pm.

Voting Members

Cllr Gaynor Austin (Chairman)
Cllr C.P. Grattan (Vice-Chairman)

Cllr Thomas Day
Cllr A.H. Gani
Cllr Dhan Sarki
Cllr Calum Stewart
Cllr Ivan Whitmee

Apologies for absence were submitted on behalf of Cllr Peace Essien Igodifo, Cllr Lisa Greenway, Cllr Julie Hall and Cllr S.J. Masterson.

Cllr Rhian Jones and Cllr P.G. Taylor attended the meeting as a Standing Deputy.

Non-Voting Member

Cllr Keith Dibble (Housing & Planning Portfolio Holder) (ex officio)

21. **DECLARATIONS OF INTEREST**

There were no declarations of interest for this meeting.

22. **MINUTES**

The Minutes of the Meeting held on 23rd October, 2024 were approved and signed as a correct record of proceedings.

23. **PLANNING APPLICATIONS**

RESOLVED: That

- (i) the following application be determined by the Executive Head of Property and Growth, in consultation with the Chairman:

* 24/00635/FULPP Building 4.1, Frimley Business Park, Farnborough

- (ii) the applications dealt with by the Executive Head of Property and Growth, where necessary in consultation with the Chairman, in accordance with the Council's Scheme of Delegation, more particularly specified in Section "D" of

the Executive Head of Property and Growth's Report No. PG2503, be noted.

(iv) the current position with regard to the following applications be noted pending consideration at a future meeting:

- | | |
|---|---|
| 21/00271/FULPP | Block 3, Queensmead, Farnborough |
| 23/00713/FUL | Manor Park Cottage, St. Georges Road East, Aldershot |
| 23/00794/REVPP | Farnborough Airport, Farnborough |
| 24/00237/FULP | Nos. 235-237 High Street, Aldershot |
| 24/00140/REVPP | Land at Former Lafarge Site, Hollybush Lane, Aldershot |
| 24/00465/FULPP
24/00517/REMPP
&
24/00504/LBCPP | Land at Former Lafarge Site, Hollybush Lane, Aldershot
Headquarters Fourth Division Buildings, Steeles Road,
Wellesley, Aldershot |
| 24/00661/REMPP | Blandford House and Malta Barracks Development Site,
Shoe Lane, Aldershot |
| 24/00748/FUL &
24/00746/LBCPP | Land at Orchard Rise, No. 127 and La Fosse House, No.
129, Ship Lane, Farnborough |
| * 24/00662/FULPP | Nos. 31 – 37 Victoria House, Farnborough |
| * 24/00702/OUT | Land at Former Jubilee Social Club, No. 101, Hawley
Lane, Farnborough |

* Executive Head of Property and Growth's Report No. PG2503 in respect of these applications was amended at the meeting.

24. ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT

Enforcement Reference No.	Description of Breach
23/00065/CARREP	Use of land and units as an MOT and vehicle repair garage at Units 1-3, No.14 Camp Road, Farnborough. In October 2024, a final warning letter to all parties was sent stating that an Enforcement Notice would be served if the identified breaches were not resolved. To date, the breaches have not been resolved and an Enforcement Notice would be served.
23/00033/UNTIDY	Since operation had ceased at Bridge House, No. 3 Fleet Road, Farnborough, the site had been left untidy and open

to public view. A Section 215 Notice was due to be served.

RESOLVED: That the Executive Head of Property and Growth's Report No. PG2504 be noted.

25. **APPEALS PROGRESS REPORT**

The Committee received the Executive Head of Property and Growth's Report No. PG2505 concerning the following appeal decisions:

Application / Enforcement Case No.	Description	Decision
No. 6 East Station Road, Aldershot 23/00296/FULPP	Appeal against the refusal of planning permission for the demolition of an existing garage and erection of a new detached three-storey, 3-bedrooms, 6-person dwelling house.	Dismissed

RESOLVED: That the Executive Head of Property and Growth's Report No. PG2505 be noted.

26. **PLANNING (DEVELOPMENT MANAGEMENT) SUMMARY REPORT FOR THE QUARTER OCTOBER 2024 - DECEMBER 2024**

The Committee received the Executive Head of Property and Growth's Report No. PG2505 which provided an update on the position with respect to achieving performance indicators for the Development Management Section of the Planning Service and the overall workload of the Section for the quarter from 1st October to 31st December 2024.

The Committee discussed Section 106 contributions and requested that more detailed information be presented in the next quarterly report.

RESOLVED: That the Executive Head of Property and Growth's Report No. PG2505 be noted.

The meeting closed at 7.27 pm.

CLLR GAYNOR AUSTIN (CHAIRMAN)

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**Development
Management
Committee 12th
February 2025**

**Executive Head of Property
& Growth
Report No. PG2508**

Planning Applications

1. Introduction

- 1.1 This report considers recent planning applications submitted to the Council, as the Local Planning Authority, for determination.

2. Sections In The Report

- 2.1 The report is divided into a number of sections:

Section A – FUTURE Items for Committee

Applications that have either been submitted some time ago but are still not ready for consideration or are recently received applications that have been received too early to be considered by Committee. The background papers for all the applications are the application details contained in the Part 1 Planning Register.

Section B – For the NOTING of any Petitions

Section C – Items for DETERMINATION

These applications are on the Agenda for a decision to be made. Each item contains a full description of the proposed development, details of the consultations undertaken and a summary of the responses received, an assessment of the proposal against current policy, a commentary and concludes with a recommendation. A short presentation with slides will be made to Committee.

Section D – Applications ALREADY DETERMINED under the Council's adopted scheme of Delegation

This lists planning applications that have already been determined by the Head of Economy, Planning and Strategic Housing, and where necessary with the Chairman, under the Scheme of Delegation that was approved by the Development Management Committee on 17 November 2004. These applications are not for decision and are FOR INFORMATION only.

- 2.2 All information, advice and recommendations contained in this report are understood to be correct at the time of publication. Any change in circumstances will be verbally updated at the Committee meeting. Where a recommendation is either altered or substantially amended between preparing the report and the Committee meeting, a separate sheet will be circulated at

the meeting to assist Members in following the modifications proposed. This sheet will be available to members of the public.

3. Planning Policy

3.1 Section 38(6) of the Town and Country Planning Act 1990 (as amended) requires regard to be had to the provisions of the development plan in the determination of planning applications. The development plan for Rushmoor comprises the Rushmoor Local Plan (February 2019), the Hampshire Minerals and Waste Plan (October 2013) and saved Policy NRM6 of the South East Plan.

3.2 Although not necessarily specifically referred to in the Committee report, the relevant development plan will have been used as a background document and the relevant policies taken into account in the preparation of the report on each item. Where a development does not accord with the development plan and it is proposed to recommend that planning permission be granted, the application will be advertised as a departure and this will be highlighted in the Committee report.

4. Human Rights

4.1 The Human Rights Act 1998 (the Act) has incorporated part of the European Convention on Human Rights into English law. All planning applications are assessed to make sure that the subsequent determination of the development proposal is compatible with the Act. If there is a potential conflict, this will be highlighted in the report on the relevant item.

5. Equalities Act

5.1 The Equality Act 2010 requires local authorities to comply with the Public Sector Equality Duty. Taking into account all known factors and considerations, the requirement to consider, and have due regard to, the needs of diverse groups to eliminate discrimination, advance equality of opportunity and access, and foster good relations between different groups in the community. All planning applications are assessed to make sure that the subsequent determination of the development proposal is compatible with the Act. If there is a potential conflict, this will be highlighted in the report on the relevant item.

6. Public Speaking

6.1 The Committee has agreed a scheme for the public to speak on cases due to be determined at the meeting (Planning Services report PLN0327 refers). Members of the public wishing to speak must have contacted the Meeting Coordinator in Democratic Services by 5pm on the Tuesday immediately preceding the Committee meeting. It is **not** possible to arrange to speak to the Committee at the Committee meeting itself.

7. Late Representations

7.1 The Council has adopted the following procedures with respect to the receipt of late representations on planning applications (Planning report PLN 0113 refers):

- a) All properly made representations received **before** the expiry of the final closing date for comment will be summarised in the Committee report. Where such representations are received after the agenda has been published, the receipt of such representations will be reported orally and the contents summarised on the amendment sheet that is circulated at the Committee meeting. Where the final closing date for comment falls **after** the date of the Committee meeting, this will be highlighted in the report and the recommendation caveated accordingly.
- b) Representations from both applicants and others made **after** the expiry of the final closing date for comment and received **after** the report has been published will not be accepted unless they raise a new material consideration which has not been taken into account in the preparation of the report or draws attention to an error in the report.
- c) Representations that are sent to Members should not be accepted or allowed to influence Members in the determination of any planning application unless those representations have first been submitted to the Council in the proper manner (but see (b) above).
- d) Copies of individual representations will not be circulated to members but where the requisite number of copies are provided, copies of individual representation will be placed in Members' pigeonholes.
- e) All letters of representation will be made readily available in the Committee room an hour before the Committee meeting.

8. Financial Implications

8.1 There are no direct financial implications arising from this report. However, in the event of an appeal, further resources will be put towards defending the Council's decision. Rarely, and in certain circumstances, decisions on planning applications may result in the Council facing an application for costs arising from a planning appeal. Officers will aim to alert Members where this may be likely and provide appropriate advice in such circumstances.

Tim Mills

Executive Head of Property & Growth

Background Papers

- *The individual planning application file (reference no. quoted in each case) Rushmoor Local Plan (Adopted Feb 2019)*
- *Current government advice and guidance contained in circulars, ministerial statements and the National Planning Practice Guidance (NPPG).*
- *Any other document specifically referred to in the report.*
- *Regional Spatial Strategy for the South East, policy NRM6: Thames Basin Heaths Special Protection Area.*
- *The National Planning Policy Framework.*
- *Hampshire Minerals and Waste Plan (2013).*

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Section A

Future items for Committee

Section A items are for INFORMATION purposes only. It comprises applications that have either been submitted some time ago but are still not yet ready for consideration or are recently received applications that are not ready to be considered by the Committee. The background papers for all the applications are the application details contained in the Part 1 Planning Register.

Item	Reference	Description and address
i	21/00271/FULPP	<p>Erection of an extension to Kingsmead Shopping Centre; commercial, business and service uses on the ground floor (3,088sqm), 104 apartments over nine floors, private amenity space, 53 car parking spaces, up to 222 bicycle parking spaces, a bridge link and alterations to existing block 2 car park and the meads, a new entrance to The Meads Shopping Centre.</p> <p>Block 3 Queensmead Farnborough</p> <p>This application is subject to a request for an extension of time to consider further amendments.</p>
ii	23/00713/FUL	<p>Erection of four one-bedroom flats with parking.</p> <p>Manor Park Cottage, St Georges Road East</p> <p>Assessment of this application continues and has not yet reached the stage for Committee consideration.</p>
iii	23/00794/REVPP	<p>Variation of Condition 2 (aircraft movements) and 6 (aircraft weight), replacement of conditions 7 (1:10,000 risk contour) and 8 (1:100,00 risk contour), of planning permission 20/00871/REVPP determined on the 22/02/2022, in order to: a) to increase the maximum number of annual aircraft movements from 50,000 to 70,000 per annum, including an increase in non-weekday aircraft movements from 8,900 to 18,900 per annum, and b) to amend the aircraft weight category of 50,000 - 80,000 Kg, to 55,000 - 80,000 Kg, and an increase from 1,500 to 2,100 annual aircraft movements within this category, including an increase from 270 to 570 annual aircraft movements for non-weekdays, and to c) replace Conditions Nos. 7 (1:10,000 risk contour) and 8</p>

		<p>(1:100,000 risk contour) with a new condition to produce Public Safety Zone maps in accordance with the Civil Aviation Authority/ Department for Transport Requirements.</p> <p>Farnborough Airport Farnborough Road Farnborough</p> <p>Assessment of this application continues and has not yet reached the stage for Committee consideration.</p>
iv	24/00237/FUL	<p>Demolition of existing buildings and construction of 8 new flats and maisonettes.</p> <p>235-237 High Street, Aldershot</p> <p>Assessment of this application continues and has not yet reached the stage for Committee consideration.</p>
v	24/00465/FULPP	<p>Development of Hollybush Lakes site for mixed-use development comprising aquatic sports centre including erection of building providing aqua sports facilities, reception, restaurant, bar and 20-bay golf-driving range, with associated grass fairway, car parking, landscaping and bund [revised scheme to development approved with planning permission 20/00400/FULPP dated 24 March 2023 and incorporating a total of 21 floating holiday lodges the subject of planning application 24/00140/REVPP currently under consideration].</p> <p>Land at Former Lafarge Site, Hollybush Lane, Aldershot</p> <p>Assessment of this application has not yet reached the stage for Committee consideration.</p>
vi	24/00517/REMPP & 24/00504/LBCPP	<p>PART APPROVAL OF RESERVED MATTERS: for the redevelopment of the 4th Division Headquarters, Post Office and Military Police Barracks (including part demolition, internal and external alterations, extensions and new build, and demolition of Stable Block lean to extensions) to provide 34 dwellings and associated development including landscaping, access, parking and other associated works, in Part of Development Zone L (Neighbourhood Centre), pursuant to Condition 4 (1 to 21), attached to Hybrid Outline Planning Permission Ref. 12/00958/OUT dated 10th March 2014.</p> <p>Headquarters Fourth Division Buildings, Steeles Road, Wellesley.</p>

		Assessment of these applications has not yet reached the stage for Committee consideration.
vii	24/00748/FUL & 24/00746/LBCPP	Demolition of the existing care home and dwelling, repairs and works to the kitchen garden wall and the erection of 20 residential dwellings, associated access works, drainage works, tree works, car parking, hard & soft landscaping. Land at Orchard Rise 127 and La Fosse House 129 Ship Lane Farnborough Assessment of these applications has not yet reached the stage for Committee consideration.
viii	24/00702/OUT	Outline planning application (with appearance and landscaping reserved matters) for the erection of new commercial units (Use Classes E(g) (iii), B2 and B8) together with associated access and parking. Land at Former Jubilee Social Club, 101 Hawley Lane, Farnborough Assessment of this application has not yet reached the stage for Committee consideration.

Section B

Petitions

Item	Reference	Description and address
		None

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The information, recommendations and advice contained in this report are correct as at the date of preparation, which is more than two weeks in advance of the Committee meeting. Because of these time constraints some reports may have been prepared in advance of the final date given for consultee responses or neighbour comment. Any changes or necessary updates to the report will be made orally at the Committee meeting.

Case Officer	David Stevens
Application No.	24/00140/REVPP
Date Valid	29th July 2024
Expiry date of consultations	23rd August 2024
Proposal	MINOR MATERIAL AMENDMENT : Variation of Condition of planning permission 20/00400/FULPP dated 24 March 2023 as amended by non-material amendment 23/00800/NMAPP dated 5 December 2023 to increase number of floating holiday lodges from 9 to 21 units
Address	Land at Former Lafarge Site, Hollybush Lane, Aldershot
Ward	St Mark's
Applicant	Drayparcs Developments Ltd
Agent	Bell Cornwell LLP
Recommendation	GRANT subject to s106 Legal Agreement

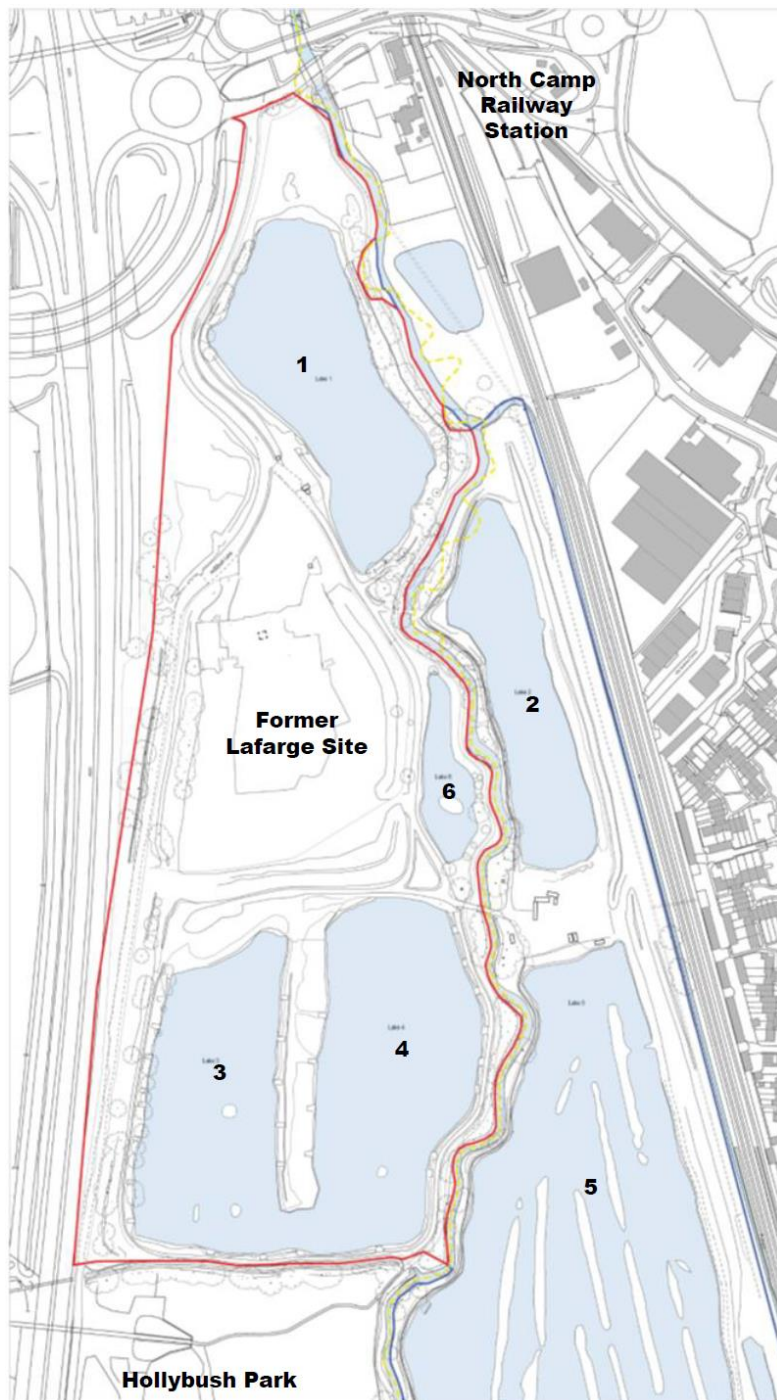
Description & Relevant Planning History:

The application site has an irregular shape and measures 15.65 hectares. It is an area of land and former gravel-pit lakes on the margins of Rushmoor Borough to the east of Hollybush Lane, where it runs parallel and to the east of the A331 road (BVR) to the south of North Camp railway station. The A331 North Camp Interchange and the North Camp Station approach road adjoin the north end of the application site. The site is also located to the west of the Blackwater River, which adjoins the entire eastern side of the site. To the south the site abuts a drainage channel; with the Hollybush Park local nature reserve beyond, which is land owned by Rushmoor Borough Council and managed by the Blackwater Valley Countryside Partnership.

The application site (see Existing Site Plan on next page) contains three lakes that are remodelled former gravel pits used for coarse fishing (Lake 1 to the north and Lakes 3 & 4 to the south). The central section of the site largely comprises vacant unused land, partially hard-surfaced and largely enclosed with earth bunds, which is the site of the former Lafarge concrete batching plant. A rusty hopper tower structure near the entrance gate is the one remaining remnant of the abandoned concrete batching plant. The site also contains a gated car park for people using the fishing lakes, which is situated between the former Lafarge site and Lake 1, with a signed gateway from Hollybush Lane. A track from the car park gate around the east margin of the former Lafarge site provides onward access to another two lakes in the Applicants' ownership that are located on the east side of the River within Guildford Borough Council's area (Lakes 2 & 5). A low-lying area between the former Lafarge site ~~separated~~ from

the River by a thin strip of raised land contains a small pond (Lake 6) that receives drainage water from elsewhere within the site.

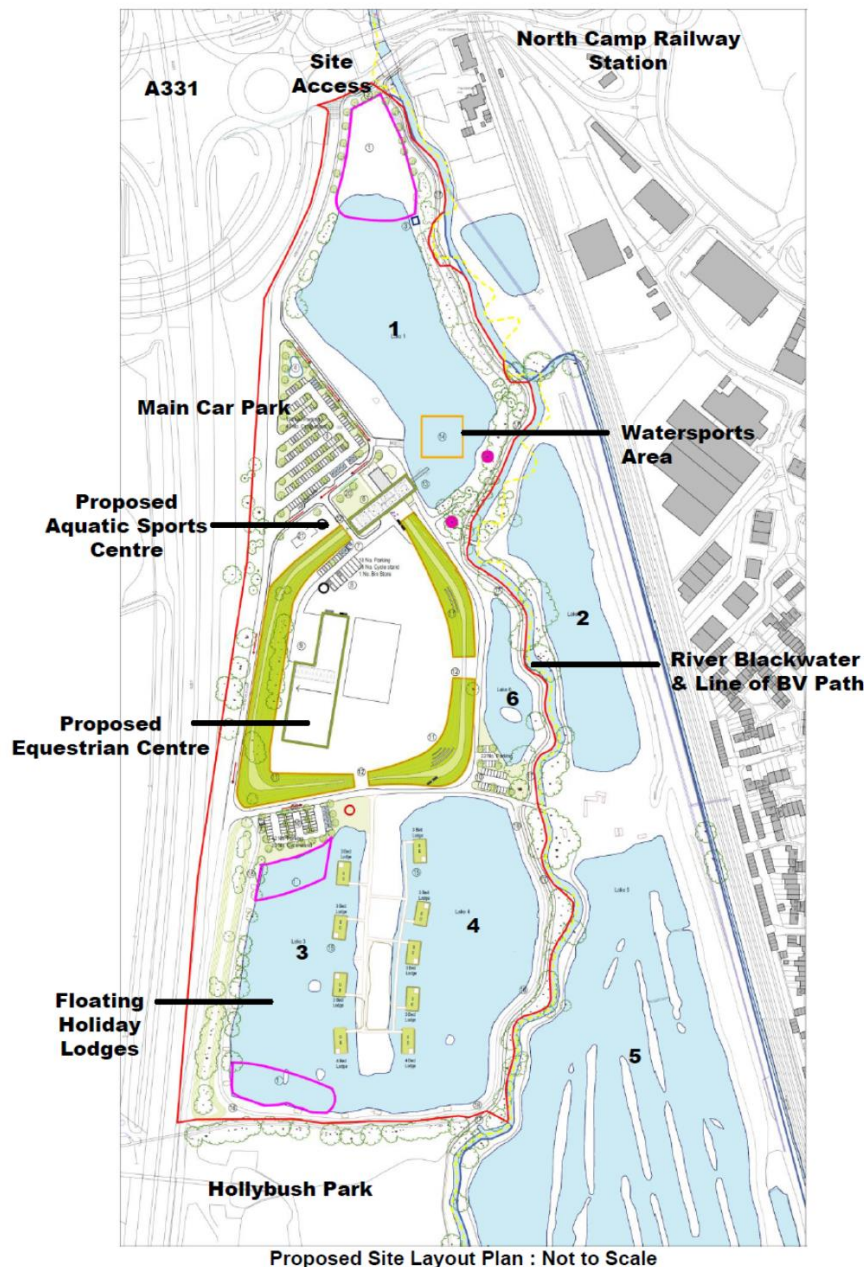
Vehicular access to the site is possible from the north only, where Hollybush Lane, (at this end a private gated road), has a T-junction with the North Camp Station approach road (technically a remnant part of Lynchford Road) close to the eastern roundabout of the North Camp A331 road interchange. Hollybush Lane has a metalled surface to the south as far as the current entrance into the former Lafarge site. However, beyond this, the Lane is somewhat overgrown and the surface is rough and comprises loose mud, sand, gravel and building rubble; and contains some substantial potholes and puddles. From the former Lafarge site gates until level with the south side of Hollybush Park, travel along Hollybush Lane is restricted to being by foot or bicycle only with concrete blocks blocking vehicular access. Hollybush Lane runs southwards parallel with the A331 road for approximately 1 km before it becomes a metalled once again at the Hollybush Lane Industrial Estate close to the other end of the Lane; and where it joins Government Road and Lakeside Road (Ash Vale).



Existing Site Plan (Not to Scale)

A closed and now overgrown section of the Blackwater Valley footpath runs along the western side of the River and is also mostly situated just within the east boundary of the application site. This section of footpath was closed by the Applicants in June 2014, with a diversion route provided instead that runs alongside the drainage channel to the south of Lakes 3 & 4 to join Hollybush Lane west of the site. The Blackwater Valley footpath runs both north and south of the closed section and is interlinked with various footpaths and roads to provide public access from the adjoining urban areas on both sides of the County boundary. The vicinity of the application site is accessible from the Blackwater Valley footpath, or via a footbridge over the A331 from the Ramilles Park military housing estate into Hollybush Park.

The Already Approved Scheme (Hollybush Lakes #1) : Planning permission was granted on 24 March 2023 for “Development of site to create a leisure facility comprising aquatic sports centre including restaurant, indoor childrens' play area, equestrian centre and associated stabling; **9 floating holiday lodges (comprising 7 X 3-bedroom and 2 X 4-bedroom units)** with associated car parking, landscaping and bund (revised proposals submitted 24 August 2022)”, 20/00400/FULPP : ‘Hollybush Lakes #1’. This permission was granted subject to conditions and is accompanied by a s106 Agreement. This permission has not, to date, been implemented, but remains extant and implementable until 24 March 2026. The Approved Site Layout Plan for the Hollybush Lakes #1 Scheme is below:-



The main elements of the already approved Hollybush Lakes #1 development scheme are described in more detail as follows:-

Aquatic Sports Centre: This proposed building would be situated adjacent to the south end of Lake 1, aligned and built into a new section of earth bund to complete the enclosure of the adjoining proposed Equestrian Centre to the south. This building is primarily to provide changing rooms and storage for the proposed use of Lake 1 for watersport activities. The plans show the provision of a jetty projecting into the lake adjoining the building and the use of a nearby zone on the lake where a floating “Aqua Activity Zone” would be moored. The proposed building is also shown to include a restaurant at first-floor incorporating three separate external seating/dining areas and/or viewing decks; and the provision of a Childrens’ Indoor Play Area occupying a two-storey space, incorporating a food servery and party room at ground-floor level; and a further two party rooms and a viewing gallery at first-floor level.

The proposed Aquatic Sports Centre building would provide 1389 sqm of internal floorspace, together with an additional 445 sqm of external space at first-floor level accessible via the restaurant to be used as seating/dining and/or viewing areas. The uses of the proposed building floorspace are split as follows:-

Use(s)	Ground-Floor (Sqm)	First-Floor (Sqm)	Totals (Sqm)
<u>Aquatic Sports Centre</u> : (a) Foyer and circulation spaces, stairways/lifts, storage space, changing rooms, toilets, office and multi-function classroom;	619	100	719
<u>Childrens’ Indoor Play Area</u> : including 3 party rooms, food servery and viewing gallery	286	94	380
<u>Restaurant</u> : (a) 80-seat internal area with bar;	118 (Kitchen)	172	290
(b) external seating/dining areas (x2)	-	275	275
<u>External first-floor Lake viewing deck and/or further external seating area for Restaurant</u>	-	170	170
Totals : Internal Space	1023	366	1389
External Space	-	445	445

The proposed Aquatic Sports Centre building has a cruciform footprint and be of part single- and part two-storey height with flat roofs to minimise building bulk and visibility. It would have a modern design bespoke to fit its position within the application site. The height above ground level would taper from a minimum of 7.69 metres up to 9.52 metres; with the tallest portion of the building (containing the restaurant) cantilevered to partly overhang the building entrance without the need to use support columns as a striking architectural feature. Externally, it is indicated that the elevations would be finished with a fibre cladding system punctuated by glazing. The roof is shown to have some rooflights, solar panels, but be mainly a green roof.

Equestrian Centre with Stabling: This is shown to be located on the vacant former Lafarge site land that is, as existing, already partially enclosed with earth bunding in a central position within the application site. It is proposed that the enclosure of this area is completed to the north side by the re-modelling of the existing earth bunds and their extension to join the proposed Aquatic Sports Centre building [see (a) above]. Three gated openings are shown to be provided : the vehicular entrance to be constructed to the immediate west of the Aquatic Sports Centre building, the retention of an existing opening in the bund to the south of the proposed

Equestrian area; and a new opening to the east opposite Lake 6. It is indicated that the tops of the bunds be partially accessible to provide access to some tiered spectator seating on the interior slopes.

Within the bunded Equestrian Centre enclosure, an area measuring approximately 15,000 sqm, it is proposed to erect building to provide an covered and partially enclosed sand school measuring 60 X 35 metres (2,100 sqm); and an attached stable block measuring 20 X 40 metres. This building would be sited to the west side of the enclosure and have a shallow mono-pitched green roof with a maximum height of 5 metres above ground level. The proposed stable block is shown to contain 5 stable stalls, a feed store, a trailer store, tack room, a small office, and covered delivery and circulation spaces. There would also be a delivery yard to the west side. The vehicular access into the enclosure would serve a car park containing space for 10 cars and 8 horsebox spaces, in addition to the stable delivery area. The proposed building is shown to be timber-clad and to have a green roof punctuated by rooflights.

An uncovered sand school enclosure measuring 60 X 35 metres would be provided adjacent to the east of proposed Equestrian Centre building, with the remainder of the bunded enclosure measuring approximately 9,350 sqm also being secure open space to be used for equestrian purposes.

Floating Holiday Lodges: These are shown to be moored adjacent to, and accessible on foot from walkways mounted to, the promontory of land partly dividing Lakes 3 & 4. The proposed Lodges would all be 8.9 metres wide by 4.15 metres tall with flat green roofs; with the 3-bedroom lodges being 17 metres, and the 4-bedroom lodges 19.95 metres, long. Externally the proposed Lodges would be finished with the same fibre sheet cladding system and composite timber/aluminium-framed glazing as the proposed Aquatic Sports Centre. Vehicular access serving the holiday lodges would be provided to a 42-space car park from Hollybush Lane to the south of the proposed Equestrian Centre and north of Lake 3.

Car Parking: The other significant element of the proposals in terms of land use and construction work is the provision of car parking and associated access roads. The main car park for the proposed development, containing a total of 118 spaces and landscape planting, is shown to occupy a triangular-shaped area of land measuring 150 by 75 metres to the north of the proposed Aquatic Sports Centre and to the south-west side of Lake 1. The submitted plans indicate that the existing line of Hollybush Lane to the side of Lake 1 would be retained, but as one side of a one-way traffic flow split around the new car park area, with a new section of road returning traffic flow past the west side. A slipway into Lake 1 would be provided from the access road at the eastern corner of the proposed car park. A separate 42-space parking area would be provided for occupiers of the proposed holiday lodges; and a further 22-space car park is also shown on the small area of land between Lakes 4 and 6.

In December 2023 the Council approved a non-material amendment (23/00800/NMAPP) to re-configure the format of planning permission 20/00400/FULPP to remove the reference to the quantum of floating holiday lodges from the description of the development proposals (set out in **bold type** above) and its replacement, instead, with the imposition of a planning condition reading as follows:-

“The number of floating lodges shall not exceed 9 floating holiday lodges and the proposed mix must comprise 7 x 3-bedroom and 2 x 4-bedroom units.”

The Current Proposal : The non-material amendment has paved the way for the current application, which now seeks, with a minor material amendment application under s73, the addition of a further 12 floating holiday lodges over and above the 9 approved with the original planning permission 20/00400/FULPP, ‘Hollybush Lakes #1’. As a result, the total number of floating holiday lodges within the proposed development scheme (as a variant to #1) would be 21 units, comprising 3 X 2-bedroom, 14 X 3-bedroom and 4 X 4-bedroom units. Page 17

be situated around Lakes 3 & 4, but mainly Lake 4, alongside the 9 units already approved as follows:-



It is pertinent to note that the original form of the 20/00400/FULPP ('Hollybush Lakes #1) planning application when submitted in 2020 proposed the installation of 21 floating holiday lodges, however the planning application had to be amended in 2022 to reduce the number of holiday lodges down to 9 only. This was for the sole reason that there was insufficient Special Protection Area (SPA) mitigation capacity available at the time to address the SPA impact of this element of the proposals for more than 9 units. However, with the advent of the Grainger Plc-owned Blandford House SANGS scheme late last year, it is now possible to obtain the necessary additional SPA mitigation capacity to enable the restoration of the full original number of floating holiday lodges originally proposed. In this respect the applicant is in the process of acquiring the necessary SPA SANGS capacity from Grainger Plc; and a s106 Legal Agreement is being prepared with Rushmoor BC to secure the SAMMs component of the SPA mitigation financial contribution that is also needed.

With the exception of the reinstatement of the full number of floating holiday lodges into the scheme, the Hollybush Lakes #1 scheme is otherwise unchanged from that which has been approved with planning permission 20/00400/FULPP as amended by the non-material amendment 23/00800/NMAPP.

Further Application for Hollybush Lakes #2 : A further application has since been submitted to the Council and remains under consideration in respect of a more substantial revision of the already-approved scheme (referred to as Hollybush Lakes #2), 24/00465/FULPP. This involves the deletion of all of the proposed equestrian elements from the scheme and a re-

design and down-sizing of the proposed aquatic sports centre building to incorporate a golf-driving range to use the former equestrian area; reduced restaurant/bar areas; and deletion of the childrens' play facility. The Hollybush Lakes #2 Scheme proposals are described as: *“Development of Hollybush Lakes site for mixed-use development comprising aquatic sports centre including erection of building providing aqua sports facilities, reception, restaurant, bar and 20-bay golf-driving range, with associated grass fairway, car parking, landscaping and bund [revised scheme to development approved with planning permission 20/00400/FULPP dated 24 March 2023 and incorporating a total of 21 floating holiday lodges the subject of planning application 24/00140/REVPP]”*.

The Council confirmed in September 2024 that, as with Hollybush Lakes #1, the Hollybush Lakes #2 scheme is not EIA development, 24/00485/SCREEN refers.

The Hollybush Lakes #2 application is not yet ready for consideration by Committee, largely due to the need to address statutory Biodiversity Net Gain requirements, and will be the subject of a Members' Site Visit prior to the Committee meeting when it is ready for consideration and the meeting date in this respect has been set.

Consultees

HCC Highways Development Planning	No highway objections: The application proposes the variation of a condition for the purpose of increasing the number of floating holiday lodges from 9 to 21 units. The previously approved application (20/00400/FULPP) demonstrated that 25 lodges would result in 4 trips in the AM peak and 5 in the PM peak and therefore, would not result in a significant impact to the safety or operation of the local highway network.
Environmental Health	No objections.
Ecology Team	No objections subject to pre-commencement submission and approval of updated ecology surveys and BNG calculations.

No new ecological information is submitted in support of application 24/00140/REVPP. It is therefore my assumption that biodiversity losses and gains relevant to application 24/00140/REVPP is presented as unchanged from granted permission 20/00400/FULPP. Documentation submitted in support of 20/00400/FULPP was supported by a Biodiversity Net Gain assessment undertaken in accordance with biodiversity metric versions available and appropriate at that date in time, in accordance with good practice. Documentation stated that proposals presented would achieve an above 10% (11.79%) biodiversity net gain across the full redline boundary of the 20/00400/FULPP application. This net gain was therefore predicated on habitat retention, enhancement and creation across the full site footprint. The net gain was evaluated on the assumption that the development would consist of 21 floating lodges. **The biodiversity acceptability of 21 floating lodges is therefore already established in line with previously submitted documentation.**

It is therefore recommended that **prior to the commencement of development**, the applicant recommission their habitat and species surveys and impact avoidance and mitigation recommendations, in accordance with best practice survey guidance building on results presented within existing report 'Ecology Appraisal', R005, author Aspect Ecology, dated July 2024, and the scope set out in the existing 'Biodiversity Impact Assessment, Hollybush Lakes (5831), Technical Briefing Note

BN04: Biodiversity Impact Assessment', dated 19th October 2022. This will ensure that the applicant is able to demonstrate compliance with statutory species protection obligations.

Biodiversity Net Gain calculations should be revised in light of updated habitat surveys to ensure that any net gains proposed are evaluated against an updated current habitat quality baseline. Habitats and species surveys, and revised BNG calculations should be completed prior to commencement of development, including any site or vegetation clearance.

I note that in support of separate application reference 24/00465/FULPP [Hollybush Lakes #2 Scheme], a smaller subsection of the site covered by 20/00400/FULPP, has been subject to habitat and species resurvey (see above referenced 'Ecology Appraisal, dated July 2024). While the resurvey of this subsection of land may constitute up to date survey data, the survey does not cover the whole of land area 20/00400/FULPP and therefore cannot be considered sufficient information to inform 24/00140/REVPP. The habitat surveys present different information and show how habitats are changing over time. This reiterates my comments above, that the Biodiversity Impact Assessment dated October 2022 no longer accurately reflects habitats present at the proposed development site and therefore cannot accurately present a Biodiversity Net Gain baseline.

Should permission be granted as proposed for 24/00140/REVPP, this permission must be undertaken only in strict accordance with the ecological documentation and plans referenced within Condition 2 of permission 20/00400/FULPP, updated in accordance with good practice habitat and species survey guidance as required above.

Natural England No objection subject to appropriate mitigation being secured : as long the applicant is complying with the requirements of Rushmoor's Avoidance and Mitigation Strategy for the Thames Basin Heaths SPA (through a legal agreement securing contributions to Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM)), Natural England has no objection to this application. This development must secure mitigation contributions for the total number of lodges coming forward within this planning application.

Natural England has not assessed this application for impacts on protected species. Natural England has published Standing Advice which you can use to assess impacts on protected species or you may wish to consult your own ecology services for advice.

Environment Agency Objection : More information required : the assessment and mitigation of the risks to nature conservation are considered inadequate. In this respect in particular, the application is accompanied by an Ecological Appraisal which is dated January 2021, with the surveys that inform it being carried out in 2020, such that it can be considered outdated. Additionally, although the submitted Planning Statement refers to additional SANG land having become available, the application fails to provide any further information with regard to its location etc.

Having 21 lodges, rather than the nine currently permitted, would mean that more of the lake edge is affected, with regard to disturbance through introducing a larger number of people to this habitat and through preventing

ecological enhancement of much of the lake edge. While two areas of reedbed/marginal vegetation are shown on the masterplan drawing within Lake 3, no clear details have been provided showing how this would be created and whether it is achievable. Cross sections of the lake through these two areas should show the existing lake profiles and the profiles proposed for the creation of the reedbed/marginal habitat. Water depths should be varied and shallow enough to allow the establishment of a variety of marginal species. The drawing titled Environment Agency 8m Buffer Zone Site Analysis has some annotated sketches on it. The quality of these is such as to make them unreadable. A clearer version should be provided to enable us to assess the potential impacts. No details have been provided with regard to the potential impact of lighting. In addition to external lighting during the construction phase, consideration needs to be given to the potential ecological impacts of both external and internal lighting related to the lodges, both on the lake and on the River Blackwater and its associated riparian corridor.

Overcoming our objection: An updated ecological survey is required prior to the development of detailed plans, to enable an assessment of the level of risk posed by the development. The detailed design, construction, mitigation and compensation measures should be based on the results of a survey carried out in the appropriate surveys season(s) by a suitably experienced surveyor using recognised survey methodology. The survey and risk assessment should:

- identify any rare, declining, protected or otherwise important flora, fauna or habitats within the site and the adjacent River Blackwater and its associated corridor;
- assess the importance of the above features at a local, regional and national level;
- identify the impacts of the scheme on those features, including the potential impacts of lighting during both the construction and operation phases;
- demonstrate how the development will avoid adverse impacts;
- propose mitigation for any adverse ecological impacts or compensation for loss;
- propose wildlife/ habitat enhancement measures;
- demonstrate that the proposed mitigation/compensation measures, and those proposed to provide biodiversity net gain are designed appropriately in order to show that these measures are achievable, e.g. details of the proposed reedbed/marginal habitat areas;
- propose post-project appraisal, management plans and management responsibilities with details of how biodiversity enhancement will be incorporated into the development and maintained over the long term.

Please note, we also have flood risk conditions we would like to be included in the decision notice.

Scottish &
Southern Energy

No comments received.

Southern Gas
Network
(Formerly
TRANSCO)

No comments received.

South East

No comments received.

Water

Thames Water	No comments received.
Hampshire Fire & Rescue Service	No comment: Unfortunately, due to circumstances outside of HIWFRS control we are currently unable to engage in non-statutory consultation work. We will therefore not be able to issue a formal consultation response on this occasion.
Neighbourhood Policing Team	No comments received.
Lead Local Flood Authorities	No objections: Having reviewed the information on the planning portal, the changes are restricted to the number of floating lodges and would have no change in the surface water management regime.
Surrey County Council	<p>Response from Surrey County Council as the Minerals and Waste Planning Authority (MWPA).</p> <p>NO OBJECTION subject to: Rushmoor Borough Council being satisfied that the design of the proposed development gives sufficient consideration to and incorporates appropriate measures to ensure that it would not prejudice the operation or future development of the existing waste management facility at Ash Vale Waste Transfer Station in accordance with Policy 7 of the Surrey Waste Local Plan and Paragraph 193 of the National Planning Policy Framework 2023.</p> <p>Having regard to layout and nature of the development (leisure facility rather than permanent residential dwellings) and the railway line that separates the sites, the MWPA does not consider that the proposal is likely to be prejudicial in the context of Policy 7. However, RBC should satisfy itself that the design of the development gives sufficient consideration to amenity impacts that may arise from local waste management in accordance with paragraph 193 of the NPPF (agent of change principle).</p>
Ash Parish Council	No comments received.
Guildford Borough Council	No comments received.

Representations:

No comments have been received as a result of neighbour notifications and usual Planning Application publicity.

Policies:

There have been no material changes in the Council's adopted Development Plan policies pertinent to the proposed amendment. The Hollybush Lakes site remains land located wholly outside the defined built-up areas of the Borough on land that is identified as 'Countryside'. With the exception of the land proposed to be occupied by the main car park and most of Hollybush Lane itself, the site is also identified as being in a 'flood zone'. The entirety of Lake 1 (including sections at the north end that are now infilled) are also identified as being a Site of Importance for Nature Conservation (SINC), a local non-Statutory nature conservation designation. The Hollybush Park Local Nature Reserve outside, but adjoining the application site, within Rushmoor BC's area to the south is also designated as a SINC. Lakes 2 and 5

located near the application site on the east side of the River Blackwater within Guildford BC's area are also designated as a 'Site of Nature Conservation Importance' (SNCI), which is an equivalent nature conservation designation to a SINC as defined by Surrey Local Authorities. The A331 Blackwater Valley Road and the Blackwater River are both identified as 'green corridors'. Policies SS1 (Presumption in Favour of Sustainable Development), SS2 (Spatial Strategy), IN2 (Transport), IN3 (Telecommunications), DE1 (Design), DE4 (Sustainable Water Use), DE6 (Open Space, Sport & Recreation), DE10 (Pollution), PC8 (Skills, Training & Employment), NE1 (Thames Basin Heaths Special Protection Area), NE2 (Green Infrastructure), NE3 (Trees & Landscaping), NE4 (Biodiversity), NE5 (Countryside), NE6 (Managing Fluvial Flood Risk), NE7 (Areas at Risk of Surface Water Flooding), NE8 (Sustainable Drainage Systems) of the adopted Rushmoor Local Plan (2014-2032) are relevant.

Retained Policy NRM6 (Thames Basin Heaths Special Protection Area) of the otherwise deleted South East Plan also remains relevant.

The current application is seeking a minor material amendment (MMA) to the already approved re-development scheme for the application site utilising s73 of the Town & Country Planning Act. MMAs using s73 were a new power for developers to seek variations to planning permissions introduced in October 2010. In theory, MMA applications are supposed to be a streamlined procedure for the consideration of material but otherwise straightforward amendments to development schemes that do not give rise to significant planning issues and concerns. MMAs are considered in the light of the Planning Policy and Guidance that is in place at the time that the MMA application is considered. As such, it is pertinent for the Council to consider whether there have been any material changes in circumstances relating to Development Plan policies and Government Planning Policy and Practice since the parent planning permission was approved.

There is no statutory definition of an MMA, however the NPPG sets out guidance under the title "Flexible Options for Planning Permissions" that the changes sought with MMAs are limited to those where the scale and nature of the proposed amendments result in a development that is not substantially different from the one which was originally approved. The Guidance is clear that 'where the proposed modifications are fundamental or substantial, a new planning application will need to be submitted'.

It is a matter for the Local Planning Authority to consider and determine whether or not any proposed variation is 'minor material' and that it is appropriate for such proposals to be considered using s73. Any request for an MMA is considered on its individual circumstances and merit. The basis for forming a judgement on the materiality of proposed MMAs is the scheme permitted with the original planning permission. However, the cumulative effects of any previous amendments that have been approved also need to be taken into account in making this assessment. The judgement in these respects is one of fact and degree, along with taking into account the likely impact of the proposed amendments.

The effect of a s73 application for a MMA is to seek a whole new planning consent as an alternative to the originally approved scheme, but on different terms. Where a s73 application for an MMA is granted, the effect is to issue a new planning permission sitting alongside the original permission that reflects those proposed variations that are approved. However, the original permission remains intact and un-amended. Nevertheless, since a MMA consent under s73 cannot alter the time limit for implementation, this condition must remain unchanged from the original permission. Where, as in this case, an original planning permission is accompanied by a s106 Legal Agreement, it is likely that a new s106 (or at least a Deed of Variation) referring to both original and new consents) will be required.

In this context, the main determining issues are considered to be whether: (a) the proposed amendments can be considered as a MMA under s73; (b) the proposed additional holiday

lodges would impinge upon any requirements of the approved Hollybush Lakes #1 scheme, including BNG provisions; (c) adequate up-to-date ecological information is available; (d) satisfactory SPA mitigation and avoidance would be secured to address the additional SPA impact; and (e) the proposed additional 12 floating holiday lodges give rise to any other material and harmful planning issues.

Conclusions:

It is considered that the proposed amendment, which is the sole amendment proposed to the original approved scheme to date, is 'minor material' having regard to its scale and nature. Indeed, the proposed amendment the subject of the current application seeks to reinstate an element of the proposed Hollybush Lakes #1 Scheme that was prevented solely by a lack of adequate SPA SANGS mitigation capacity to address the SPA impact of the entire proposals, with the result that 12 units had to be dropped from the scheme in 2022 some time before determination of the original application. However, the Hollybush Lakes #1 Scheme was designed to accommodate the full 21 floating holiday lodges nonetheless. The proposed Hollybush Lakes #1 Scheme approved with the original planning permission 20/00400/FULPP remains unaltered in any other way.

Although the Environment Agency has raised objections to the proposed amendments, these are, to an extent in respect to elements of the Hollybush Lakes #1 Scheme that are not subject to change and, indeed, have been approved with conditions in accordance with the advice and recommendations of the Environment Agency as provided previously. However, the EA's concerns about the need for up-to-date ecology/habitat surveys is considered in the following paragraphs.

The Council's Ecology Officer has considered the proposed amendment. In this respect, the proposed increase in floating lodges proposed within the current application 24/00140/REVPP from 9 to 21 floating lodges is considered acceptable, but only where habitat type, distinctiveness and condition is implemented in strict accordance with documents and plans listed within Condition 2 of the original permission 20/00400/FULPP – since this was designed taking into account the proposals originally comprising the full 21 units. These documents include "Ecological Appraisal (May 2020) and Revised Ecological Appraisal (January 2021); Biodiversity Impact Assessment Technical Briefing Note BN04 (originally January 2021, but amended version May 2022 and Further Revised October 2022 incorporating revised Biodiversity Net Gain DEFRA Metric 2.0 spreadsheet (October 2022)". The most relevant plan is 'Proposed Habitats – 21 lodge option', plan ref 5831/BNGA2b, dated October 2022, author Aspect Ecology. Page 12 of 'Biodiversity Impact Assessment, Hollybush Lakes (5831), Technical Briefing Note BN04: Biodiversity Impact Assessment', dated 19th October 2002.

However, as no new ecological information is submitted in support of the current application, the applicant is relying on species and habitat survey data that is now nearly 5 years old. The site is not subject to any formal habitat management plan and is largely un-managed. It is therefore expected that some natural habitat succession is occurring on site. Species are mobile and populations change over time. Species presence/absence and population size are likely to fluctuate where supporting habitats are subject to natural succession. In this respect, taking into account the age of the original ecology survey reports and that implementation of the Hollybush Lakes #1 Scheme could take some time post decision, Condition No.19 of the original planning permission 20/00400/FULPP required that follow-up walk-over ecology surveys of the site be undertaken prior to commencement of development.

The Ecology Officer has noted that in support of the Hollybush Lakes #2 Scheme [separate application 24/00465/FULPP], a smaller sub-section of the original application site for planning permission 20/00400/FULPP has been subject to habitat and species re-survey (with an 'Ecology Appraisal', dated July 2024). While the re-survey of this subsection of land at the application site may constitute up to date survey data, the survey information does not cover

the whole of land area 20/00400/FULPP and, indeed, does not cover Lakes 3 & 4 that are the site of the proposed floating holiday lodges. Accordingly, this additional information cannot be considered sufficient to inform consideration of the proposed amendments the subject of the MMA application. Furthermore, the habitat surveys present different information and show how habitats are changing over time, thereby reiterating the need for re-survey since it would appear that the Biodiversity Impact Assessment dated October 2022 no longer accurately reflects habitats present at the proposed development site and therefore cannot accurately present a Biodiversity Net Gain baseline.

In the circumstances of this case, the Ecology Officer considers that updated species surveys are required to ensure that the applicant has appropriate species presence/likely absence and population size information, in effect, beefing-up the requirements of the original Condition No.19. This is important to ensure that proposed development is undertaken in accordance with statutory protected species legislation (species including but not limited to; bats, badgers, otter, water vole, great crested newts and reptiles). The Chartered Institute of Ecology and Environmental Management advise that as a matter of best practice, a report more than 3 years old *“is unlikely to still be valid and most, if not all, of the surveys are likely to need to be updated (subject to an assessment by a professional ecologist, as described above).”* CIEEM, April 2019 ‘Advice Note On the Lifespan of Ecological Reports & Surveys’ - <https://cieem.net/wp-content/uploads/2019/04/Advice-Note.pdf>. Additionally, Government guidance states that *“Surveys should be up to date and ideally from the most recent survey season”*. The National Planning Policy Framework also states that *“The right information is crucial to good decision making, particularly where formal assessments are required”*. Government Circular: Biodiversity and Geological Conservation –Statutory obligations and their Impact within the Planning System (ODPM 06/2005, Defra 01/2005) states: *“it is essential that the presence or otherwise of protected species and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision”*.

In terms of Biodiversity Net Gain, the biodiversity losses and gains relevant to application 24/00140/REVPP are presented as being unchanged from granted permission 20/00400/FULPP. Documentation submitted in support of 20/00400/FULPP was supported by a Biodiversity Net Gain assessment undertaken in accordance with biodiversity metric versions available and appropriate at that date in time, in accordance with good practice. Documentation submitted to support the original application stated that proposals presented would achieve an above 10% (11.79%) biodiversity net gain across the full redline boundary of the 20/00400/FULPP application. This net gain was therefore predicated on habitat retention, enhancement and creation across the full site footprint. The net gain was evaluated on the assumption that the development would consist of 21 floating lodges. Accordingly, it is considered that the biodiversity acceptability of 21 floating lodges is already established in line with previously submitted documentation. Condition No.21 of the original planning permission required updated habitat information for BNG purposes mirroring the requirements of the original Condition No.19 in respect of ecology re-survey.

The Ecology Officer therefore recommends that, prior to the commencement of development, the applicant recommission their habitat and species surveys and impact avoidance and mitigation recommendations, in accordance with best practice survey guidance building on results presented within existing report ‘Ecology Appraisal’, R005, author Aspect Ecology, dated July 2024, and the scope set out in the existing ‘Biodiversity Impact Assessment, Hollybush Lakes (5831), Technical Briefing Note BN04: Biodiversity Impact Assessment’, dated 19th October 2022. This would ensure that the applicant is able to demonstrate compliance with statutory species protection obligations. Biodiversity Net Gain calculations should be revised in light of updated habitat surveys to ensure that any net gains proposed are evaluated against an updated current habitat quality baseline. In these respects, the Ecology Officer considers that the habitats and species surveys, and revised BNG calculations, should

be completed prior to commencement of development, including any site or vegetation clearance, and, as such, that it would be appropriate in the circumstances for these to be the subject to the imposition of pre-commencement conditions based on original Condition Nos.19 and 21 respectively.

Special Protection Area : Sufficient SPA SANGS mitigation capacity is now available as a result of the new Blandford House SANGS scheme that has become operational and, as such, it is now possible to secure SPA SANGS mitigation to address the SPA impact of the proposed addition 12 floating holiday lodges.

The European Court of Justice judgement in 'People Over Wind, Peter Sweetman v Coillte Teoranta C-323/17' in April 2018 established the legal principle that a full appropriate assessment (AA) must be carried out for all planning applications involving a net gain in residential units in areas affected by the Thames Basin Heaths SPA, and that this process cannot take into account any proposed measures to mitigate any likely impact at the assessment stage. This process, culminating in the Council's Appropriate Assessment of the proposals, is overall described as Habitats Regulation Assessment (HRA).

Undertaking the HRA process is the responsibility of the decision maker (in this case, Rushmoor Borough Council) as the 'Competent Authority' for the purposes of the Habitats Regulations. The following paragraphs comprise the Council's HRA in this case:-

HRA Screening Assessment under Regulation 63(1)(a) of the Habitats Regulations : The Thames Basin Heaths SPA is designated under the E.C Birds Directive for its lowland heathland bird populations. The site supports important breeding bird populations, especially Nightjar *Caprimulgus europaeus* and Woodlark *Lullula arborea*, both of which nest on the ground, often at the woodland/heathland edge; and Dartford Warbler *Sylvia undata*, which often nests in gorse *Ulex* sp. Scattered trees and scrub are used for roosting.

Heathland is prone to nitrogen deposition due to increases in Nitrogen Oxide. Calculations undertaken for the Rushmoor Borough Council Local Plan found that there will be no in-combination impacts on the habitats as a result of development in the Local Plan, including an allowance for 'windfall' housing developments. However within the screening process it will need to be ascertained whether development outside the Local Plan within 200m of the SPA will increase vehicle movements to above 1000 extra trips/day or exceed the Minimum Critical Load by over 1% either alone or in-combination with the Local Plan.

The bird populations and nests are very prone to recreational disturbance, with birds vacating the nests if disturbed by members of the public. This leaves the young unprotected and increases the risk of predation. Dogs not only disturb the adults, but can directly predate the young.

Visitor surveys have shown that the visitor catchment area for the Thames Basin Heath SPA is 5km, with any proposals for residential development within this catchment contributing to recreational pressure on the SPA. The research also evidenced that residential development within 400m of the SPA would cause impacts alone due to cat predation of adult and young birds.

The retained South East Plan Policy NRM6 and adopted New Rushmoor Local Plan (2014-2032) Policy NE1 (Thames Basin Heaths Special Protection Area) and Thames Basin Heaths Avoidance & Mitigation Strategy (2019)], state that residential development within 400m of the SPA should be refused and development within 5km of the SPA should provide Strategic Alternative Natural Greenspace (SANG) of 8ha/1000 additional population and contributions to Strategic Access Management and Monitoring Measures (SAMM) dependant on the number of bedrooms.

It is considered that there is sufficient information available with the planning application provided by the applicants with which the Council can undertake the HRA process. In this case the proposed development involves the creation of 12 net new residential units in the form of holiday accommodation that Natural England have identified as being likely to result in additional recreational pressure on the SPA. The proposed development is located within the 5km zone of influence of the SPA but outside the 400-metre exclusion zone. The proposed development is neither connected to, nor necessary to the management of, the Thames Basin Heaths SPA. Furthermore, it is not considered that the proposed development would result in a net increase in traffic movements in excess of 1000 vehicular movements per day in proximity to the SPA.

All new residential development within 5 km of any part of the Thames Basin Heaths SPA, of which the current proposals would make a contribution, is considered to contribute towards an impact on the integrity and nature conservation interests of the SPA. This is as a result of increased recreation disturbance in combination with other housing development in the vicinity of the Thames Basin Heaths SPA. Current and emerging future Development Plan documents for the area set out the scale and distribution of new housebuilding in the area up to 2032. A significant quantity of new housing development also results from 'windfall' sites, i.e. sites that are not identified and allocated within Development Plans. There are, therefore, clearly other plans or projects for new residential development that would, together with the proposals the subject of the current planning application, have an 'in-combination' effect on the SPA. On this basis it is clear that the proposals would be likely to lead to a significant effect on European site (i.e. the Thames Basin Heaths SPA) integrity.

Appropriate Assessment under Regulation 63(1) of the Habitats Regulations : If there are any potential significant impacts upon the Thames Basin Heaths SPA, the applicant must suggest avoidance and/or mitigation measures to allow an Appropriate Assessment to be made. The Applicant must also provide details that demonstrate any long term management, maintenance and funding of any such solution.

The project the subject of the current planning application being assessed would result in a net increase of residential accommodation within 5 km of a boundary of part of the Thames Basin Heaths SPA. In line with Natural England guidance and adopted New Rushmoor Local Plan Policy NE1 and Thames Basin Heaths Avoidance & Mitigation Strategy (2019), a permanent significant effect on the SPA due to an increase in recreational disturbance as a result of the proposed new development is likely. As such, in order to be lawfully permitted, the proposed development will need to secure a package of avoidance and mitigation measures.

Rushmoor Borough Council formally adopted the latest version of the Thames Basin Heaths SPA Avoidance & Mitigation Strategy (AMS) in 2022. The AMS provides a strategic solution to ensure the requirements of the Habitats Regulations are met with regard to the in-combination effects of increased recreational pressure on the Thames Basin Heaths SPA arising from new residential development. This Strategy is a partnership approach to addressing the issue that has been endorsed by Natural England.

The AMS comprises two elements. Firstly, the maintenance of Suitable Alternative Natural Greenspace (SANG) in order to divert additional recreational pressure away from the SPA; and, secondly, the maintenance of a range of Strategic Access Management and Monitoring Measures (SAMMs) to avoid displacing visitors from one part of the SPA to another and to minimize the impact of visitors on the SPA. Natural England raises no objection to proposals for new residential development in the form of Standing Advice provided that the mitigation and avoidance measures are in accordance with the AMS.

In order to meet the requirements of Policy NE1 and the AMS applicants must:-

- (a) secure an allocation of SPA mitigation capacity from either the Council's SANGS schemes, or from another source acceptable to Natural England and to the Council; and
- (b) secure the appropriate SANG and/or SAMM in perpetuity by making the required financial

contribution(s) by entering into a satisfactory s106 Planning Obligation that requires the payment of the contribution(s) upon the first implementation of the proposed development.

These requirements must be met to the satisfaction of Natural England and Rushmoor Borough Council (the Competent Authority) before the point of decision of the planning application.

In this case the applicants are seeking to acquire SANGS capacity from the Grainger Plc Blandford House Hart SANGS scheme sufficient for the 12 new residential units proposed, costing the applicants £91,549.00. Furthermore, the applicants are seeking to complete a s106 Planning Obligation with Rushmoor BC to secure a financial contribution of £11,460.34 towards SAMM to be paid upon the implementation of the proposed development.

Conclusions of Appropriate Assessment : On this basis, the Council are satisfied that the applicants will have satisfactorily mitigated for the impact of their proposed development on the Thames Basin Heaths SPA in perpetuity in compliance with the requirements of New Rushmoor Local Plan Policy NE1 and the AMS provided that: (a) confirmation is received from Grainger Plc that the SANGS mitigation at Blandford House has been acquired by the applicants; and (b) a satisfactory s106 Legal Agreement is completed to secure the SAMMS element of the SPA contributions. Accordingly, it is considered that planning permission can be granted for the proposed development on SPA grounds subject to confirmation of the acquisition of the appropriate quantum of SANGS mitigation from the Blandford House SANGS and the prior completion of the necessary s106 Legal Agreement.

In the light of the effect of s73, it is necessary to replicate all of the planning conditions imposed with the original planning permission 20/00400/FULPP. In addition, it is also necessary for the s106 to replicate the other requirements of the original s106 in respect of SPA mitigation for the original 9 floating holiday lodges; plus the re-instatement and retention of the original line of the Blackwater Valley Path within the ownership and control of the applicants.

Conclusions : It is considered that the proposed amendments, having regard to their scale and nature, are 'minor material'. Furthermore, that the original approved Hollybush Lakes #1 Scheme incorporating the proposed amendment remains acceptable in principle and in highways terms; would have no material and harmful impact upon the overall visual character and appearance of the area and trees worthy of retention; would not give rise to any material and adverse visual and physical intrusion into the Blackwater Valley countryside gap; neighbours; would have acceptable impacts on neighbours; satisfactorily address the Flood Risk Sequential Test; are acceptable having regard to fluvial flood risk considerations taking into account an appropriate allowance for climate change for the lifetime of the development, and, in doing so, would not give rise to an unacceptable risk of flooding elsewhere; provide appropriate proposals for the surface water drainage of the site; robustly address the ecology & biodiversity impacts of the proposed development; and would have no significant impact upon the nature conservation interest and objectives of the Thames Basin Heaths Special Protection Area. The proposals are therefore considered to be acceptable having regard to the criteria of Policies SS1, SS2, DE1, DE2, DE3, IN2, DE1, DE2, DE3, IN2, NE1, NE2, NE3, NE4, NE5, NE6, NE7 and NE8 of the adopted Rushmoor Local Plan (2014-2032).

Full Recommendation:

It is recommended that **SUBJECT** to:-

- (a) The receipt of confirmation on behalf of the applicants and/or from Grainger Plc that a quantum of SPA mitigation capacity at the Blandford House SANGS scheme has been secured to address the SPA impact of the additional 12 floating holiday lodges; and
- (b) the prior completion of a satisfactory s106 Legal Agreement to (i) secure the SAMMS ~~SPA 48~~ financial contribution in respect of the 12 additional floating holiday lodges,

together with associated s106 Administration & Monitoring Fee; and (ii) replicate the requirements of the original s106 dated 24 March 2023 in respect of SPA contributions for the original 9 floating holiday lodges and the restoration/reinstatement and retention thereafter of the original line of the Blackwater Valley Path by 12 February 2025 or any extended date covered by an agreed extension of time for the determination of the application

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

However, in the event that requirements (a) and/or (b) above are not met within a time period covered by an agreed extension of time for the determination of the application, the Executive Head of Property and Growth, in consultation with the Chairman, be authorised to REFUSE planning permission on the grounds that:-

a. The proposal does not provide a financial contribution to mitigate the effect of the development on the Thames Basin Heaths Special Protection Area in accordance with The Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy and adopted Rushmoor Local Plan Policy NE1;

b. Insufficient information has been provided to determine the impact upon a protected species, contrary to the provisions of Paragraph 174 of the National Planning Policy Framework 2018, Policies NE4 of the Local Plan and Paragraph 99 of Circular 06/05: Biodiversity and Geological Conservation - Statutory Obligations and Their Impact Within The Planning System.

Recommended Conditions

1 The development hereby permitted shall be begun before the end of 24 March 2026.

Reason - As required by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2 The permission hereby granted shall be carried out in accordance with the following approved drawings Drawing numbers:-

BACA Architects Drawing Nos.279-200-001 Rev.A; -002 Rev.A; -003 Rev.A; -004 Rev.A; **-100 Rev.D; -101 Rev.C**; -102 Rev.A; -103 Rev.A; -110 Rev.A; -111 Rev.A; -112 Rev.A; -113 Rev.A; -114 Rev.A; -115 Rev.A; -116 Rev.A; -117 Rev.A; -118 Rev.A; -120 Rev.A; -121 Rev.A; -122 Rev.A; -123 Rev.A; -124 Rev.A; -132 Rev.A; -133 Rev.A; -134 Rev.A; -135 Rev.A; -136 Rev.A; **-139 Rev C; & 279-200-EA Rev.B**; Aspect Ecology 7055.PP 4.0, -4.1, -4.2, -4.3, -4.4 & -4.5; 7055.HSP 5.0, -5.1, -5.2, -5.3, -5.4, & -5.5; and Tetrattech D110 Rev.P.02; Design & Access Statement, Planning Statement, **s73 Planning Statement**, Arboricultural Impact Assessment; BREEAM Pre-Assessment Report; Transport Assessment; Framework Travel Plan; Parts 1 & 2 Preliminary Environmental Risk Assessment Reports; Landscape & Visual Impact Assessment; Leisure Need Assessment (June 2020) and Addendum (August 2022); Noise Impact Assessment; Stage 1 Habitats Regulation Assessment Revised Habitats Regulation Assessment (March 2021); Ecological Appraisal (May 2020) and Revised Ecological Appraisal (January 2021); Biodiversity Impact Assessment Technical Briefing Note BN04 (originally January 2021, but amended version May 2022 and Further Revised October 2022 incorporating revised Biodiversity Net Gain DEFRA Metric 2.0 spreadsheet (October 2022); Flood Risk & Drainage Assessment including Appendices A-I inclusive; Bell Cornwell Flood Risk Sequential Test and Exception Test Report and Update Report dated April 2022; Flood Storage Volume & Level Assessment (February 2021) Drawing Nos WYG A092227-1-21-C-D112 to 116 inclusive Rev.P1; Tetrattech response to LLFA & Updated Surface-Water Drainage Strategy (April 2022); Infiltration Test Results (May & August 2021); Flood

Management Evacuation Plan; and formal responses to the consultation comments of the Council's Ecology Officer TN02 (February 2021), the Environment Agency TN03 (including in respect of the EA 8-metre River margin buffer zone) (February 2021) and the Environment Agency and HCC Lead Local Flood Authority (Drainage issues (February 2021).

Reason - To ensure the development is implemented in accordance with the permission granted.

- 3 Construction of the following elements of the development hereby approved shall not start until a schedule and/or samples of the materials to be used in them have been submitted to, and approved in writing by, the Local Planning Authority. Those elements of the development shall be carried out using the materials so approved and thereafter retained:
- External walls
 - Roofing materials
 - Window/door frames
 - Balustrades
 - Ground surfacing materials.

Reason - To ensure satisfactory external appearance. *

- 4 Prior to occupation or use of the development hereby approved, screen and boundary walls, fences, hedges or other means of enclosure shall be installed in accordance with the details submitted with the application hereby approved and approved. The development boundary treatment shall be completed and retained thereafter at all times as approved.

Reason - In the interests of visual amenity. *

- 5 Prior to occupation or use of any part of the development hereby approved, details of satisfactory provision for the storage and removal of refuse from the premises shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and retained in accordance with the details so approved.

Reason - To safeguard the amenities of the area. *

- 6 Prior to occupation or use of any part of the Equestrian Centre hereby approved, details of satisfactory measures for the safe on-site collection and storage of horse manure and stable waste for appropriate off-site disposal shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and retained in accordance with the details so approved. Horse-riding and other equine activities in connection with the development hereby approved shall be retained within the Equestrian Centre bunded enclosure only.

Reason - To avoid the potential for contaminated run-off polluting the water environment in the interests of maintaining water quality and ecology and biodiversity.*

- 7 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 - To protect the amenities of neighbouring residential properties and to prevent adverse impact on traffic and parking conditions in the vicinity.

- 8 Prior to first occupation or use of the development hereby approved a fully detailed landscape and planting scheme in respect of both landscape planting and ecological

enhancement shall be first submitted to and approved in writing by the Local Planning Authority. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the practical completion of the development, whichever is the sooner and shall be so retained.

Reason - To ensure the development makes an adequate contribution to visual amenity and biodiversity. *

- 9 The development hereby approved shall not be occupied until the car/van, coach, bicycle and horsebox/lorry parking facilities shown on the approved plans have been completed, surfaced, marked-out and made ready for use by the occupiers/users of the development. The parking facilities shall be thereafter retained solely for parking purposes (to be used by the occupiers of, and visitors to, the development). The on-site parking hereby approved shall not be used for commuter parking. *

Reason - To ensure the provision and availability of adequate off-street parking to serve the functional parking needs of the development hereby approved.

- 10 The use of the development hereby permitted shall not commence until the bus lay-by adjacent to the site access on Lynchford Road shown to be provided on the approved plans has been constructed, marked-out and made available for use. The lay-by shall be retained at all times thereafter for bus use only. *

Reason - In the interests of the safety and convenience of highway users.

- 11 No lift housing rooms, tank rooms, plant or other structures shall be erected on the roof of the buildings hereby permitted without the prior permission of the Local Planning Authority.

Reason - To ensure that the appearance of the premises is satisfactory and to safeguard the appearance of the surrounding Blackwater Valley countryside.

- 12 No works pursuant to this permission shall commence until there has been submitted to and approved in writing by the Local Planning Authority: -
- i. a desk top study carried out by a competent person documenting all previous and existing uses of the site and adjoining land, and potential for contamination, with information on the environmental setting including known geology and hydrogeology. This report should contain a conceptual model, identifying potential contaminant pollutant linkages.
 - ii. if identified as necessary; a site investigation report documenting the extent, scale and nature of contamination, ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study.
 - iii. if identified as necessary; a detailed scheme for remedial works and measures shall be undertaken to avoid risk from contaminants/or gas identified by the site investigation when the site is developed and proposals for future maintenance and monitoring, along with verification methodology. Such scheme to include nomination of a competent person to oversee and implement the works.

Where step iii) above is implemented, following completion of the measures identified in the approved remediation scheme a verification report that demonstrates the effectiveness of the remediation shall be submitted for approval in writing by the Local Planning Authority.

Reason - To ensure that the site is safe for the development permitted and in the interests of amenity and pollution prevention. *

- 13 In the event that unforeseen ground conditions or materials which suggest potential or actual contamination are revealed at any time during implementation of the approved

development it must be reported, in writing, immediately to the Local Planning Authority. A competent person must undertake a risk assessment and assess the level and extent of the problem and, where necessary, prepare a report identifying remedial action which shall be submitted to and approved in writing by the Local Planning Authority before the measures are implemented. Following completion of measures identified in the approved remediation scheme a verification report must be prepared and is subject to approval in writing by the Local Planning Authority.

Reason - To ensure that the site is safe for the development permitted and in the interests of amenity and pollution prevention.

- 14 No sound reproduction equipment, conveying messages, music, or other sound which is audible outside the application site shall be installed and/or used on the site.

Reason - To protect the amenities of neighbours and the area in general.

- 15 All plant and machinery to be installed at any time in connection with the development hereby permitted shall be enclosed with soundproofing materials and mounted in a way which will minimise transmission of structure- and air-borne sound in accordance with a scheme to be first submitted to and approved in writing by the Local Planning Authority.

Reason - To protect the amenities of the area. *

- 16 Provision shall be made for services to be placed underground. No overhead wire or cables or other form of overhead servicing shall be placed over or used in the development of the application site.

Reason - In the interests of visual amenity.

- 17 No construction works pursuant to this permission shall take place until a detailed surface water drainage scheme for the site along the lines show illustratively with the Flood Risk & Drainage Assessment Report and Appendices submitted with the planning application has been submitted and approved in writing by the Local Planning Authority. The submitted details should also include details for the long-term maintenance arrangements for the surface water drainage and/or SUDS systems together with appropriate maintenance schedules for each drainage feature type and its ownership. Such details as may be approved shall be implemented in full prior to the first occupation and use of the new development and retained thereafter in perpetuity.

Reason - To reflect the objectives of Policy NE8 of the New Rushmoor Local Plan (2014-2032). *

- 18 No works shall start on site until existing trees and shrubs/hedges to be retained on and adjoining the site have been adequately protected from damage with appropriate protective fencing during site clearance and works in accordance with the detail indicated within the submitted Aspect Ecology Revised Ecological Appraisal (January 2021) hereby approved. Furthermore, no materials or plant shall be stored and no buildings erected within protective fencing to be erected at the margins of the root protection area of each tree/shrub/hedge to be retained as appropriate.

Reason - To ensure that existing trees are adequately protected in the interests of the visual amenities and ecology/biodiversity interest of the site and the locality in general.

- 19 **No development or site clearance shall commence until updated species surveys to ensure that there is appropriate species presence/likely absence and population size information in accordance with legislative and best-practice requirements have**

been undertaken by a suitably qualified ecologist prior to the commencement the of any site clearance and works on site to identify the presence of any protected species within any area where development works are to be undertaken. The re-survey report shall be submitted to the Local Planning Authority for consideration and approval in writing prior to any works commencing on site. In the event that protected species are identified by the re-survey the re-survey report shall incorporate a scheme of mitigation measures to protect any such protected species as are found as appropriate. The scheme of mitigation as may subsequently be approved shall thereafter be implemented in full in accordance with the approved mitigation details prior to and/or during the commencement of works on site as specified in all respects.

Reason: To ensure the protection of wildlife in the interests of nature conservation in accordance with the National Planning Policy Framework. *

- 20 No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall follow the recommendations set out in the submitted Aspect Ecology Revised Ecological Appraisal Report (January 2021 and include the following:-
- a) the provision to be made for the parking and turning on site of operatives and construction vehicles during construction and fitting out works;
 - b) the arrangements to be made for the delivery of all building and other materials to the site;
 - c) the provision to be made for any storage of building and other materials on site;
 - d) measures to prevent mud from being deposited on the highway;
 - e) the programme for construction;
 - f) Construction methods;
 - g) Any necessary pollution prevention methods;
 - h) Risk assessment of potentially damaging construction activities;
 - i) Identification of 'biodiversity protection zones';
 - j) Any necessary mitigation for protected wildlife species;
 - k) Practical measures (both physical measures and sensitive working practices) to avoid or reduce nuisance, wildlife disturbance and other adverse impacts that may arise during construction (this may be provided as a set of method statements);
 - l) The location and timing of sensitive works to avoid harm to wildlife and biodiversity features;
 - m) The times during construction when a specialist ecologist needs to be present on site to oversee works;
 - n) Responsible persons and lines of communication;
 - o) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person; and
 - p) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason - Reason: To ensure a satisfactory development and the protection of wildlife in the interests of nature conservation in accordance with the National Planning Policy Framework. *

- 21 **No development shall take place including demolition, ground works and vegetation clearance, until an Ecological Design Strategy has been submitted to and approved in writing by the Local Planning Authority, addressing how adverse impacts to biodiversity are to be avoided, adequately mitigated for, or, as a last resort, compensated for, in line with the planning mitigation hierarchy along the lines**

indicated by the submitted Aspect Ecology Revised Ecological Appraisal Report (January 2021). The Ecological Design Strategy shall demonstrate in detail how a quantified net gain in biodiversity is to be secured in line with Environment Act ambitions taking into account any updated information arising from the ecological re-survey work to be undertaken pursuant to Condition No.19.

The Ecological Design Strategy shall include, but not be limited to following:-

- a) Identification of baseline habitat ecological conditions as at application submission, including extent and location/area of habitats on appropriate scale maps and plans;
- b) Evaluation of how permitted development activities will result in loss or deterioration of baseline habitat ecological conditions including extent and location/area of habitats on appropriate scale maps and plans;
- c) Details of measures to be implemented in line with the mitigation hierarchy, to secure biodiversity net gain for a minimum of 30 years;
- d) Appropriate success criteria, thresholds, triggers and targets against which the effectiveness of these measures will be monitored;
- e) Appropriate management options for achieving biodiversity net gain;
- f) Preparation of a work schedule implementing management (including an annual work plan capable of being rolled forward over a five year period); and
- g) Monitoring strategy, including details of how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

The approved Ecological Design Strategy shall be adhered to and implemented throughout a 30-year timeframe strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

The Ecological Design Strategy shall also include details of the legal and funding mechanisms by which the long-term implementation of the plan will be secured by the developer with the management body responsible for its delivery specified. Biodiversity losses and gains referenced within the Strategy should be supported by a suitably detailed metric using best practice quantification methodologies.

Reason - In the interests of safeguarding protected wildlife species from harm and disturbance; and to comply with the requirements of the NPPF and Local Plan Policy NE4.

*

22 The occupation and use of the development hereby permitted shall not commence until a Sensitive Lighting Management Plan (SLMP) has been submitted to and approved in writing by the Local Planning Authority. The SLMP shall:

- (a) identify the areas or features on the site that are particularly sensitive for bats and identify the aspects of the development that would be likely to cause disturbance in or around the breeding sites and resting places of these species or along important routes used to access key areas of their territory, for example for foraging and commuting; and
- (b) show how and where all the proposed external lighting will be installed and demonstrate (through the provision of appropriate lighting plans and technical specifications) that those areas to be lit will not disturb or prevent the above species using their territory or gaining access to their breeding sites, resting places and foraging areas.

The SLMP as may be approved shall be implemented in full in accordance with the specifications and locations set out and retained as required thereafter at all times. No other external lighting shall be installed without prior express consent from the Local Planning Authority.

Reason - In the interests of the character and appearance of the Blackwater Valley countryside in the area; and to ensure the protection of wildlife in the interests of nature conservation in accordance with the National Planning Policy Framework. *

23 Prior to first occupation of the development hereby approved details of all external lighting to be installed within the site and/or on the exterior of the buildings hereby permitted shall be submitted to and approved by the Local Planning Authority. The submitted details shall indicate the purpose/requirement for the lighting proposed and specify the intensity, spread of illumination and means of controlling the spread of illumination (where appropriate). The external lighting proposals as may subsequently be approved shall be implemented solely in accordance with the approved details and retained thereafter solely as such unless otherwise first agreed in writing by the Local Planning Authority. With the possible exception of lighting identified and agreed as being necessarily required for maintaining the security of the site/building during night-time hours, no other external lighting shall be used/operated during night-time hours (2300 to 0700 hours daily) unless otherwise first agreed in writing by the Local Planning Authority.

Reason - To ensure that there is no inappropriate or unnecessary use of lighting at the site in the interests of the amenities of the Blackwater Valley countryside. *

24 No fish stocking shall take place within Lakes 1 and 6.

Reason - In the interests of preserving and enhancing the ecology and biodiversity of these lakes.

25 Leisure visitor access to the open water and northern banks of Lake 1, the open water and banksides of Lake 6 and the western banks of Lake 3 shall be restricted in accordance with a scheme of means and measures to be submitted to and approved in writing by the Local Planning Authority. The details subsequently approved in this respect shall be implemented in full and retained thereafter at all times. No motorised water craft shall be used or motorised water sports activities take place within the application site.

Reason - In the interests of preventing undue disturbance of the wildlife and biodiversity enhancement features to be provided in these locations; and in the interests of the ecology and biodiversity value of the site in general; and to prevent the potential undue disturbance of neighbours with noisy outdoor sports activities. *

26 No development shall take place until a scheme for the provision and management of an 8-metre wide buffer zone alongside the River Blackwater watercourse has been submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved scheme. Any subsequent variations shall be agreed in writing by the local planning authority, in which case the development shall be carried out in accordance with the amended scheme. With the sole exception of the provision of the proposed wildlife fence underpasses, the buffer zone shall be kept free from further built development including lighting and formal landscaping, and will need to be referred to in the CEMP and LEMP for the development required by Condition Nos.20 and 27. The scheme shall include:

- plans showing the extent and layout of the buffer zone;
- details of any proposed planting scheme. This should include native species and ideally of local provenance, with an aim to create a mosaic of different habitats;
- details of how the non-native species such as Himalayan balsam will be eradicated from the site;
- details demonstrating how the buffer zone will be protected during development and managed over the longer term including adequate financial provision and named body responsible for management plus production of detailed management plan for nature conservation;
- details of any proposed footpaths, fencing, etc; and
- details of how the river channel morphology and bankside habitat will be enhanced for nature conservation e.g. with gravel, large woody material, deflectors, native planting.

Reason - Land alongside watercourses is particularly valuable for wildlife and it is essential this is protected.

- 27 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. The scheme shall include the following elements:
- Details of maintenance regimes;
 - Details of treatment of site boundaries and/or buffers around water bodies;
 - Details of any new habitat created on site; and
 - Details of management responsibilities.

Reason - To ensure the protection of wildlife and supporting habitats and to secure opportunities for enhancing the site's nature conservation value in line with national planning policy and local policies. *

- 28 Openings in the bund as shown on Proposed Masterplan Drawing Ref.79-200-100 Rev A, shall remain open to floodwater for the lifetime of the development hereby permitted. If gates are installed in the openings they shall be permeable to floodwater. Details of fencing for the bunds shall be submitted to the local planning authority for approval prior to installation.

Reason - To ensure flood risk is not increased elsewhere. This condition is supported by paragraph 167 of the National Planning Policy Framework (NPPF). *

- 29 Fencing and boundary treatments within land shown to be within Flood Risk Zone 3 shall be permeable to floodwater.

Reason - To ensure flood risk is not increased elsewhere. This condition is supported by paragraph 167 of the National Planning Policy Framework (NPPF).

- 30 Prior to first occupation of the development hereby approved, the recommendations and actions set out in the Flood Management Evacuation Plan (FMPE) hereby approved shall be implemented in full and retained thereafter at all times whilst the site is occupied and/or in use.

Reason – In the interests of ensuring that occupiers and users of the site are protected from the potentially harmful impacts of fluvial and/or surface water flooding arising at the development site.

- 31 Prior to the first use and occupation of the development hereby approved appropriate biosecurity controls and monitoring measures in respect of the suppression, isolation and, if possible, elimination of any non-native invasive plant species at the site (such as Himalayan balsam, Japanese knotweed and New Zealand pygmyweed), shall be put in place and operated in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. Those means and measures as may subsequently be approved shall be operated at all times thereafter at the site.

Reason – To prevent non-native invasive plant species spreading within and from the application site in the interests of ecology and biodiversity interests. *

- 32 On completion of the Aquatic Sports Centre building within the development hereby approved, certification of the compliance of this building with the BREEAM 'Very Good'

rating overall and 'excellent' rating for water consumption shall be submitted to, and approved by, the Local Planning Authority.

Reason - To ensure the development is sustainable and in order to meet the requirements of Policies DE1 and DE4 of the adopted Rushmoor Local Plan (2014-2032).

33. The remnant former concrete batching plant hopper tower shall be demolished and removed from the site prior to the use of the site hereby permitted commencing.

Reason – In the interests of the visual amenities of the Blackwater Valley.

Informatives

- 1 INFORMATIVE - The Council has granted permission because:-

It is considered that the proposed amendments, having regard to their scale and nature, are 'minor material'. Furthermore, that the original approved Hollybush Lakes #1 Scheme incorporating the proposed amendment remains acceptable in principle and in highways terms; would have no material and harmful impact upon the overall visual character and appearance of the area and trees worthy of retention; would not give rise to any material and adverse visual and physical intrusion into the Blackwater Valley countryside gap; neighbours; would have acceptable impacts on neighbours; satisfactorily address the Flood Risk Sequential Test; are acceptable having regard to fluvial flood risk considerations taking into account an appropriate allowance for climate change for the lifetime of the development, and, in doing so, would not give rise to an unacceptable risk of flooding elsewhere; provide appropriate proposals for the surface water drainage of the site; robustly address the ecology & biodiversity impacts of the proposed development; and would have no significant impact upon the nature conservation interest and objectives of the Thames Basin Heaths Special Protection Area. The proposals are therefore considered to be acceptable having regard to the criteria of Policies SS1, SS2, DE1, DE2, DE3, IN2, DE1, DE2, DE3, IN2, NE1, NE2, NE3, NE4, NE5, NE6, NE7 and NE8 of the adopted Rushmoor Local Plan (2014-2032).

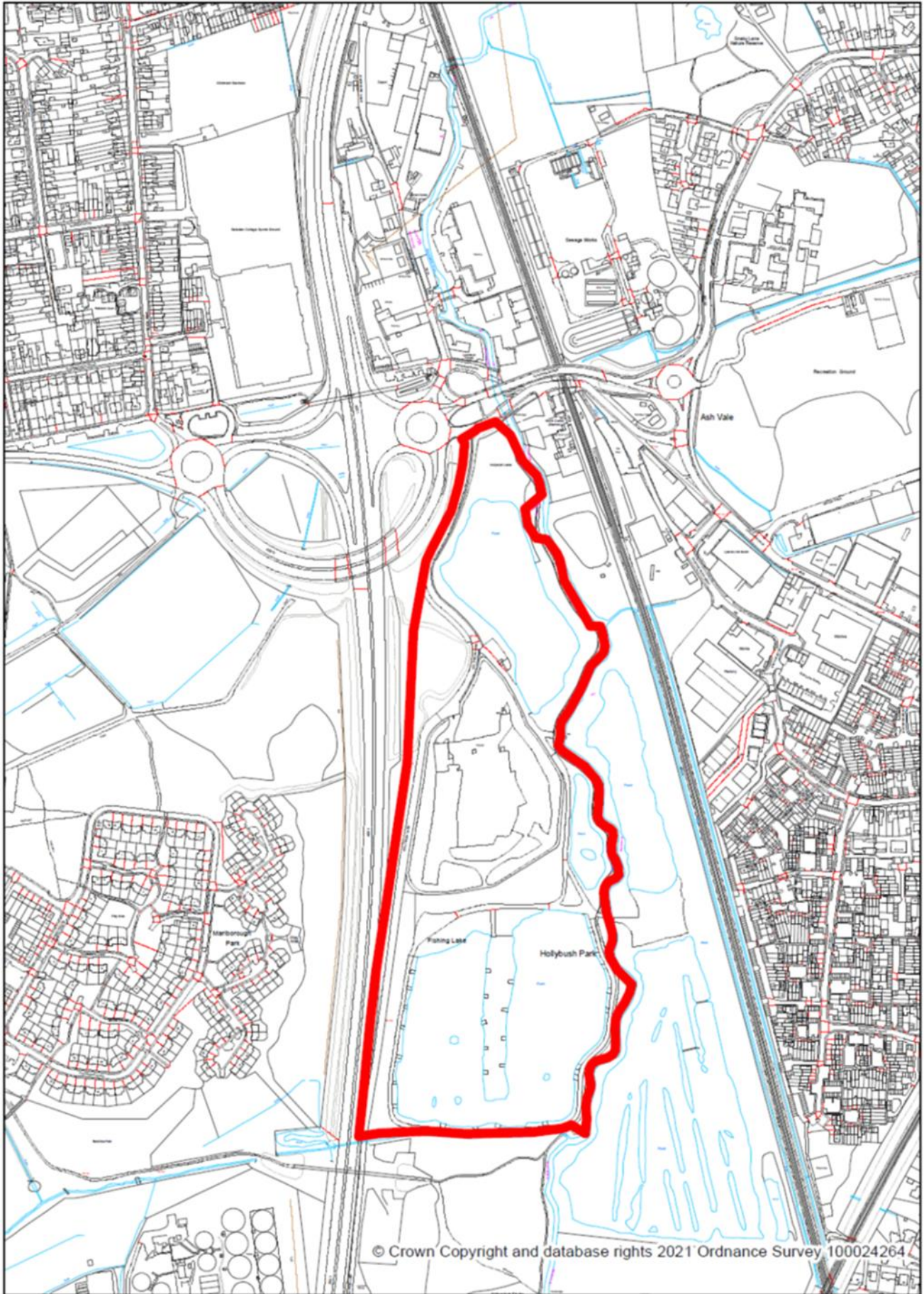
It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.

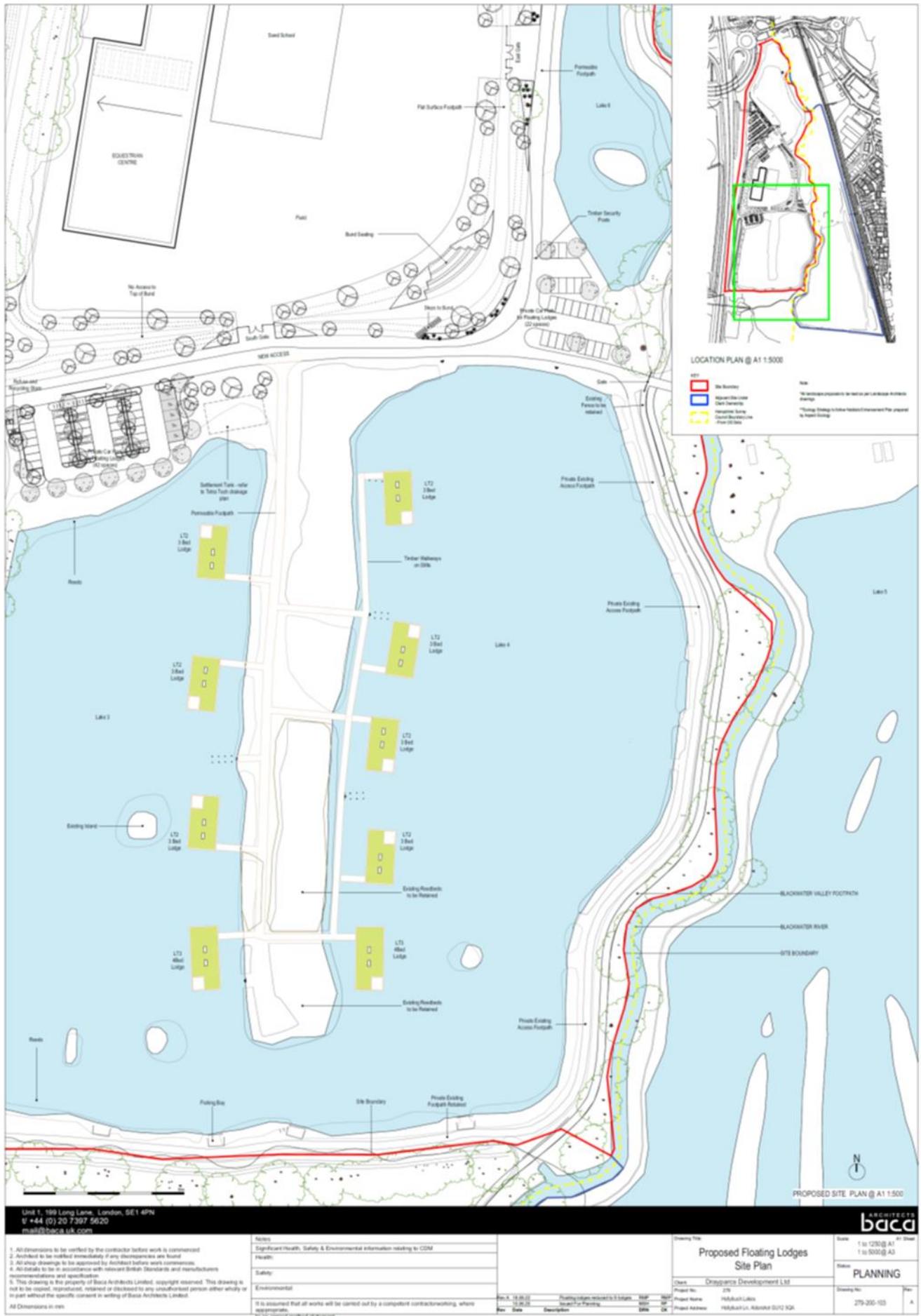
- 2 INFORMATIVE - This permission is subject to a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended). If your legal obligations includes a payment of sums, then you must contact the Council (at plan@rushmoor.gov.uk) at least 20 days prior to the commencement of development both stating your intended date of commencement and requesting an invoice to pay such funds. The payment of all contributions as required by such s106 must be received prior to the commencement of development.
- 3 INFORMATIVE - Your attention is specifically drawn to the conditions marked *. These condition(s) require the submission of details, information, drawings etc. to the Local Planning Authority BEFORE a certain stage is reached in the development. Failure to meet these requirements is in contravention of the terms of the permission and the Council may take enforcement action to secure compliance. As of April 2008 submissions seeking to submit details pursuant to conditions or requests for confirmation that conditions have been complied with must be accompanied by the appropriate fee.
- 4 INFORMATIVE - The applicant is recommended to achieve maximum energy efficiency

and reduction of Carbon Dioxide emissions by:

- a) ensuring the design and materials to be used in the construction of the building are consistent with these aims; and
- b) using renewable energy sources for the production of electricity and heat using efficient and technologically advanced equipment.

- 5 INFORMATIVE - No materials produced as a result of site preparation, clearance, or development should be burnt on site. Please contact the Council's Environmental Health Team for advice.
- 6 INFORMATIVE - The applicant is advised that during the construction phase of the development measures should be employed to contain and minimise dust emissions, to prevent their escape from the development site onto adjoining properties. For further information, please contact the Council's Environmental Health Team.
- 7 INFORMATIVE - In the UK protected wildlife species, which includes badgers and all species of bats and nesting birds, are afforded statutory protection such that un-licensed harm and/or disturbance would constitute an offence. The grant of planning permission does not supersede the requirements of this legislation. If any protected species or signs of them are encountered at any point during development then all works must stop immediately and you should contact Natural England.
- 8 INFORMATIVE - The applicant is requested to bring the conditions attached to this permission to the attention of all contractors working or delivering to the site, in particular any relating to the permitted hours of construction and demolition; and where practicable to have these conditions on display at the site entrance(s) for the duration of the works.
- 9 INFORMATIVE - The Local Planning Authority's commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.





Site Layout Plan South Section: Approved Hollybush Lakes #1 Scheme : showing 9 floating holiday lodges.

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The information, recommendations and advice contained in this report are correct as at the date of preparation, which is more than two weeks in advance of the Committee meeting. Because of these time constraints some reports may have been prepared in advance of the final date given for consultee responses or neighbour comment. Any changes or necessary updates to the report will be made orally at the Committee meeting.

Case Officer Maggie Perry

Application No. 24/00661/REMPP

Date Valid 31st October 2024

Expiry date of consultations 29th November 2024

Proposal **PART APPROVAL OF RESERVED MATTERS: for the development of 83 dwellings (Final Phase RMA), including the conversion of Blandford House and the retention of 2 existing dwellings, including internal access roads, public open space and landscaping, parking, lighting and associated infrastructure, following demolition of existing building and hardstanding, pursuant to Condition 3 (1-24) of Hybrid Outline Planning Permission 17/00914/OUTPP dated 15th May 2020.**

Address **Blandford House and Malta Barracks Development Site, Shoe Lane, Aldershot, Hampshire**

Ward St. Marks

Applicant Miss Tilly Wishaw, Redrow Homes Ltd

Agent Ms Bryony Stala, Savills

Recommendation **GRANT**

1. BACKGROUND

- 1.1 On the 15th May 2020 the Council granted hybrid outline planning permission ref: 17/00914/OUTPP for the development of up to 180 dwellings (including the conversion of Blandford House and retention of three existing dwellings) including access, internal roads, demolition of buildings, amenity space, green infrastructure and sustainable drainage systems (Matters for Approval - Access Only) to include FULL approval of details for the provision of 13.7ha of Suitable Alternative Natural Greenspace (SANG) and associated car park (18 spaces). The planning permission was granted subject to a s106 legal agreement.



Figure 1 – Approved Land Use Parameter Plan

- 1.2 Figure 1 details the approved Land Use Parameter Plan (as amended) approved under ref: 23/00607/NMAP. Redrow Homes are delivering the residential element of the Outline Consent. The residential areas are shown in yellow on the parameter plan. Construction of the first residential phases has started on site with first occupation in May 2024.
- 1.3 The Blandford Woods SANG (Full Planning Permission) has been delivered by Grainger Plc and The Land Trust. It is shown in light green on the parameter plan. The Blandford Woods SANG establishment works have been fully implemented.

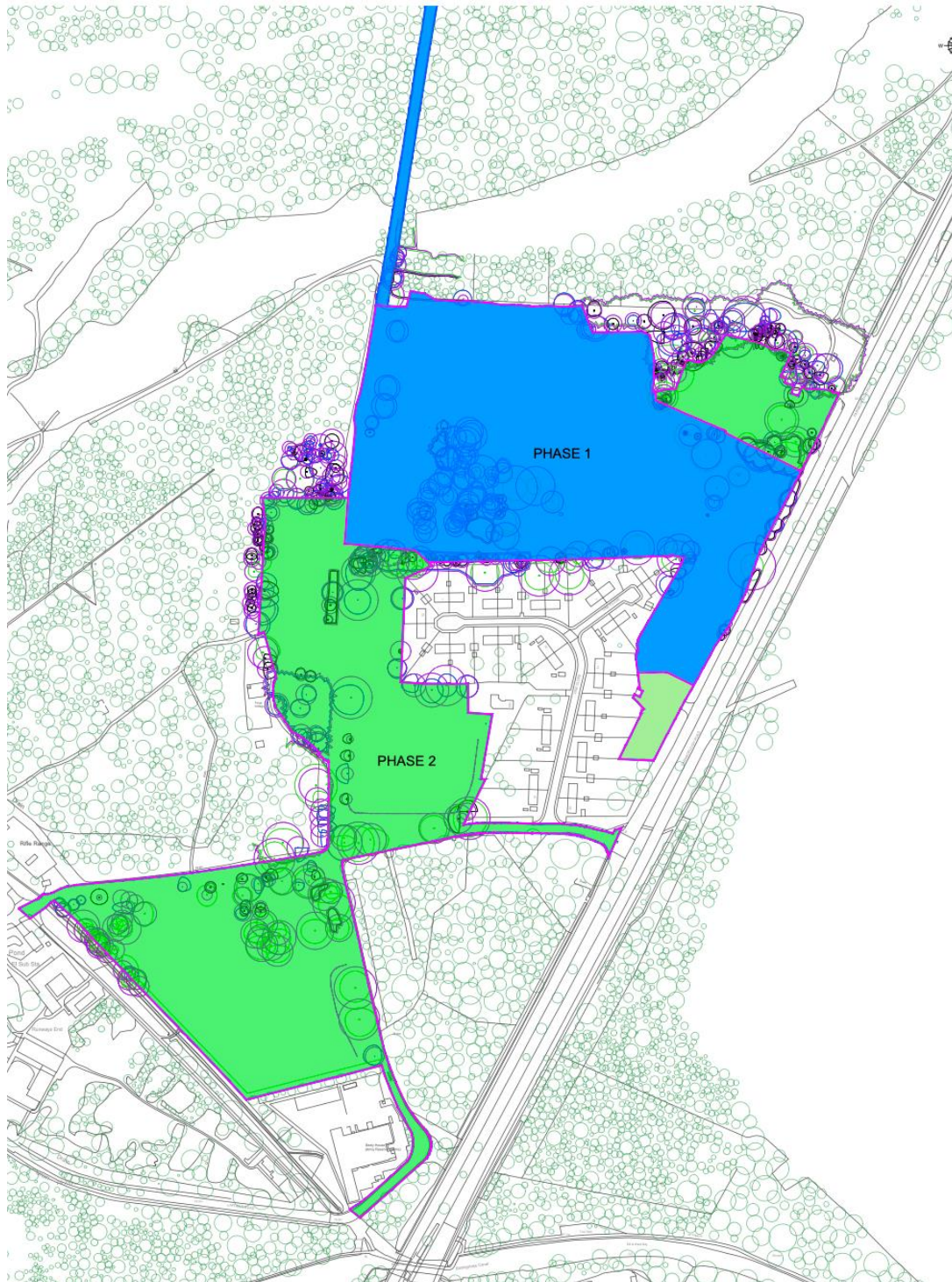


Figure 2 – Approved Phasing Plan

- 1.4 A revised Phasing Plan (see Figure 2) was approved on the 13/01/2025 under application ref: 24/00669/NMAPP as required by Condition 5 of the Outline Consent. The plan simplifies the residential phases of the site into Phase 1 and Phase 2.
- 1.5 Based on the approved and current Reserved Matters Applications, the total number of residential dwellings delivered by the Blandford House and Malta Barracks Development Site, including the 3 retained houses and the conversion of Blandford House into 5 apartments, would be 180 dwellings.

1.6 See table below for the units proposed within each RMA:

Reserved Matters Application	Phase	Planning Reference	Proposed new/additional units	Existing units to be retained/ converted	Total units
RMA 1	PHASE 1	22/00068/REM	9	0	9
RMA 2	PHASE 1	22/00138/REMPP	76	1	77
RMA 3	PHASE 1	22/00277/REMPP	11	0	11
FINAL RMA	PHASE 2	24/00661/REMPP	80	3	83
Totals			176	4	180

PHASE 1 (RMAs 1, 2 & 3)

- 1.7 Phase 1 comprises the approved Reserved Matters Applications (RMAs) 1, 2 and 3 and will deliver a total of 97 residential dwellings (including 1 retained single-family dwelling, Vine Cottage).
- 1.8 RMA1 and RMA 3 were approved on the 14/11/2022 following Development Management Committee on the 09/11/2022. RMA 1 comprises 9 private residential houses as approved under ref: 22/00068/REM and RMA 2 comprises 11 private residential houses as approved under ref: 22/00277/REMPP.
- 1.9 RMA 2 was approved on 20/01/2023 under ref: 22/00138/REMPP following Development Management Committee on 18/01/2023. This phase comprises 77 private and affordable residential dwellings including the retention of Vine Cottage.
- 1.10 The RMA 2 permission has been subject to a minor material amendment application (S73 Application) to adjust the proposed affordable housing tenure split across the RMA and consequently the wider development site (24/00649/REVPP approved 24/01/2025).

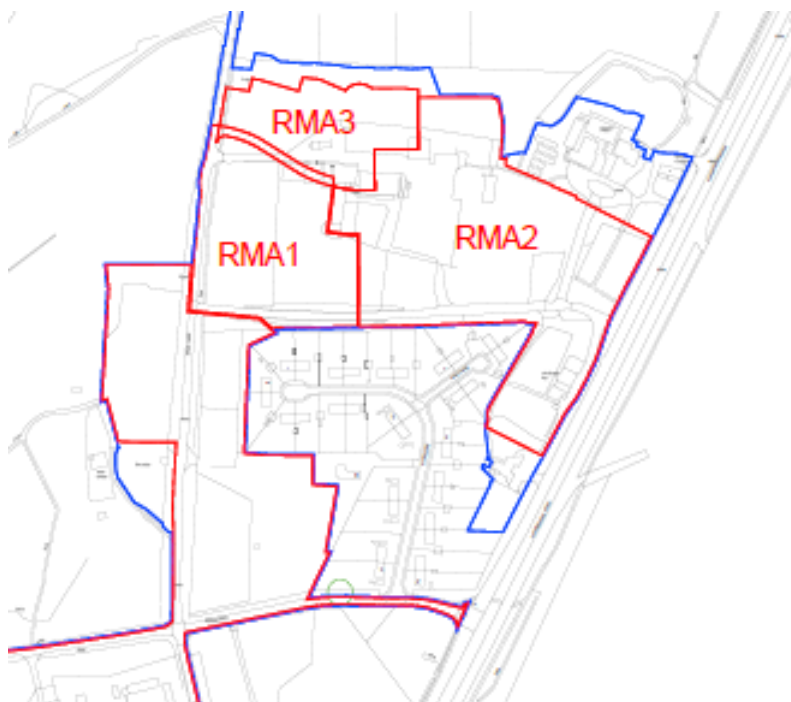


Figure 3 - Approved Reserved Matters Areas 1, 2 and 3 (Phase 1)

1.11 PHASE 2 (Final RMA)

1.12 Phase 2 is the final Reserved Matters Application. It will deliver a total of 83 private and affordable dwellings. The proposals include the conversion of locally listed Blandford House into 5 apartments and the retention of 2 existing locally listed single-family dwellings (Blandford Cottage and Blandford Cottages).

1.13 Refused Schemes

1.14 A total of six Reserved Matters Applications have been submitted to date, two of which have been refused. The refused application sites occupied the majority of what is now referred to as Phase 2. Unlike the current RMA, none of the previous applications have included proposals for Blandford House.

Reserved Matters Application	Planning Reference	Decision & Date	Reasons (summary)
RMA 4 (71 new dwellings)	22/00340/REMPP	REFUSED: APPEAL DISMISSED 12/08/2024	1) Unsatisfactory layout and distribution of affordable housing
RMA 5 (9 new dwellings and retention of 2 existing dwellings)	23/00388/REMPP	REFUSED 24/05/2024	1) RMA not submitted in accordance with the Outline Consent 2) Harmful to the setting of locally listed building Blandford House 3) Unsatisfactory layout and distribution of affordable housing 4) Quantum of development would exceed the Outline Consent

2. THE APPLICATION SITE – PHASE 2

2.1 The Phase 2 Reserved Matters Area occupies the central and southern areas of the wider Blandford House & Malta Barracks Development Site together with two distinct parcels to the northeast and east.

2.2 The north-easternmost parcel includes locally listed Blandford House to the north and Blandford Cottage to the east (each currently unoccupied and to be retained as part of the development). This parcel is bounded by the Blandford Woods SANG to the north and Farnborough Road to the east.

2.3 The southernmost of the smaller parcels is located to the south of RMA 2, set between Farnborough Road to the east and the rear gardens of existing residential dwellings within Vine Close to the west. This parcel includes the locally listed building, Blandford Cottages. This dwelling is also currently unoccupied and is to be retained as part of the development.

- 2.4 The central and southern area of Phase is bounded by Blandford Woods SANG land to the west and southeast, and by the TA Centre and Blandford Ditch (SANG Green Link) to the south and southwest respectively.
- 2.5 The northern part of the site wraps around the western boundaries of existing residential properties within Vine Close and extends to the west side of Shoe Lane at the northern end. The site extends to the south of Forge Lane to occupy the former Malta Barracks site. Malta Barracks comprised a number of low-level buildings (now demolished) and hard standing and benefits from consent for demolition as part of the Hybrid Outline Approval. Runways End Outdoor Centre is located further to the southwest but does not directly adjoin the site.
- 2.6 Shoe Lane runs north-south through the site and Forge Lane runs east-west through its centre. These un-adopted military roads provide vehicular access to the site.

3. WIDER BLANDFORD HOUSE AND MALTA BARRACKS DEVELOPMENT SITE

- 3.1 The wider Blandford House and Malta Barracks Development Site of approximately 26.1 hectares lies on land between the Army Golf Club to the west, the A325 to the east and immediately to the north of the Basingstoke Canal. The site comprises previously developed land within a woodland setting. The land was made surplus to requirements by the Ministry of Defence (MoD) and Defence Infrastructure Organisation (DIO).
- 3.2 Access to the development site is from Farnborough Road via Forge Lane from the south/southeast, and from Government Road to the north, via Shoe Lane. Forge Lane and Shoe Lane both intersect the site and connect to Laffan's Road at the southern end of the site. Forge Lane, Shoe Lane and Laffan's Road are un-adopted military roads.
- 3.3 The site includes Blandford House, a large detached former military residence, which is designated as a Building of Local Importance (locally listed building) and set within extensive grounds. In total there are five structures on the wider site which have been designated by RBC as being of local importance:
- Blandford House
 - Blandford Cottage (Blandford Lodge)
 - Vine Cottage
 - Blandford Cottages
 - George VI Post Box, Forge Lane
- 3.4 No part of the development site falls within a conservation area. Aldershot Military Conservation Area lies to the east side of Farnborough. The Basingstoke Canal Conservation Area is located to the south.
- 3.5 Malta Barracks, a former disused army barracks, is in the southern part of the site, immediately to the north of the TA Centre and to the east of Runways End Outdoor Centre. Malta Barracks comprised a number of low-level buildings and hard standing which have now been demolished as part of the Outline Consent.
- 3.6 The wider development site wraps around Vine Close, a small development of military housing, which was not included in the allocation for the development site. Forge cottage, a single property to the west of Shoe Lane, falls within the site allocation but

was not included in the Hybrid Outline Application Site.

- 3.7 Extensive areas of woodland surround both Blandford House and Malta Barracks. The woodland largely comprises of the recently established Blandford Woods SANG and the existing Wellesley SANG. The northern areas of woodland lie adjacent to the Army Golf Course. The Basingstoke Canal (Conservation Area and Site of Special Scientific Interest) and Wellesley Woodlands SANG lie immediately to the south.
- 3.8 The northernmost part of the application site (within the consented SANG) falls within a Site of Importance for Nature Conservation Interest (SINC) that largely covers the adjacent golf course (Army Golf Course – East). Shoe Lane, includes a Road Verge of Ecological Importance. These are both sites of local importance.
- 3.9 The site is close to two statutory designated sites of European Importance: The Thames Basin Heaths Special Protection Area (TBH SPA) (nearest part 700m to the west) and Thursley, Ash, Pirbright and Chobham Special Area of Conservation (TAPC SAC) which lies 3.5km to the north-east of the site.
- 3.10 Bourley and Long Valley SSSI lies 0.8km to the south-west of the site. The Basingstoke Canal Site of Special Scientific Interest lies adjacent to the southern boundary of the site. These are both sites of national importance. Watts Common Site of Importance for Nature Conservation (SINC) lies directly adjacent to the northern boundary of the site and is of local importance.

4. THE PROPOSAL

- 4.1 This Reserved Matters Application represents Phase 2 of the residential redevelopment of the Blandford House & Malta Barracks Development Site. The scheme would deliver 83 dwellings (private and affordable) including the conversion of Blandford House to provide 5 private apartments (following demolition of modern additions) and the retention of two existing single-family dwellings (Blandford Cottage/Blandford Lodge and Blandford Cottages).
- 4.2 No changes are proposed to the two retained locally listed dwellings. Only minimal alterations to the external elevations of locally listed Blandford House would be required to facilitate the proposed conversion. This is because the existing extensions to be demolished are linked to the main building by a narrow (corridor width) two-storey rear projection and small single-storey side addition only.
- 4.3 Phase 2 would comprise 53 private market dwellings and 20 affordable dwellings, together with new internal access roads, public open space (referred to as Amenity Open Space in the s106 legal agreement) a Play Area and SUDs (Sustainable Urban Drainage systems).
- 4.4 The new dwellings would comprise a mix of two-storey and 2½ storey detached and terraced houses and maisonettes. Four of the private market detached houses would constitute custom build housing. One Affordable Rented Wheelchair Unit (4 bed house) is proposed.
- 4.5 The layout of the scheme has been designed in accordance with the approved Land Use and Movement Parameter Plans of the Outline Consent. The character and appearance of the new development would reflect that of the residential development previously approved within Reserved Matters Areas 1, 2 and 3 (Phase 1).

5.0 NOTIFICATION

5.1 Application Publicity & Neighbours Notified

5.1.1 In addition to posting a site notice and a press advertisement, fifty-five (55) letters of notification were sent to neighbouring owner/occupiers.

5.1.2 The consultation period expired on 6th December 2024. Four (4) representations of 'Support', and one (1) 'Objection' have been recorded.

5.1.3 Resident of West Byfleet:

- Alleviates existing problems
- Beneficial economic development
- Employment Creation
- Good development

5.1.4 *I am commenting in support of this planning application as there is an urgent need for high-quality eco-friendly housing in the Farnborough area to attract families wishing to take advantage of the education and high-technology employment opportunities in the area. I am keen to move to the area to for employment and have been house hunting in the area for 3 years with little success. Having worked around Malta Barracks over 30 years ago, I'm glad to see the site being used for this development.*

5.1.5 Resident of Netley Street, Farnborough:

- Good development

5.1.6 *The Local area is in desperate need of additional housing of all sizes and this development brings a good amount of housing to an old disused area of wasteland. The works done locally to the SANGS land protect the green space and have bettered the area overall.*

5.1.7 Resident of Egret Gardens, Aldershot

- Alleviates existing problems
- Good development

5.1.8 *I support this proposed new housing development. Our community is in need of high quality housing options to accommodate growing families young professionals and those looking to downsize. Projects incorporate sustainable building practises and maintains good green spaces which will enhance the quality of life of current and future residents. Thoughtful developments like this are essential to ensuring our community remains vibrant an accessible to all.*

5.1.9 Resident of Watts Common Way, Aldershot

(the objector appears to have erroneously logged this representation as support)

- Traffic congestion / highway safety
- Unacceptable design or appearance

5.1.10 *I am concerned with the lack of pedestrian access on shoe lane and forge lane. These are popular routes due to the canal and the fields on the other side of the A325. Pedestrian usage of these lanes will only increase and there is no provision for people to safely walk. This is especially a problem in winter when it's pitch black. My requests are provide pedestrian access from the estates on the shoe lane connecting to forge lane provide pedestrian access on forge lane to a 325.*

5.1.11 *Response provided by Applicant:* The outline application approved matters relating to access. The reserved matters submission has been made in accordance with the approved access arrangements, which were considered acceptable when the outline consent was granted. It is therefore not possible to provide additional access routes from Forge Lane on to the A325. Pedestrian access routes have been provided within the site layout, with the intention of encouraging pedestrians to walk through the open spaces and roads within the site, rather than along Shoe Lane or Forge Lane. Pedestrian routes run through the open space, adjacent to both Forge Lane and Shoe Lane, in accordance with Transport Assessment which was approved as part out the outline planning consent.

5.1.12 Resident of Vine Close, Aldershot.

- Contrary to Government advice
- Contrary to Local Planning Policies
- Noise and disturbance
- Overlooking – Loss of Privacy
- Unacceptable size, layout or density
- Condition of the highway / highway safety

5.1.13 Case Officer response: The above material considerations are addressed in the commentary section of this report.

- Disproportionally favours rented over affordable housing
- Terms rented and affordable used generically, unclear if affordable homes will lead to home ownership
- Queried accommodation schedule's missing plot numbers which should be affordable housing

5.1.14 Case Officer's response: The rented accommodation is affordable rented social housing not private rented housing. The shared ownership homes provide a route to home ownership. The affordable homes will be provided by a registered social landlord in accordance with the s106 legal agreement. The schedule of accommodation has been amended to accurately reflect the layout plan.

5.2 Consultees & Other Bodies

HCC Highway Development Planning: Provided comments 10/12/2024 and 30/01/2025 (Summary):

- Acknowledged that the roads are not to be offered for adoption.
- Confirmed that revised information/ amendments regarding visibility splays is acceptable

- Confirmed that revised tracking for large vehicles is acceptable
- Reiterated concerns regarding surfacing proposed around the visitors' spaces.
- Confirmed no objection subject to a planning condition relating to junction and visibility sightlines and compliance with the approved CTEMP.

HCC Flood & Water Management:

Provided comments 29/11/2024 (Summary):

- Requested clarification regarding infiltration testing for drainage calculations
- Queried drainage responsibilities
- Queried scope of the proposed maintenance schedules.

Case Officer's Response: The Applicant has prepared a technical response to HCCs comments and HCC were reconsulted on the 16th January 2025. Any further comments received will be summarised on DMC Update Sheet

HCC Senior Archaeologist:

19/11/2024 - Confirmed no further archaeological work is required.

Hampshire & IOW Fire and Rescue Service:

08/11/2024 - Advised that due to circumstances outside of HIWFRS control they are currently unable to engage in non-statutory consultation work. We will therefore not be able to issue a formal consultation response on this occasion

Hampshire Constabulary:

No comments received.

Severn Trent Services Ltd:

No comments received.

South East Water Ltd:

No comments received.

Southern Gas Network:

No comments received.

Thames Water:

No comments received.

Hampshire Swifts (Charity):

Whilst not a formal consultee, Hampshire Swifts have submitted a representation dated 19/11/2024 in relation to the proposals. The comments include a recommendation for integral Swift bricks to be incorporated into the scheme.

Case Officer's response: Redrow Homes have agreed to provide universal bird bricks within the development.

5.3 Internal Consultees

RBC Environmental Health: Comments received 22/11/2024 (summary):

Elevated concentrations of lead and PAHs recorded in topsoil/made ground. Asbestos also found in two locations. A minimum 600mm clean capping, including at least 100 mm of topsoil, recommended in garden and landscaped areas to mitigate the risk. Environmental Health consider this to be acceptable. This should be documented and reported within a verification report post-completion.

The submitted CEMP is considered acceptable, although section 3.3 will need amending as some elevated levels of certain contaminants have been identified and some basic precautions should be employed by site workers, such as wearing of gloves and washing of hands prior to eating.

Case Officer's response: Amendments to the CEMP have been requested and Condition 12 of the Outline Consent requires details of the relevant soil verification reports prior to occupation.

RBC Housing Strategy &
Enabling Manager /
Housing
Enabling Officer:

Comments received (summary):

Layout & Distribution - No objection raised

Tenure Split - Developers are genuinely struggling to secure section 106 sites for affordable housing nationally. The approach taken has been worked through with Redrow and Aster in order to secure the delivery of on-site s106 affordable housing with a local Registered Provider. To overcome the viability challenges, and for Aster's Board to approve the acquisition of the properties, the tenure mix was agreed to be modified from the RBC policy compliant split of 70:30 affordable rent to shared ownership to a 50:50 tenure split. The total number of affordable homes remains the same.

RBC Ecology Officer:

Comments received (summary):

- Noted that the application was submitted prior to the statutory implementation of Biodiversity Net Gain obligations.
- Questioned inconsistencies in the 'Updated Site-wide BNG Assessment' and

whether the 10% net gain would be achievable.

- Advised that the development should be implemented in accordance with the approved CTEMP.
- Provided advice in relation to Bats and Protected Species.
- Recommended a Planning Condition be imposed to seek details of sensitive lighting

RBC Arboricultural Officer: No objections received.

RBC Community – No objections received.
Contracts (Refuse & Recycling):

6.0 POLICY AND DETERMINING ISSUES

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires regard to be had to the provisions of the development plan in the determination of planning applications unless material considerations indicate otherwise. The *Rushmoor Local Plan* was formerly adopted by the Council on 21st February 2019. In addition to the *Rushmoor Local Plan*, the development plan for Rushmoor includes the *Hampshire Minerals and Waste Plan* (adopted in October 2013) and saved Policy NRM6 of the *South East Plan* (adopted in May 2009).

The following policies of the Rushmoor Local Plan are relevant to this proposal:

- SS1 Presumption in Favour of Sustainable Development
- SS2 Spatial Strategy
- SP10 Blandford House and Malta Barracks
- IN1 Infrastructure & Community Facilities
- IN2 Transport
- HE1 Heritage
- HE3 Development within or adjoining a Conservation Area
- HE4 Archaeology
- DE1 Design in the Built Environment
- DE2 Residential Internal Space Standards
- DE3 Residential Amenity Space Standards
- DE4 Sustainable Water Use
- DE6 Open Space, Sport & Recreation
- DE10 Pollution
- LN1 Housing Mix
- LN2 Affordable Housing
- NE1 Thames Basin Heaths Special Protection Area
- NE2 Green Infrastructure
- NE3 Trees and Landscaping
- NE4 Biodiversity
- NE5 Countryside
- NE8 Sustainable Drainage Systems

- 6.2 The Council's adopted supplementary planning documents (SPDs) 'Affordable Housing' SPD 2019, 'Car and Cycle Parking Standards', 2024, Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy (AMS) as updated April 2024 are relevant.
- 6.3 The *National Planning Policy Framework (NPPF)*, which was revised and came into force on 19th February 2019 (updated December 2024), and Government's Technical Housing Standards – nationally described space standard (27th March 2015) are also material considerations.
- 6.4 The proposals have been assessed against the policy framework outlined above and all other relevant material considerations. The main determining issues in the assessment of the proposals are:
- The principle of development
 - Housing tenure & mix
 - Layout, design and appearance & impact of heritage assets
 - Transport, parking & access
 - Impact on neighbours
 - Living environment created for future residents
 - Nature conservation and trees
 - Pollution & remediation
 - Flood risk & drainage
 - Sustainable development
 - Archaeology

7. COMMENTARY

7.1 The Principle of Development –

- 7.1.1 This is a Reserved Matters Application. The principle of the residential redevelopment of the application site was established by Hybrid Outline Planning Permission ref: 17/00914/OUTPP and is consistent with Local Plan Policy SP10 (Blandford House and Malta Barracks).
- 7.1.2 The Phase 2 proposals would represent the final phase of the development and unlike the previously refused schemes, Phase 2 includes the redevelopment of Blandford House. Therefore, when taken with the approved Phase 1 RMAs, the resultant number of units would not exceed the 180 dwellings set by the parameters of the outline planning permission REF: 17/00914/OUTPP.
- 7.1.3 The proposed Phase 2 scheme would deliver residential dwellings together with internal access roads, public open space (referred to as Amenity Open Space in the s106 legal agreement) a Play Area and SUDs (Sustainable Urban Drainage systems) generally in accordance with the principles set out in the approved Hybrid Outline Planning Permission's Land Use Parameter Plan and Movement Parameter Plan as amended by application ref: 23/00607/NMAPP approved 28/03/2023.

7.2 Housing Tenure & Mix –

- 7.2.1 Phase 2 of the Blandford House and Malta Barracks residential development would deliver 83 residential units, comprising of 63 private dwellings and 20 affordable

dwelling. Phase 2 includes the conversion of Blandford House into 5 private apartments (2 x 1 bed, 2 x 2 bed and 1 x 3 bed) and the retention of two existing private dwellings, Blandford Cottage/Blandford Lodge to the north and Blandford Cottages to the south.

- 7.2.2 The Outline Approval requires 5% of the total number of new residential units across the wider development to be provided as self-build/custom-build plots. This equates to 6 units overall. Two custom build plots (3-4 bed dwellings) have previously been approved within RMA2. The four remaining units are proposed within Phase 2 and will take the form of custom-build 4-bedroom detached houses, delivered by Redrow Homes.
- 7.2.3 *Affordable Housing*
- 7.2.4 The Hybrid Outline Consent's 106 legal agreement dated 15th May 2020 states in Schedule 5, Paragraph 1 *"The Owner shall provide thirty per cent (30%) of the total number of new Residential Units within each Development Zone as Affordable Housing of which 70% shall be available for Affordable Rented Units and 30% for Intermediate Housing Units unless agreed otherwise with the Council."*
- 7.2.5 The current Phase 2 proposals, together with the approved the Reserved Matters (Phase 1) would ensure that overall the development delivers 30% of the new residential units as affordable housing in accordance with the Outline Planning Permission and Local Plan Policy LN2 (Affordable Housing). However, taking into account the viability requirements of an identified Registered Provider, and in accordance with the mechanisms within the legal agreement; the Council's Housing Strategy & Enabling Manager has agreed to an adjustment of the percentage split between affordable rented and shared ownership units across the wider development.
- 7.2.6 The revised tenure split would be 53% Affordable Rented and 47% Shared Ownership. This adjustment has also been regularised by the recently approved minor material amendment application ref: 24/00649/REVPP (approved 24/01/2025) which secured adjustments to the tenure distribution of the approved affordable dwellings across the approved RMA2 scheme.
- 7.2.7 One of the proposed affordable rented houses (a four bed) would be built to wheelchair housing standards (Building Regulations M4(3)) in accordance with the s106 legal agreement which requires 10% of the affordable rented units across the wider development to be wheelchair units. The property would have direct access to an allocated disabled parking space and private garden area.
- 7.2.8 As with the architectural approach for the private units within the Phase schemes, the proposed units would comprise of a variety of types and styles and have been designed to be tenure blind.
- 7.2.9 The table below sets out the approved and proposed housing tenure for the whole development (Phases 1 and 2):

Reserved Matters Application	Phase	Planning Reference	Private Market Housing (including retained units)	30% Affordable Housing Units*	Total units
RMA 1	PHASE 1	22/00068/REM	9	0	9
RMA 2	PHASE 1	22/00138/REMPP	44	33 (12 affordable rented / 21 shared ownership)	77
RMA 3	PHASE 1	22/00277/REMPP	11	0	11
FINAL RMA	PHASE 2	24/00661/REMPP	63	20 (16 affordable rented / 4 shared ownership)	83
Totals			127	53 (53/47 tenure % split)	180

*The affordable housing percentage requirements have been calculated in respect of net additional dwellings only. Notwithstanding the previous office use, Blandford House has counted as 1 existing unit for this purpose.

7.2.10 Affordable Housing Layout & Distribution

7.2.11 Policy LN1 (Housing Mix) seeks to deliver “a balanced mix of housing to create mixed and sustainable communities and meet projected future household needs in Rushmoor...” Paragraph 10.19 of the supporting text states “The affordable homes must be distributed within the development to support the creation of integrated and mixed communities.” Policy SP10 (c) Blandford House & Malta Barracks requires “The delivery of affordable housing in accordance with the requirements of Policy LN2 (Affordable Housing).

7.2.12 An Affordable Housing Strategy (AHS) (May 2022) was submitted and agreed pursuant to Schedule 5, Paragraph 3, of the Hybrid Outline Consent’s 106 legal agreement dated 15th May 2020. The wording within the AHS reflects Schedule 5, Paragraph 6.1 of the s106 legal agreement which requires the Affordable Housing Units to be provided “in clusters of no more than ten (10) houses or twelve (12) flats”.

7.2.13 Schedule 5, Paragraph 9 of the 106 legal agreement requires 10% of the Affordable Rented Units to be provided as Wheelchair Affordable Units. Paragraph 17 requires that unless otherwise agreed with the Council, all the Affordable Housing Units to be constructed to Part M4(2) of the Building Regulations and the Technical Housing Standards, and in relation to Affordable Wheelchair Units, Part M4(3) of the Building Regulations taking into account the guidance produced by Habinteg.

7.2.14 In refusing Reserved Matters Application 5 (RMA 5) planning ref: 23/00388/REMPP, the Council stated in reason 3:

2 *The proposed development, due to the quantum, tenure, layout and distribution of the affordable housing within the Reserved Matters Area and when taken with the approved and the remaining phase of the development, would fail to provide a satisfactory layout and distribution of affordable housing within the reserved matters area and across the wider residential development. The development would therefore fail to support the creation of an integrated, mixed and balanced community, contrary to Local Plan Policies SP10 (Blandford House and Malta Barracks), LN2 (Housing Mix) and LN2 (Affordable Housing) and contrary to the approved 'Land at Blandford House and Malta Barracks Affordable Housing Strategy' (May 2022)*

7.2.15 The same reason for refusal was upheld in the Inspector's Appeal Decision in respect of corresponding application RMA 4 ref: 22/00340/REMPP.

7.2.16 The Phase 2 proposals have sought to address the Council's previous concerns by completely removing the affordable housing units that were proposed in the north east corner of the site around Blandford House and by increasing the amount of affordable units located centrally within the development and within the southernmost parcel. The layout of the affordable housing is also improved by integrating more private homes within these cluster areas which are set away from main road frontages towards the end of the internal access roads.

7.2.17 It is therefore considered that the resultant scheme represents a significantly improved in terms of the distribution and integration of affordable housing across the development and the proposals would not exceed the maximum cluster sizes set out in the s106 Legal Agreement and approved Affordable Housing Strategy, as described above. The Council's Strategy and Enabling Manager has raised no objection to the layout of the revised Phase 2 proposals.

7.3 Layout, Design & Appearance –

7.3.1 The Planning Statement and Design Statement submitted with this Reserved Matters Application (RMA) refer to the Design and Access Statement (DAS) approved as part of the Outline Planning Permission. The application demonstrates how the proposed Phase 2 scheme has been guided by the DAS and the approved Parameter Plans of the Outline Consent.

7.3.2 No part of the application site or wider development site directly lies within a conservation area. Aldershot Military Conservation Area is located outside of the site further to the east, on the east side of Farnborough Road. The Basingstoke Canal Conservation Area is located a significant distance to the south.

7.3.3 The application is accompanied by two Heritage Impact Statements which were previously submitted in respect of the refused RMA 4 and 5 applications. They do not therefore provide an assessment of the impact of the revised scheme, but they do include an assessment of the heritage assets to be retained, i.e. the locally listed buildings Blandford House, Blandford Cottage and Blandford Cottages.

7.3.4 The approved Land Use Parameter Plan for the wider development details pockets of residential development focussed on areas of previously developed land, set in the

context of retained buildings and wooded areas. The proposed Phase 2 development follows the same architectural approach to the approved Reserved Matters for Phase 1.

- 7.3.5 Phase 2 will deliver the southernmost proposed area of public open space, which is of a significant size and incorporates SuDS features and a children's play area. Significant trees have been retained and incorporated into the development where possible and replacement planting and landscaping is proposed.
- 7.3.6 Phase 2 would deliver a variety of 2 - 2 ½ storey house types, together with the conversion of Blandford House to provide 5 apartments, following the demolition of modern additions. No changes are currently proposed to the retained locally listed dwellings, Blandford Cottage (to the north) and Blandford Cottages (to the south).
- 7.3.7 In this regard the Planning Statement confirms *"No alterations to the other locally listed buildings are proposed as part of the RMA development, although the proposals represent an alteration to the immediate-wider setting of these non-designated built heritage assets. This also includes the provision of parking spaces for use by Blandford Cottage and Blandford Cottages."*
- 7.3.8 In terms of the proposed new housing, the submitted Planning Statement confirms *"The proposed dwellings have been designed to reflect the local vernacular, including details such as ridge lines parallel to the street, gables facing the street as design features, red brickwork with occasional area of timber boarding and contrasting bricks used for details such as window headers and cills, and brown roof tiles. Considerable care has been taken to ensure that the properties adjacent to Blandford House complement and enhance the character of the existing building."*
- 7.3.9 The Planning Statement maintains *"...that while the proposed development represents a fundamental change to the character of the immediate setting of the relevant locally listed buildings (particularly through the demolition of the modern extensions to Blandford House), the built fabric from which these buildings primarily derive their significance will remain unchanged and the changes to Blandford House will better reveal its original plan form. Therefore, it is considered that the proposed development will not notably adversely affect the significance of the locally listed buildings."* In respect of the proposals for Blandford House, the Planning Statement confirms that the proposal includes *"alterations to Blandford House to facilitate its conversion to five apartments. This includes the removal of the modern extensions and minor repair works to the exterior of the building"*.
- 7.3.10 In refusing Reserved Matters Application 5 (RMA 5) planning ref: 23/00388/REMPP the Council stated in reason 2:
- 2 *The proposed development, due the unsympathetic layout, design, character and appearance of the terraced dwellings proposed directly to the north and west of Blandford House, would be harmful to the setting of this locally listed heritage asset, at odds with approved Illustrative Masterplan of the Hybrid Outline Planning Permission, and contrary to Local Plan Policies SP10 (Blandford House and Malta Barracks), DE1 (Design in the Built Environment), HE1 (Heritage) and 'Locally Listed Heritage Assets' Supplementary Planning Document (Adopted 2020).*
- 7.3.11 The revised Phase 2 scheme therefore seeks to address the Council's reason for refusal by replacing the originally proposed modest terraces of affordable housing in this area, with larger detached character houses. Whilst these houses are standard

Redrow house types featured elsewhere throughout the development; they do represent a significant improvement compared with the refused scheme and would be appropriate in the setting of the retained Blandford House due to their larger scale, more generous spacing and more detailed architectural features.

- 7.3.12 It is considered that the layout of the development would comply with the approved Outline Planning Permission Parameter Plans and the detailed design and appearance of the scheme would generally accord with the principles set by the approved Design & Access Statement. The development would safeguard the character and appearance and the setting of the existing locally listed Blandford Cottage and Blandford Cottages. The sensitive conversion of Blandford House would provide a viable future residential use for this key locally listed building while conserving the significance, special interest and character and appearance of this heritage asset and its setting.
- 7.3.13 Therefore, subject to the imposition of a planning condition to seek further details of the proposed materials to be used through the development and alterations to external elevations of Blandford House; it is considered that the proposed scheme would deliver good quality residential development which would be compatible with the existing character and appearance of the area and existing heritage assets. The proposal therefore accords with Local Plan policies SP10 (Blandford House and Malta Barracks), DE1 (Design in the Built Environment) and HE1 (Heritage).

7.4 Highways Considerations –

- 7.4.1 Details of the site layout, roads, footpaths, means of access, have been submitted with the Reserved Matters Application in accordance with the requirements of Condition 3 of the Hybrid Outline Planning Permission. A Transport Assessment, Travel Plan and Highways Improvements were approved/secured as part of the Outline Permission for the wider development. It is considered that the proposed road layout and means of access for Phase 2 is generally consistent with the principles set out in the approved Hybrid Outline Planning Permission's Movement Parameter Plan (as amended by 23/00607/NMAPP).
- 7.4.2 *Access & Parking*
- 7.4.3 Policy IN2 (Transport) requires new development to provide appropriate parking provision in accordance with the Council's 'Car and Cycle Parking Standards' Supplementary Planning Document (SPD) (2024). There is a presumption that the parking standard (including the visitor parking requirement) should be provided in full.
- 7.4.4 Vehicular and pedestrian access to the easterly parcels of Phase 2 is via the approved Phase 1, which in turn is accessed by Shoe Lane. Access to the central area of the site is via Shoe Lane. Access to the southernmost parcel is via Forge Lane. The applicant has confirmed that all roads would remain private and would not therefore be adopted by the Highway Authority (Hampshire County Council).
- 7.4.5 Pedestrian and cycle access has been incorporated into the design and layout of the scheme in accordance with the approved Movement Parameter Plan (as amended by 23/00607/NMAPP).
- 7.4.6 The proposed development of 83 dwellings would provide 206 allocated parking spaces together with 17 visitor spaces, 17 detached garages and 35 integral garages.

This would fully accord with the Council's parking standards, which require one car parking space per 1 bedroom dwelling, two spaces for 2/3 bedroom dwellings and three spaces for every residential property of 4 or more bedrooms. It is noted that Principle 10 of the SPD states that garages provided for new development will not be counted as parking spaces. Therefore, whilst many of the dwellings would benefit from garages, these spaces have not been included in the assessment.

- 7.4.7 The Council's parking standards require cycle storage provision of 1 space per 1-bed dwelling and 2 spaces per 2-bed plus dwelling. In the case of the individual houses proposed, it is envisaged that bicycles would be stored within the private garages or within the private curtilage of the dwellings. A brick built cycle store is proposed to serve the 5 apartments within Blandford House, located within the communal garden area to the side/rear.
- 7.4.8 Hampshire County Council (HCC) (Highway Development Planning) was consulted in relation to the Reserved Matters Application and have provided comments and raised queries in respect of visibility splays, design of visitors parking bays, transitions between footways and shared surfaces, vehicle tracking for refuse and fire tenders and the detail of the proposed Construction Traffic & Environmental Management Plan. HCC have confirmed that the comments are provided on the understanding that the roads will not be offered for adoption. The Highway Authority have therefore recommended a holding objection until further information has been provided which address the issues raised in their response.
- 7.4.9 The Applicant has prepared a technical response to HCC's comments together with updated visibility splay and tracking drawings. RBC reconsulted HCC regarding the technical response on the 16th January 2025. No response from HCC has been received at the time of writing this report. Therefore any recommendation for approval of the reserved matters application would be subject to these matters being satisfactorily addressed. A detailed update on the consultation response will be provided at Development Management Committee on the Update Sheet.

Refuse and Recycling Storage

- 7.4.10 The proposed development would be serviced by the Council's Community Contracts Team (refuse collection) and they have been consulted in relation to the detail of the proposals. The majority of the development comprises houses and residents would be expected to store refuse and recycling within the curtilage of their properties and bring the rubbish out on collection day, to collection points shown on the plans. In the case of the Blandford House apartments, the plans detail a detached brick built communal bin store located to the south of the building directly adjacent to the access road.
- 7.4.11 The Council's Community Contracts Team have not raised any objection regarding the carrying/ drag distances between the proposed collection points and access from the road. These collection points/stores should be within 25 metres walking distance of the nearest point that the bin lorry can stop safely in the case of individual bins or bags and in the case of larger communal bins, within 15 metres. The developer has previously confirmed that where refuse vehicles would be expected to enter private drives, the road surface would be suitable for a 32-tonne vehicle.
- 7.4.12 As discussed in the Access And Parking section above, Hampshire County Council (HCC) (Highway Development Planning) had raised some queries regarding tracking for larger vehicles and the Applicants have submitted a technical response with

amended tracking diagrams that demonstrate that the larger refuse vehicles would no longer travel over or overhang the footways adjacent to the plots in question, other than in one minor instance. The applicant argues that this is not considered to be a safety issue given that this will be a guided and slow movement which will take place only once a week and that this design is in accordance with the Manual for Streets.

7.4.13 *Construction Traffic Management Plan*

7.4.14 The Site Wide Construction Environmental Traffic Management Plan (CTMP/CEMP) was submitted with the Reserved Matters Application in accordance with the requirements of Condition 3 of the Outline Approval. This document was previously approved under planning reference 21/00985/CONDPP in respect of Conditions 14 and 15 of the Outline Approval in consultation with the Council's Environmental Health Officer and the Highway Authority (HCC). The traffic management section of the report set out the overall framework for managing the movement of construction and delivery traffic to and from the site, ensuring the use of appropriate routes and minimising any impacts.

7.5 Impact on Neighbours –

7.5.1 The Blandford House and Malta Barracks Development Site is set within an extensive area of existing woodland. However, the central area of the Phase 2 site wraps around the boundaries of the rear gardens of existing residential properties within Vine Close. These two-storey semi-detached MoD properties all benefit from rear gardens / curtilages of a generous size, as does the two-storey detached infill house at 24A. It is therefore considered that due to the residential character of the proposed use, the scale and design and relative position of the new dwellings to the existing; the proposed development would not be physically overbearing and would not result in any material harm to the neighbouring properties by reason of noise and disturbance, loss of outlook or privacy.

7.5.2 The only other existing residential property potentially affected by the new development, is Forge Cottage, which is located to the southwest of the proposed group of 9 new houses, on the west side of Shoe Lane. However, this property is set a significant distance from the closest proposed dwelling and is separated from the development by a track and mature trees.

7.5.3 In terms of other existing neighbouring uses, the TA Centre bounds the southernmost proposed residential parcel (formerly Malta Barracks) to the south and Runways End Activity Centre is located much further to the south-west, separated by which by Blandford Ditch. The development in the southern parcel has been arranged so that the rear gardens of the proposed dwellings adjoin the boundary with the TA Centre site, keeping the building line away from this neighbouring boundary.

7.5.4 Given the scale and nature of the proposed development and its relative position to neighbouring dwellings and uses; it is considered that proposed dwellings would be compatible with and would not result in any demonstrable harm to the amenities of neighbouring occupiers and uses, in accordance with Local Plan policy DE1. A safeguarding condition is proposed in relation to hours of construction and a Construction Traffic & Environmental Management Plan has previously been approved under condition 14 of the outline consent.

7.6 Living Environment Created for Future Residents –

- 7.6.1 The proposed new dwellings would all exceed the minimum internal space standards defined in The Ministry of Housing, Communities and Local Government's *Technical Housing Standards* (2015), which are reflected in Policy DE2 (Residential Space Standards) of the Rushmoor Local Plan.
- 7.6.2 The Noise Assessment submitted with the Outline Planning Permission concluded that satisfactory internal noise levels for the dwellings could generally be achieved across the development but did identify those (new) properties nearest to Farnborough Road as requiring enhanced glazing and ventilation. In respect of the new dwellings proposed within the Phase 2 site, it is likely that this may only apply to the new house proposed to the south of Blandford Cottages and the new dwellings to the east of Blandford House. Notwithstanding this, a condition is proposed to seek details of an updated noise report for Phase 2, to include details of any required noise mitigation measures.
- 7.6.3 The proposed houses would all benefit from private gardens, the majority of which would exceed the minimum of 30m² required for family houses, and the proposed apartments within Blandford House would have access to a private communal garden, in accordance with Rushmoor Local Plan Policy DE3. A condition is proposed to seek details of acoustic boundary treatment for those properties whose gardens would be located adjacent to the Farnborough Road.
- 7.6.4 The proposed area of open space in the southern part of the development (Malta Barracks Site) includes an equipped area of play to be delivered in accordance with the outline planning permission's Land Use Parameter Plan as secured by the terms of the s106 Legal Agreement and Conditions 19 and 20 of the Hybrid Outline Planning Permission. The reserved matters application includes a detailed drawing of the play area and the proposed equipment and landscaping.
- 7.6.5 A condition is proposed to seek full details of external lighting for the development, noting that this may be restricted (due to ecological impact) by the proximity of the residential areas to parts of the Blandford Woods SANG, adjoining woodland and public open space.
- 7.6.6 It is considered that the proposed development would provide new dwellings of a generous size and efficient layout with sufficient natural light, ventilation. Adequate spacing would be provided between dwellings and habitable room windows to safeguard against loss of privacy and outlook. The dwellings would benefit from access to good quality private and public amenity space, including children's play space in accordance with the Outline Planning Permission and s106 Legal Agreement.
- 7.6.7 It is therefore considered that the development would provide a satisfactory living environment for future residents, in accordance with Local Plan policies DE1, DE2, and DE3.

7.7 Environment, Nature Conservation & Trees

- 7.7.1 The Hybrid Outline Planning Application proposals were screened for the purposes of the Environmental Impact Assessment Regulations 2011 (as amended 2015) and was not considered to be EIA development (Planning Ref: 17/00245/SCREEN dated 05/05/2017). No significant environmental effects were identified, and it was

considered that any potential environmental effects could be addressed satisfactorily and conventionally at the planning application stage through the submission of supporting information and/or imposition of planning conditions. The Hybrid Outline Planning Application was accompanied by an Ecological Impact Assessment and Shadow Habitats Regulations Assessment (HRA).

- 7.7.2 Details of landscaping together with an updated Ecological Management Plan have been submitted with this Reserved Matters Application in accordance with the requirements of Condition 3 of the Hybrid Outline Planning Permission. A site-wide Construction Traffic & Environmental Management Plan (CTEMP) has previously been approved (ref: 21/00985/CONDPP) in respect of Condition 14 of the Outline Approval, in consultation with the Council's Environmental Health Officer and Ecology Officer.
- 7.7.3 The proposed residential areas detailed on the Hybrid Outline Planning Permission's approved Land Use Parameter Plans focus primarily on pockets of previously developed land. However, together with areas of hardstanding and structures, these areas do contain existing trees and vegetation, and given the relatively large size of the scheme, it was accepted that in granting the outline consent, a significant number of trees and vegetation would require removal to facilitate the development.
- 7.7.4 *Ecology & Biodiversity Net Gain*
- 7.7.5 The Outline Consent was granted prior to any mandatory requirement for Biodiversity Net Gain. Notwithstanding this, the Council's Ecology Officer has previously worked with the Applicant in relation to the Phase 1 RMAs to secure a site-wide Biodiversity Net Gain Assessment (including DEFRA Metric) which has informed the preparation of updated Ecological Management Plan/s for each of the Reserved Matters Areas within the Blandford House & Malta Barracks Development Site (excluding the SANG).
- 7.7.6 Whilst not included in the submitted BNG Assessment, the application acknowledges the 'off-site' enhancements that have already been secured by the approved Blandford SANG which include wide-scale woodland enhancement throughout the SANG, being brought under long-term management by the Land Trust. These include the removal of non-native scrub (Rhododendron and Cherry Laurel), and the creation of new rides. These off-site enhancements are secured through a SANG Environmental Management Plan (SANG EMP), which is required by Condition 23 of the Outline Planning Consent and has been approved under planning reference: 21/00882/CONDPP.
- 7.7.7 In respect of the current application for Phase 2, an updated Ecological Management Plan and Site-wide BNG Assessment suggests that the development would exceed a 10% net gain. Whilst it is noted that the Council's Ecology Officer has queried inconsistencies in the assessment, it is also recognised that the Outline Consent was approved prior to the BNG requirement. Conditions are proposed to ensure that the development is implemented strictly in accordance with the approved Ecological Management Plan and landscaping and planting plans submitted with the application, to ensure that the proposed biodiversity enhancements and mitigation is implemented and maintained.
- 7.7.8 It is therefore considered that subject to appropriate safeguarding conditions, the proposed scheme would mitigate adverse impacts on wildlife and ecologically

sensitive receptors and would secure opportunities for biodiversity enhancement in accordance with Local Plan policy NE4 (Biodiversity).

7.7.9 *Lighting*

7.7.10 Given the sensitivities around providing streetlighting within this woodland setting, in respect of its potential impact on local ecological receptors, planning condition 6 is proposed to ensure that no external lighting is installed unless agreed with the Local Planning Authority in accordance with Local Plan policies DE10 (Pollution) and NE4 (Biodiversity).

7.7.11 *Thames Basin Heaths Special Protection Area*

7.7.12 The wider Blandford House & Malta Barracks Development Site will deliver 13.7ha of Suitable Alternative Natural Greenspace (SANG) designed to avoid or mitigate any potential adverse effects on the Thames Basin Heaths Special Protection Area (TBH SPA) through increased recreational use such as dog walking. The SANG was approved as part of the hybrid outline planning permission ref: 17/00914/OUTPP and is secured by s106 legal agreement, together with Strategic Access and Monitoring (SAMM) contributions. The SANG is now established and fully accessible.

7.7.13 It is therefore considered, taking into account these mitigation measures, that the proposals are not likely to have a significant effect, alone or in combination upon the nature conservation interest and objectives of the Thames Basin Heath Special Protection Area (SPA), in accordance with saved South East Plan Policy NRM6, Local Plan policy NE1 and Rushmoor's Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy (AMS) as updated April 2024.

7.7.14 *Trees*

7.7.15 Notwithstanding the quantum of tree removal established in the Outline Approval, Condition 9 of the Hybrid Outline Planning Permission was imposed to seek details of an Arboricultural Development Statement (ADS), to include an updated Tree Removal Plan, prior to any removal of trees in any phase and prior to commencement in the relevant Reserved Matters Area (RMA). This was to ensure that no trees were removed unnecessarily prior to the detailed design stage of the development.

7.7.16 The Phase 2 Reserved Matters Application is accompanied by an updated Arboricultural Development Statement (ADS) ref: JSL3922_782 V2 (RPS Group, January 2025) in accordance with Condition 3 (20) of the Hybrid Outline Planning Permission. The ADS has been updated to reflect the latest layout and to include the tree removal previously consented. The ADS identifies significant trees to be retained and incorporated into the development together with tree protection measures for those trees to be retained. The ADS states that *"the land parcel includes a broad range of species, both deciduous and coniferous. The species range is wide, including ornamental, native and non-native species."*

7.7.17 The landscaping proposals submitted with the Phase 2 include mitigation tree planting which includes both woodland planting and new street trees. In this regard the ADS states *"A substantial new planting scheme has been an integral part of the design rationale and will aim to provide a high-quality landscaping scheme to mitigate the loss of existing trees. New tree planting within the public open space will provide the*

opportunity to provide new specimen species for the benefit of the wider community as part of wider enhancements.”

- 7.7.18 It is accepted that the tree removal, including the removal of some moderate and high-quality trees, is necessary to deliver the development approved by the Outline Planning Permission. The proposals are acceptable on balance given the constraints of the site and subject to the appropriate mitigation planting. A planning condition is proposed to ensure that the tree protection measures set out in the updated Arboricultural Development Statement, are fully implemented, in accordance with the aims and objectives of Local Plan policy NE3 Trees and Landscaping.

7.8 Pollution & Remediation –

Local Plan policy DE10 (Pollution) seeks to ensure that developments do not give rise to or are not subjected to unacceptable levels of pollution.

7.8.1 Contaminated Land

- 7.8.2 A Geotechnical and Geo-environmental Site Investigation report relating to all phases of the proposed residential development, has been submitted to and approved in writing by the Local Planning Authority (ref: 22/00306/CONDPP) pursuant to Condition 11 (site investigation and remediation) of the Hybrid Outline Planning Permission.

- 7.8.3 In this regard, the Council’s Environmental Health Officer previously commented *“The report has identified elevated concentrations of lead and PAHs within some areas of made ground, and recommends that a 600mm capping layer of clean soil be laid in gardens and landscaped areas where made ground is present. All top soils and natural soils are considered suitable for re-use on site. No ground gas precautions are considered necessary and there are no apparent issues with regards ground water.”*

- 7.8.4 It is also noted that Condition 12 of the Hybrid Outline Planning Permission requires prior to first occupation of any Reserved Matters Area, the approval of a verification report, to be submitted to demonstrate effective compliance with the contamination remediation works as approved. The Council’s Environmental Health Officer has therefore raised no objection to the current proposals subject to the submission of the verification reports post-completion. Further, Condition 13 of the Hybrid Outline Planning Permission seeks to ensure that suitable additional remedial measures be submitted to the Council for approval, in the event that previously unidentified contamination is discovered during construction.

- 7.8.5 A Site Wide Construction & Environmental Traffic Management Plan (CTMP/CEMP) has also previously been approved under planning reference 21/00985/CONDPP in respect of Condition 14 of the Outline Approval in consultation with the Council’s Environmental Health Officer. The Environmental Health Officer has recommended that this document is updated to include some basic precautions to be employed by site workers due to specific contaminants identified in the subsequent site investigation.

7.9 Flood Risk & Drainage –

- 7.9.1 Local Plan Policy NE8 (Sustainable Drainage Systems) requires the implementation of integrated and maintainable SuDS in all flood zones for both brown field and greenfield sites.
- 7.9.2 The Hybrid Outline Planning Application was accompanied by a Flood Risk Assessment and a Flood Risk & Utilities Statement. Potential flood risks in the area include surface water flooding and overtopping or breach of the Basingstoke Canal. However, the site is located in Flood Risk Zone 1, which means it is at the lowest risk of flooding. Taking into account the characteristics of the site and the nature of the wider proposals, and subject to mitigation measures in the form of Sustainable Drainage Systems (SuDS), the assessment concluded that there are no significant sources of flood risk that would affect the site.
- 7.9.3 A Drainage Statement and Drainage Strategy drawings have been submitted with the Reserved Matters application. The Phase 2 proposals include Sustainable Drainage Systems (SuDS) in the form of permeable paving, cellular tanks, control chambers, and creation of three ponds.
- 7.9.4 Hampshire County Council (Lead Flood Authority) were consulted in relation to the Reserved Matters Application and have raised queries regarding the proposed infiltration testing for the drainage calculations, drainage responsibilities and the scope of the proposed maintenance schedules.
- 7.9.5 The Applicant has prepared a technical response to HCC's comments and HCC were reconsulted on the 16th January 2025. No further response from HCC has been received at the time of writing this report. Therefore any recommendation for approval of the reserved matters application would be subject to these matters being satisfactorily addressed. A detailed update will be provided at Development Management Committee via the Update Sheet.

7.10 Sustainable Development –

- 7.10.1 Local Plan Policy DE1 expects proposals to '*promote designs and layouts which take account of the need to adapt to and mitigate against the effects of climate change, including the use of renewable energy*'. In this regard, it is noted that the Planning Statement outlines that the dwellings will incorporate a range of design and energy efficiency measures which aim to minimise and reduce carbon dioxide emissions and confirms that the new dwellings will meet the water efficiency standard of 110 litres per person per day, in line with Policy DE4 (Sustainable Water Use). A compliance condition and Informative is proposed in respect of the water efficiency standard.

7.11 Archaeology –

- 7.11.1 Prior to the submission of this application, details relating to archaeology were submitted and approved (ref: 22/00305/CONDPP dated 09/05/2022) in respect of Conditions 16, 17 and 18 of hybrid outline planning permission ref:17/00914/OUTPP. The conditions required details of a Written Scheme of Investigation, a Programme of Archaeological Mitigation of Impact and a Post-excavation Assessment to be submitted to the local planning authority for approval, in accordance with Local Plan Policy HE4 (Archaeology).

7.11.2 The County Archaeologist was consulted in relation to the details, commenting “*I can confirm that I endorse the submitted archaeological evaluation report and that it meets the requirements of condition 16. Furthermore, the results from the archaeological evaluation indicate that the site has been the subject wide ranging previous disturbance and that any archaeological potential has been compromised. As such, no further archaeological work should be required. On this basis, I can recommend that conditions 16, 17 and 18 be discharged.*” The County Archaeologist was consulted in relation to the current Phase 2 Reserved Matters Application and has confirmed that no further Archaeological work is required. Therefore, no further conditions are proposed in relation to Phase 2.

7.12 Conclusion

7.12.1 The Phase 2 Reserved Matters scheme sufficiently reflects the terms of the outline planning permission for the Blandford House and Malta Barracks Development Site, including the Land Use and Movement Parameter Plans (as amended). Subject to appropriate planning conditions, the development would not result in any unacceptable impacts on the character and appearance of the area, environmental conditions, on nature conservation or existing heritage assets. The scheme would deliver a good standard of living accommodation and an appropriate mix of residential dwellings, including affordable housing, and would not result in any material harm to the amenity of neighbouring occupiers or uses. The proposals would also be acceptable in highway terms.

7.12.2 It is therefore considered that subject to compliance with the attached conditions, the existing planning conditions of the Hybrid Outline Planning Permission and the associated s106 legal agreement; taking into account the provisions of the Development Plan and all other material planning considerations, including consultee responses and representations, the proposal is acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.

8. FULL RECOMMENDATION

It is recommended that **SUBJECT** to:

1. No objection from Hampshire County Council as the Lead Local Flood Authority

The Executive Head of Property and Growth be authorised to **GRANT** permission subject to the following conditions and informatives:-

Time limit

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason - As required by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Approved Plans

- 2 The permission hereby granted shall be carried out in accordance with the following drawings:

A 1142 001 Rev A (Site Location Plan)
A1142-002-ISSUE 16 (Planning Layout and Base without Schedule)
House Type Brochure (Redrow, October 2024)
A1142-005-REV A (Massing Plan)
A1142-006-REV A (Occupancy Plan)
A1142-007-REV A (Enclosures Plan)
A1142-008-REV A (Material Plan)
A1142-009-REV A (Parking Plan)
A1142-010-REV A (Refuse Plan)
A1142-011-REV A (Hard Landscaping Plan)
A1142-012-REV A (Garden Area Plan)
A 1142 65 Rev X (Street Scenes AA-EE)
A 1142 66 (Street Scenes FF-LL)
1142 68 Rev B (Blandford House Plans)
1142 69 Rev X (Blandford House Elevations)
7550.RA.HP.5.0 A (Hard landscape overview)
7550.RA.HP.5.1 A (Hard landscape plan 1 of 7)
7550.RA.HP.5.2 A (Hard landscape plan 2 of 7)
7550.RA.HP.5.3 A (Hard landscape plan 3 of 7)
7550.RA.HP.5.4 A (Hard landscape plan 4 of 7)
7550.RA.HP.5.5 A (Hard landscape plan 5 of 7)
7550.RA.HP.5.6 A (Hard landscape plan 6 of 7)
7550.RA.HP.5.7 A (Hard landscape plan 7 of 7)
7550.RA_PP.4.0 A (Planting plan overview)
7550.RA_PP.4.1 A (Planting plan 1 of 7)
7550.RA_PP.4.2 A (Planting plan 2 of 7)
7550.RA_PP.4.3 A (Planting plan 3 of 7)
7550.RA_PP.4.4 A (Planting plan 4 of 7)
7550.RA_PP.4.5 A (Planting plan 5 of 7)
7550.RA_PP.4.6 A (Planting plan 6 of 7)
7550.RA_PP.4.7 A (Planting plan 7 of 7)
7550.RA_PSD.3.0 (Play Space Plan)
11349/1951 – REV P12 (Phase 2 Refuse Vehicle Tracking)
11349/1952 – REV P8 (Phase 2 Fire Tender Vehicle Tracking Sheet 1)
11349/1964 – REV P6 (Phase 2 Junction & Forward Visibilities)
11349/2200 – REV P6 (Phase 2 Fire Tender Vehicle Tracking Sheet 2)
11349/2201 – REV P7 (Phase 2 Refuse Vehicle Tracking Sheet 2)
11349/2202 – REV P4 (Phase 2 Fire Tender Vehicle Tracking Sheet 3)
11349/2203 – REV P5 (Phase 2 Refuse Vehicle Tracking Sheet 3)
11349/S02/1608 Rev P1 (Drainage Strategy Phase 2 – Sheet 1)
11349/S02/1608 Rev P1 (Drainage Strategy Phase 2 – Sheet 2)
11349-1609 Rev P1 (Drainage Catchment Phase 2)
11349/1611 Rev P1 (Phase 2 Overland Flow Plan)
11349/1802 Rev P2 (Site Levels Strategy Phase 2)

Reason - To ensure the development is implemented in accordance with the permission granted.

Materials

- 3 A schedule of the materials (including updated Building Materials Plan and samples where required by the Local Planning Authority) to be used for the external surfaces of the dwellings and the hard-surfaces within the development hereby approved, shall be submitted to and approved in writing by the Local Planning Authority, before the relevant part of the development to which they relate is commenced (excluding preparatory ground works), and this condition shall apply notwithstanding any indications to these matters which have been given in this application. The development shall be carried out in accordance with the approved details prior to first occupation of the relevant part of the development.*

Reason – To ensure a satisfactory appearance for the development and to safeguard the character and appearance of the area and the setting of adjoining heritage assets.

External Lighting

- 4 Prior to the installation of any external lighting associated with the development hereby approved, a scheme for the provision of external lighting together with an Artificial Lighting Assessment (including the design, duration, intensity of illumination predicted lighting contours and retained dark corridors for the wider development site), to accord with the recommendations of the approved Ecological Management Plan, shall be submitted to and approved in writing by the Local Planning Authority. Any external lighting that is installed shall accord with the details so approved.*

Reason: To safeguard the amenities of surrounding occupiers and to avoid any adverse impacts on ecologically sensitive local receptors.

Ecological Management Plan

- 5 The development shall be carried out strictly in accordance with the mitigation measures identified within the Phase 2 Ecological Management Plan ref 63220 EMP/PHASE 2/vf3/JW/MRD (Aspect Ecology, January 2025) hereby approved prior to first occupation of the development hereby approved.

Reason - In the interests of nature conservation and biodiversity net gain.*

Arboricultural Development Statement

- 6 The development shall be carried out strictly in accordance with the Phase 2 Arboricultural Development Statement V2 ref: JSL3922_782 V2 (RPS Group, January 2025) hereby approved.

Reason - To safeguard retained trees on the site, to safeguard the character and appearance of the area and in the interests of biodiversity.

Parking Spaces

- 7 The residents' and visitors' parking spaces shall be laid out, allocated and made available in accordance with drawing A1142 009 A (Parking Plan) hereby approved, prior to first occupation of the units to which the parking spaces relate, and shall be used only for the parking of vehicles in connection with the residential use of the development.

Reason - To ensure the provision and availability of adequate off-street parking and to safeguard residential amenity.

Hours of Construction

- 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 - To protect the amenities of neighbouring residential properties and to prevent adverse impact on traffic and parking conditions in the vicinity.

Water Usage

- 9 The dwellings hereby permitted shall be designed and implemented to meet the water efficiency standard of 110 litres per person per day.

Reason - To ensure that the development makes efficient use of mains water in accordance with Policy DE4 of the Rushmoor Local Plan.

Removal of PD Rights – Enlargement of dwellings

- 10 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England), Order 2015 (or any Order revoking and re-enacting that Order) there shall be no enlargement or extension of the dwellings hereby permitted, including porches and any additions or alterations to the roof, without the prior permission of the Local Planning Authority.

Reason - To safeguard the character and appearance of the development, to protect the amenities of neighbouring occupiers and to ensure that adequate off-street parking remains available for the development.

Removal of PD Rights – Outbuildings

- 11 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England), Order 2015 (or any Order revoking and re-enacting that Order), no new building or enclosure shall be constructed within the curtilage of the dwellings hereby permitted, without the prior permission of the Local Planning Authority.

Reason - To safeguard the character and appearance of the development and to protect the amenities of neighbouring occupiers.

INFORMATIVE

- 1 INFORMATIVE - REASONS FOR APPROVAL - The Council has granted permission because:-

The proposal has been assessed against following policies of the Council's Development Plan (Adopted 21st February 2019):

SS1	Presumption in Favour of Sustainable Development
SS2	Spatial Strategy
SP10	Blandford House and Malta Barracks
IN1	Infrastructure & Community Facilities
IN2	Transport
HE1	Heritage
HE3	Development within or adjoining a Conservation Area
HE4	Archaeology
DE1	Design in the Built Environment
DE2	Residential Internal Space Standards
DE3	Residential Amenity Space Standards
DE4	Sustainable Water Use
DE6	Open Space, Sport & Recreation
DE10	Pollution
LN1	Housing Mix
LN2	Affordable Housing
NE1	Thames Basin Heaths Special Protection Area
NE2	Green Infrastructure
NE3	Trees and Landscaping
NE4	Biodiversity
NE5	Countryside
NE8	Sustainable Drainage Systems

The Council's adopted supplementary planning documents (SPDs) 'Affordable Housing' SPD 2019, 'Car and Cycle Parking Standards', 2024, Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy (AMS) as updated April 2024 are relevant.

The *National Planning Policy Framework (NPPF)*, which was revised and came into force on 19th February 2019 (updated December 2024), and Government's Technical Housing Standards – nationally described space standard (27th March 2015) are also material considerations.

The Reserved Matters Application Phase 2 scheme sufficiently reflects the terms of the outline planning permission for the Blandford House and Malta Barracks Development Site, including the Land Use and Movement Parameter Plans (as amended). Subject to appropriate planning conditions, the development would not result in any unacceptable impacts on the character and appearance of the area, environmental conditions, on nature conservation or existing heritage assets. The development would provide an acceptable living environment for future occupiers and would not be harmful to the amenity of neighbouring occupiers or uses. The proposals would be acceptable in highway terms.

It is therefore considered that subject to compliance with the attached conditions, the existing planning conditions of the Hybrid Outline Planning Permission and the associated s106 legal agreement; taking into account the provisions of the Development Plan and all other material planning considerations, including consultee responses and representations, the proposal is acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.

- 2 INFORMATIVE - Your attention is specifically drawn to the conditions marked *. These condition(s) require the submission of details, information, drawings etc. to the Local

Planning Authority BEFORE WORKS START ON SITE or, require works to be carried out BEFORE COMMENCEMENT OF USE OR FIRST OCCUPATION OF ANY BUILDING. Failure to meet these requirements is in contravention of the terms of the permission and the Council may take enforcement action to secure compliance. As of April 2008 submissions seeking to discharge conditions or requests for confirmation that conditions have been complied with must be accompanied by the appropriate fee.

- 3 INFORMATIVE - The Applicant is reminded that there are a number of conditions attached to the original hybrid outline planning permission (ref:17/00914/OUTPP dated 15/05/2020) which remain applicable to the Reserved Matters Area and may also require details to be approved prior to the commencement of development.
- 4 INFORMATIVE - The Applicant is reminded that this permission and the original hybrid outline planning permission ref:17/00914/OUTPP dated 15/05/2020) is subject to a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended).
- 5 INFORMATIVE - The Applicant is advised that where refuse vehicles would be expected to enter private courtyard areas, the road surface must be suitable for a 32-tonne vehicle.
- 6 INFORMATIVE - In the UK all species of bats are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and under Schedule 2 of the conservation (Natural Habitats & c) Regulations 2004. The grant of planning permission does not supersede the requirements of this legislation and any unauthorised works would constitute an offence. If bats or signs of bats are encountered at any point during development then all works must stop immediately and you should contact Natural England.
- 7 INFORMATIVE - All wild birds and their nests are protected under the Wildlife and Countryside Act 1981 (as amended). If any trees are to be removed or buildings demolished during the bird breeding season (March-September inclusive) they should first be inspected by an experienced ecologist to ensure that no active nests are present. If an active nest is discovered it should be left in situ until the young have fledged.
- 8 INFORMATIVE - The Applicant is advised in respect of Condition 9 (Sustainable Water Use) that compliance with this condition will need to be demonstrated when applying for Building Control Approval for the development. The Council strongly recommends that this condition is implemented having regard to the "fittings approach" set out in Table 2.2 of The Building Regulations 2010 (Part G).
- 9 The Applicant is advised that the Council holds National Skills Academy for Construction status and works in partnership with the construction industry to maximise employment, skills and social value opportunities from developments locally. Our Economic Development team offers support in preparing and implementing Employment and Skills Plans, along with others, including Job Centre Plus, and in facilitating links with local job seekers, schools, colleges and job centres. For more information, please contact the Council's Employment and Skills Officer, Jennifer Upstill on 07341522109 or jennifer.upstill@rushmoor.gov.uk
- 10 INFORMATIVE - The Local Planning Authority's commitment to working with the Applicants in a positive and proactive way is demonstrated by its offer of pre-

application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.



The information, recommendations and advice contained in this report are correct as at the date of preparation, which is more than two weeks in advance of the Committee meeting. Because of these time constraints some reports may have been prepared in advance of the final date given for consultee responses or neighbour comment. Any changes or necessary updates to the report will be made orally at the Committee meeting.

Case Officer	Louise Davies
Application No.	24/00662/FULPP
Date Valid	31 October 2024
Expiry date of consultations	28 November 2024
Proposal	Erection of additional (5th-storey) extension above existing building, erection of 5-storey rear extension with glazed link and elevational alterations to facilitate conversion and change of use of extended/altered building into 42no. flats (Use Class C3) above and behind retained ground floor bank together with associated parking, landscaping with access from Victoria Road
Address	31 - 37 Victoria Road Farnborough
Ward	Empress
Applicant	Fishron Securities Ltd
Agent	Ms Jenna Stalker
Recommendation	GRANT subject to the completion of s106 Agreement

Description

Background & Site:

1. The site is currently occupied by a detached four-storey 1970s building with the ground floor in use as a bank (NatWest) and the upper floors used as offices and accessed through a separate access from the ground floor. The building fronts the north side of Victoria Road. There is car parking on the site to the rear of the building accessed by a service road to the east of the site. It should be noted that the ground floor bank use is not included within the consideration of this application for conversion and will remain in separate commercial use.

2. To the east of the access road is Solstice House, a modern (2017) mixed development of ground floor commercial units with residential above. To the west of the site are smaller 2/3 storey properties in commercial use. To the rear (north) of the site are residential flats at Pipers Patch and Greencroft. There are some trees to the boundaries, some which are subject to TPO orders.

Recent Planning History

3. Application 20/00275/FULPP was granted in August 2020 for the conversion and extension of the existing building to create a 39-suite aparthotel with the retention of the ground floor bank and remains extant.
4. Application 23/00644/FUL was granted in January 2024 for Change of Use from Class E to Use Class C3 to create 12 no. residential dwellings (comprising 6 x studio, 3 x one-bedroom, and 3 x two-bedroom flats) with retention of bank use to ground floor. This permission also remains extant.
5. Application 24/00224/FULPP for the Removal of ATM's & Night Safe Bezel, existing signage and reinstate materials where required was granted in May 2024.

Current Proposal

6. It is proposed to construct an additional (fifth) floor to the existing building; together a 5-storey rear extension over part of the existing parking area. The proposal would change the use of the building to provide 42 flats, comprising 19 x 1-bedroom 1-person occupancy, 16 x 1-bed 2-person occupancy and 7 x 2-bedroom 3-person occupancy units. Of these, 12 units would be provided within the existing building; and 30 units provided within the proposed extensions. The proposed development is shown to be provided with a communal roof terrace, communal roof top lounge area and a communal gym. 11 flats are shown to be provided with private balcony amenity spaces.
7. The site layout takes account of the parking, bin and cycle store facilities that need to be retained for the use of occupiers of Solstice House and the retained ground floor use. Some of the existing parking area would be retained under the proposed rear extension, which would be built on stilts. As a result, a total of 47 parking spaces are shown to the rear of the site, of which 5 spaces are allocated to NatWest Bank. A further 2 spaces are shown to be provided for Solstice House in order to maintain the parking provision with which this development was approved.

Notification

Application Publicity & Neighbours Notified

8. In addition to posting a site notice and a press advertisement, 40 letters of notification were sent to neighbouring owner/occupiers. The consultation period expired on 28 November 2024. No representations have been received.

Consultees & Other Bodies

HCC Highways Development Planning	No objections.
Parks Development Officer	Cove Green Recreation Ground and/or Victoria Road Cemetery and/or Queen Elizabeth Park, Farnborough - General infrastructure improvements, playground refurbishments and habitat improvements. (£107,867.08)
Ecology Team	No objections.
Contract Services (Bins)	The bin store is suitable in size to hold the required bins.
Aboricultural Officer	No comments received.
Hampshire Fire & Rescue Service	No comments received.
Neighbourhood Policing Team	No comments received.
Environmental Health	<p>No objections subject to conditions and informatives.</p> <p>No Noise report has been submitted. At the pre-app stage, EH advised that details would be required of glazing and other sound insulation measures to ensure a satisfactory internal noise environment, but noise is not mentioned at all as far as I can see. There is also a gym proposed on the fifth floor, which raises concerns due to potential transmission of low frequency structure borne noise and tangible vibration to the residential units below, due to treadmill and free weight use, and other impact generating activities. Env Health would like to see details of what mitigation will be in place to prevent disturbance to residential amenity. If the Council is minded to grant permission prior to this information being forthcoming then Environmental Health would recommend pre-commencement condition 61EH be applied regarding Sound Insulation/mitigation.</p> <p>The submitted desk top study report concludes that an intrusive site investigation should be undertaken, which is not unexpected. Please apply conditions 56EH and 57H.</p>

	<p>Environmental Health would also like to see the submission of a construction method statement that sets out measures to be employed to minimise noise, vibration and dust emissions throughout demolition and construction phase.</p> <p>In addition, please apply Condition 26CN re Construction hours.</p>
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Policy & Determining Issues

9. The site is located within the defined urban area of Farnborough close to, but outside of, the defined Town Centre area. The site is not within an identified primary or secondary shopping frontage and is not within a Conservation Area and there are no Listed buildings or other heritage assets located close enough to be materially and adversely impacted by the proposals. Policies SS1 (Presumption in Favour of Sustainable Development), SS2 (Spatial Strategy), IN1 (Infrastructure & Community Facilities), IN2 (Transport), DE1 (Design in the Built Environment), DE2 (Residential Internal Space Standards), DE3 (Residential Amenity Space Standards), DE6 (Open Space, Sport & Recreation), LN1 (Housing Mix), and NE1 (Thames Basin Heaths Special Protection Area) of the adopted Rushmoor Local Plan (2014-2032) are relevant.

Also relevant is the Council's adopted Supplementary Planning Document (SPD) "Parking Standards" adopted in March 2024. The advice contained in the National Planning Policy Framework (December 2024 : NPPF) and National Planning Policy Guidance (NPPG) is also relevant.

10. The main determining issues are considered to be:-

- a) The principle of the development;
- b) Impact on the visual character and appearance of the area;
- c) Impact on adjoining properties e.g. noise, overlooking, overshadowing and outlook;
- d) Living environment created;
- e) Highway considerations;
- f) Public open space; and
- g) Nature conservation.

Commentary

5 Year Housing Land Supply

11. The NPPF (para. 78) states that local planning authorities 'should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old'. Known as the 'Five-Year Housing Land Supply', local planning authorities must demonstrate that they

have a sufficient supply of sites to deliver at least five years' worth of housing. Rushmoor's Local Plan was adopted in February 2019 and is more than five years old. The NPPF (para. 78, fn. 39) confirms that where 'local housing need' is used as the basis for assessing whether a five-year supply of specific deliverable sites exists, it should be calculated using the 'standard method' set out in National Planning Practice Guidance.

12. The Government updated the 'standard method' in December 2024, which has increased Rushmoor's 'local housing need' and five-year housing requirement. Moreover, the NPPF (para. 78) now requires a buffer of 5% to be added to the supply of deliverable sites 'to ensure choice and competition in the market for land'. The Council can currently demonstrate a five-year supply of housing land, but this position is considered to be borderline. The NPPF (para. 11, fn. 8) confirms that where a local planning authority is unable to demonstrate a Five-Year Housing Land Supply, the Presumption in Favour of Sustainable Development applies for planning applications involving the provision of housing. Whilst the Council is confident that it can demonstrate a Five-Year Housing Land Supply, an assessment has been undertaken which applies the Presumption in Favour of Sustainable Development to this planning application for the purposes of decision-making should it be found later that the Council is unable to demonstrate a Five-Year Housing Land Supply.

Principle of development

13. The application is seeking the use of an existing commercial property in the built-up area to residential.
14. The site is located centrally within the defined urban area of Farnborough, but outside the defined Town Centre area where Local Plan Policy SP2 (Secondary Frontage in Farnborough Town Centre) would apply. The application property is not located within any form of protected commercial frontage, or business zone. As a result, the loss of the commercial use would not conflict with the Development Plan in this instance.

Affordable Housing

15. Policy LN2 requires that on sites within Aldershot and Farnborough town centres of 11 or more dwellings, a minimum of 20% of dwellings should be provided as affordable homes, subject to site viability. The proposed scheme does not provide any dwellings as affordable homes. Paragraph 10.21 of the Local Plan sets out that where schemes do not meet the policy requirements, the Council will require applicants to submit an open book viability assessment as part of the planning application submission, and this will be made available in the public domain. In such cases, the Council commission an independent review of the viability assessment, the cost of which should be met by the applicant. A viability assessment has been provided and the viability case has been supported by an independent review and accepted by the Council stating that there is no liability for affordable housing provision, but it has been stated that a late stage review should be undertaken once the build has progressed and this requirement along with the appropriate trigger will be included within

any s106 pursuant to the granting of planning permission.

Visual Impact upon the character and appearance of the area

16. Policy DE3 requires that new development makes a positive contribution towards improving the quality of the built environment. It will, where relevant to the proposal: a. Include high-quality design that respects the character and appearance of the local area. The vicinity of the site has a mixed character, with a variety of land uses and buildings of different types, ages, designs, external materials and extensions and alterations.
17. The site is located in a readily visible location. The application property is already a substantial building that is readily visible in this part of Victoria Road. The existing original building would be seen to be retained intact with the addition of a further storey on top. Any public view of the proposed rear extension would be seen obliquely at some distance down the access road from Victoria Road; or from Sarah Way (a service road) to the west at a longer distance. Whilst the property can also be seen from the rear, these are private views, albeit they are only thinly softened by trees and vegetation.
18. The proposed external design of the extended building is considered appropriate to the vicinity. The site is not within a Conservation Area and there are no Listed buildings or other heritage assets located close enough to be materially and adversely impacted by the proposals. There are also examples of some similarly tall and large-scale buildings in the vicinity. Accordingly, from a visual perspective, it is considered that the visual impact upon the character and appearance of the area as a whole would not be subject to material and undue harm as a result of the current proposed development. It is also noted that the form of this development in terms of footprint and built form has been considered acceptable by the council under permission 20/00275/FULPP for use as an aparthotel. In the circumstances, it is considered that the proposals are acceptable in visual terms.

The living environment created

19. The proposal is for 19 x 1-bed 1-person flats, 16 1-bed 2-person flats and 7 x 2-bed 3-person flats. 11 flats have a balcony, but 9 of the flats proposed do not have any additional internal amenity space as per Policy DE3 of the Local Plan. However, it is noted that the scheme does provide a communal rooftop lounge of 110sqm, and communal lounge space of 35sqm and a communal gym of 55sqm to the rooftop area and due to this provision it is considered that alternative amenity space is provided. All rooms meet or exceed the national floorspace standard.

Impact upon surrounding residential amenity

20. The proposed development seeks to add a considerable volume/bulk of new building to the site in closer proximity to neighbours; but also to introduce a new use to the site, which is a form of residential use. As such, there is clearly both the issues of (a) potential loss of daylight/sunlight and outlook as a result the

substantial mass, bulk and height of proposed new building; and (b) noise, activity and nuisance issues to consider. The existence of a multiplicity of windows to the proposed units, most notably facing sideways towards Solstice House, also needs to be considered in terms of potential loss of privacy. The consideration of impacts upon neighbours is clearly important in this case. The potential for undue overlooking is addressed through the use of directional windows. Although there are other windows at third- and fourth-floor levels, all would be either too oblique and distant, or too perpendicular, to give rise to the possibility of material and undue overlooking to and from the existing residential properties to the rear.

21. The proposed rear extension would be 5-storeys tall and project from the rear of the existing building (Lawrie House). Lawrie House already overshadows Solstice House towards sun-down generally and, although it is also proposed to add a further storey above, it is not considered that this would significantly detract further from this effect.
22. The proposed rear extension would project rearwards within the site towards the rear boundary of the site shared with residential dwellings at Pipers Patch, with some dwellings being located with limited separation from the shared boundary with the site and with minimal boundary screening. However, the design of the proposed rear extension is such that the rear elevation would have minimal windows (serving a stairway that can be obscurely glazed) and, as such, no material and undue overlooking would arise.
23. Although the proposed rear extension would introduce additional mass and bulk, it is not considered that this would impinge significantly upon daylighting/sun lighting to the closest existing properties to the rear on Pipers Patch due to the existing tree screening to the shared boundary along with the degree of separation between them. It is noted that the sun would be sufficiently high in the sky when to the south for most of the year that it would not be blocked by the proposed rear extension to the extent that this would justify the refusal of planning permission.
24. In considering the scale, bulk and mass of the proposed extensions it is considered that no other neighbours to the proposed development would be materially and harmfully physically impacted by the proposed development. It is also noted that the principle of the impact of the scale, bulk, mass and design of development has already been deemed acceptable under 20/00275/FULPP and it is noted that no material change in policy has occurred in this respect.

Highways considerations

25. The rear extension will be built on stilts to facilitate parking underneath at ground floor level in the position of the current parking provision.
26. Policy IN2 – Transport sets out development will be permitted that provides appropriate parking provision, in terms of amount, design and layout, in accordance with the adopted 'Car and Cycle Parking Standards' supplementary planning document (SPD). Principal 6 of the SPD sets out that that residential

development should provide the number of car parking spaces set out in Appendix A of the SPD, which would be 1 space per unit as the site falls within Zone A Sustainable Parking Zone. This would therefore require 42 spaces for the proposed development. The proposed development provides 42 spaces.

27. Additionally, as per Principal 9 there is a requirement for 9 visitor spaces. However, paragraph 5.6 sets out that in town centres it may be acceptable for visitor parking to use town centre public car parks. The site is located less than 50m from a public car park which could accommodate the visitor parking requirement.
28. As per Appendix A of the SPD, 49 cycle parking spaces are required. The proposed drawings indicate the location of a large bike with separate access from the rear parking area for 32 cycles which includes 12 spaces for Solstice House. 4 cycle parking spaces are shown for the retained ground floor use. 29 cycle spaces are located within communal stores in the second, third and fourth floor with private cycle storage within flats 1, 7, 13, 14, 18, 24, 25 & 36. The cycle parking provision is considered to be compliant with Policy IN2.
29. In terms of the retained use, two parking spaces are shown for Solstice House retail unit and 5 for the retained ground floor area to Lawrie House.

Impact Upon Wildlife & Biodiversity

Special Protection Area.

30. The European Court of Justice judgement in 'People Over Wind, Peter Sweetman v Coillte Teoranta C-323/17' in April 2018 established the legal principle that a full appropriate assessment (AA) must be carried out for all planning applications involving a net gain in residential units in areas affected by the Thames Basin Heaths SPA, and that this process cannot take into account any proposed measures to mitigate any likely impact at the assessment stage. This process, culminating in the Council's Appropriate Assessment of the proposals, is overall described as Habitats Regulation Assessment (HRA). Undertaking the HRA process is the responsibility of the decision maker (in this case, Rushmoor Borough Council) as the 'Competent Authority' for the purposes of the Habitats Regulations. The following paragraphs comprise the Council's HRA in this case:-

HRA Screening Assessment under Regulation 63(1)(a) of the Habitats Regulations.

31. The Thames Basin Heaths SPA is designated under the E.C Birds Directive for its lowland heathland bird populations. The site supports important breeding bird populations, especially Nightjar *Caprimulgus europaeus* and Woodlark *Lullula arborea*, both of which nest on the ground, often at the woodland/heathland edge; and Dartford Warbler *Sylvia undata*, which often nests in gorse *Ulex* sp. Scattered trees and scrub are used for roosting.

32. Heathland is prone to nitrogen deposition due to increases in Nitrogen Oxide. Calculations undertaken for the Rushmoor Borough Council Local Plan found that there will be no in-combination impacts on the habitats as a result of development in the Local Plan, including an allowance for 'windfall' housing developments. However, within the screening process it will need to be ascertained whether development outside the Local Plan within 200m of the SPA will increase vehicle movements to above 1000 extra trips/day or exceed the Minimum Critical Load by over 1% either alone or in-combination with the Local Plan.
33. The bird populations and nests are very prone to recreational disturbance, with birds vacating the nests if disturbed by members of the public. This leaves the young unprotected and increases the risk of predation. Dogs not only disturb the adults, but can directly predate the young. Visitor surveys have shown that the visitor catchment area for the Thames Basin Heath SPA is 5km, with any proposals for residential development within this catchment contributing to recreational pressure on the SPA. The research also evidenced that residential development within 400m of the SPA would cause impacts alone due to cat predation of adult and young birds.
34. The retained South East Plan Policy NRM6 and adopted New Rushmoor Local Plan (2014-2032) Policy NE1 (Thames Basin Heaths Special Protection Area) and Thames Basin Heaths Avoidance & Mitigation Strategy (2019)], state that residential development within 400m of the SPA should be refused and development within 5km of the SPA should provide Strategic Alternative Natural Greenspace (SANG) of 8ha/1000 additional population and contributions to Strategic Access Management and Monitoring Measures (SAMM) dependant on the number of bedrooms.
35. It is considered that there is sufficient information available with the planning application provided by the applicants with which the Council can undertake the HRA process. In this case the proposed development involves the creation of net new residential units within the Farnborough urban area. As such, the proposed development is located within the 5km zone of influence of the SPA but outside the 400-metre exclusion zone. The proposed development is neither connected to, nor necessary to the management of, the Thames Basin Heaths SPA. Furthermore, the proposed development would not result in a net increase in traffic movements in excess of 1000 vehicular movements per day in proximity to the SPA.
36. All new housing development within 5 km of any part of the Thames Basin Heaths SPA, of which the current proposals would make a contribution, is considered to contribute towards an impact on the integrity and nature conservation interests of the SPA. This is as a result of increased recreation disturbance in combination with other housing development in the vicinity of the Thames Basin Heaths SPA. Current and emerging future Development Plan documents for the area set out the scale and distribution of new housebuilding in the area up to 2032. A significant quantity of new housing development also results from 'windfall' sites, i.e. sites that are not identified and allocated within Development Plans. There are, therefore, clearly other plans or projects for new residential development that

would, together with the proposals the subject of the current planning application, have an 'in-combination' effect on the SPA. On this basis it is clear that the proposals would be likely to lead to a significant effect on European site (i.e. the Thames Basin Heaths SPA) integrity.

Appropriate Assessment under Regulation 63(1) of the Habitats Regulations.

37. If there are any potential significant impacts upon the Thames Basin Heaths SPA, the applicant must suggest avoidance and/or mitigation measures to allow an Appropriate Assessment to be made. The Applicant must also provide details that demonstrate any long-term management, maintenance and funding of any such solution.
38. The project the subject of the current planning application being assessed would result in a net increase of resident people within 5 km of a boundary of part of the Thames Basin Heaths SPA. In line with Natural England guidance and adopted New Rushmoor Local Plan Policy NE1 and Thames Basin Heaths Avoidance & Mitigation Strategy (2019), a permanent significant effect on the SPA due to an increase in recreational disturbance as a result of the proposed new development is likely. As such, in order to be lawfully permitted, the proposed development will need to secure a package of avoidance and mitigation measures.
39. Rushmoor Borough Council formally adopted the latest version of the Thames Basin Heaths SPA Avoidance & Mitigation Strategy (AMS) in May 2019. The AMS provides a strategic solution to ensure the requirements of the Habitats Regulations are met with regard to the in-combination effects of increased recreational pressure on the Thames Basin Heaths SPA arising from new residential development. This Strategy is a partnership approach to addressing the issue that has been endorsed by Natural England.
40. The AMS comprises two elements. Firstly the maintenance of Suitable Alternative Natural Greenspace (SANG) in order to divert additional recreational pressure away from the SPA; and, secondly, the maintenance of a range of Strategic Access Management and Monitoring Measures (SAMMs) to avoid displacing visitors from one part of the SPA to another and to minimize the impact of visitors on the SPA. Natural England raises no objection to proposals for new residential development in the form of Standing Advice provided that the mitigation and avoidance measures are in accordance with the AMS.
41. In order to meet the requirements of Policy CP13 and the AMS applicants must:-
 - (a) secure an allocation of SPA mitigation capacity from either the Council's SANGS schemes, or from another source acceptable to Natural England and to the Council; and
 - (b) secure the appropriate SANG and/or SAMM in perpetuity by making the requisite financial contribution(s) by entering into a satisfactory s106 Planning Obligation that requires the payment of the contribution(s) upon the first implementation of the proposed development.

These requirements must be met to the satisfaction of Natural England and Rushmoor Borough Council (the Competent Authority) before the point of

decision of the planning application.

42. In this case the scale of the SPA financial contribution required is calculated on the basis of the proposed occupancy. This would be a net gain of 42 dwellings such that the S106 contribution would be £249,611.53 towards SPA avoidance and mitigation and access management at Southwood SANG mitigation scheme (comprising £249,611.53 SANG contribution & £24,694.60 SAMM contribution). In this case the applicants have provided written evidence that they have been provided with an allocation of SANGS capacity from the Southwood Country Park SANGS scheme. Both SANG and SAMM contributions would be secured by way of a s106 planning obligation to be submitted to the Council requiring payment of these SPA financial contributions upon the implementation of the proposed development.

Conclusions of Appropriate Assessment

43. On this basis, the Council are satisfied that, subject to the receipt of a satisfactory completed s106 Planning Obligation, the applicants will have satisfactorily mitigated for the impact of their proposed development on the Thames Basin Heaths SPA in perpetuity in compliance with the requirements of New Rushmoor Local Plan Policy NE1 and the AMS. Accordingly, it is considered that planning permission could then be granted for the proposed development on SPA grounds.

Biodiversity Net Gain (BNG) - De Minimis Exemption

44. The biodiversity gain planning condition does not apply in relation to planning permission for developments which:
- 1) Do not impact an onsite priority habitat; and
 - 2) The development impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat.

The applicant has claimed an exemption under this criteria. It is noted that the site is a sealed surface due to the existing built form and car park that covers the rear, and that this De Minimis exemption is accepted.

Flood Risk and Drainage

45. Policy NE8 (Sustainable Drainage Systems) of the Local Plan is also relevant to the consideration of the proposal. Policy NE8 requires the implementation of integrated and maintainable SuDS in all flood zones for both brownfield and greenfield development sites. For brownfield developments, like the proposal in question, 'the peak run-off rate/volume from the development to any drain, sewer or surface water body for the 1-in-1-year and 1-in-100-year rainfall event must be as close as reasonably practical to the greenfield run-off rate from the development for the same rainfall event but should never exceed the rate of discharge from the existing development on the site'. However, the applicant has provided no detail as to the drainage arrangements for the development.

Given that the site slopes down towards High Street, such information is imperative given the potential for surface water run-off. It is considered that these details may be secured by way of condition. On this basis no objection is raised to the proposal in terms of NE8.

Conclusions

46. Whilst the Council is confident that it can demonstrate a Five-Year Housing Land Supply, an assessment has been undertaken which applies the Presumption in Favour of Sustainable Development to this planning application for the purposes of decision-making should it be found later that the Council is unable to demonstrate a Five-Year Housing Land Supply. In this context, paragraph 11 of the NPPF is being applied.
47. In this context, the NPPF requires that planning permission should be granted unless there is a clear reason for refusing the development proposed – the adverse impact of the approval would significantly and demonstrably outweigh the benefits.
- Benefits : The proposed development will provide 42 new units of accommodation in the form of flats. These will contribute towards housing supply and attracts significant weight in the planning balance. The development will have economic benefits during construction phase by creating jobs, which is considered an economic benefit.
 - Disbenefits : On the flip side and as demonstrated throughout this report, the proposal would also result in the loss of a commercial unit in the form of offices to the upper floors, however these are currently not occupied and it is considered that the provision of a high quality flat development would bring about economic and social benefit to the town centre.
48. Applying the presumption in favour/ tilted balance, it is considered that the harm resulting from the development would not significantly and demonstrably outweigh the benefits. and the proposal is recommended for approval subject to financial contributions being secured in respect of Special Protection Area mitigation & avoidance and Public Open Space with a s106 Planning Obligation which includes a late stage review of the Affordable Housing provision requirement the proposals would have no significant impact upon the nature conservation interest and objectives of the Thames Basin Heaths Special Protection Area; and appropriately address the Council's adopted Local Plan Policy DE6 concerning Public Open Space. The proposals are therefore considered to be acceptable having regard to the criteria of Policies SS1, SS2, DE1, DE2, DE3, IN2, DE1, DE2, DE3, DE11, IN2, NE1, NE2, NE3, NE4 and NE8 of the adopted Rushmoor Local Plan (2014-2032).

Full Recommendation

It is recommended that **SUBJECT** to the completion of a suitable legal mechanism securing Public Open Space and THBSPA contributions as set out in the report, along with a late stage review to assess the provision of Affordable Housing, before the

current expiry date for the determination of the application or any extended date covered by an agreed extension of time for the determination of the application, the Executive Head of Property and Growth, in consultation with the Chairman, be authorised to **GRANT** planning permission subject to the following conditions and informatives:-

However, in the event that above requirements are not met within a time period covered by an agreed extension of time for the determination of the application, the Executive Head of Property and Growth, in consultation with the Chairman, be authorised to REFUSE planning permission on the grounds that on the grounds that the proposal does not provide a financial contribution to mitigate the effect of the development on the Thames Basin Heaths Special Protection Area in accordance with The Rushmoor Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy and adopted Rushmoor Local Plan Policy NE1; and does not make appropriate provision for Public Open Space in accordance with the requirements of adopted Rushmoor Local Plan Policy DE6.

Conditions:

1. The development hereby permitted shall be begun before the expiration of one year from the date of this permission.

Reason - As required by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, to reflect the objectives of the Council's Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy as amended August 2019 and to accord with the resolution of Rushmoor's Cabinet on 17 June 2014 in respect of Planning Report no PLN1420.

2. The permission hereby granted shall be carried out in accordance with the following approved drawings:

Location Plan, Drawing no. L.901
Block Plan, Drawing no. B.901
Existing Site Layout and Ground Floor Plan, Drawing no. P.912
Existing and Proposed Street Scenes, Drawing no. P.911
Existing Elevations, Drawing no. 903
Existing Ground, First and Second Floor Plans, Drawing no. P.901
Existing Third Floor and Roof Plans, Drawing P.902 A
Proposed Side Elevations, Drawing no. P.910 B
Proposed Front and Rear Elevations, Drawing no. P.909 C
Proposed Roof Plan, Drawing no. P.908 A
Proposed First and Second Floor Plans, Drawing no. P.905 A
Proposed Third and Fourth Floor Plans, Drawing no. P.906 A
Proposed Fifth Floor Plan and Section A-A, Drawing no. P.907 A
Proposed Site Layout and Ground Floor Plan, Drawing no. P.904 E

Reports:

Design and Access Statement, HR Architects dated October 2024

Planning Statement (Woolfe Bond Planning) Ref: 7862 Dated October 2024
Flood Risk Assessment and Drainage Strategy (Stuart Michael Associated Limited), SMA Ref: 7196.FRA Issue Status: 04
Ground and Water Desk Top Study (Ground and Water Ltd) Report Reference: GWPR3382/DS/November 2019
Waste Service Management Plan (Stuart Michael Associates Ltd) Reference Ref: 7196 dated 15 October 2024
Transport Statement (Stuart Michael Associates Ltd) Reference Ref: 7196/TS dated October 2024

Reason - To ensure the development is implemented in accordance with the permission granted

- 3 No construction works above ground level shall start until a schedule and/or samples of the external materials to be used have been submitted to, and approved in writing by, the Local Planning Authority. The details so approved shall be implemented in full and retained thereafter.

Reason - To ensure satisfactory external appearance. *

- 4 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 - To protect the amenities of neighbouring residential properties and to prevent adverse impact on traffic and parking conditions in the vicinity.

- 5 Prior to first occupation or use of the development hereby approved a fully detailed landscape and planting scheme (to include, where appropriate, both landscape planting and ecological enhancement) shall be first submitted to and approved in writing by the Local Planning Authority.

Reason - To ensure the development makes an adequate contribution to visual amenity.*

- 6 The existing trees and hedges on and adjoining the application site which are to be retained shall be adequately protected from damage during site clearance and works in accordance with the following:-

- (a) stout exclusion fencing erected and retained for the duration of the site clearance and construction period located outside the extent of the root protection area(s) of the trees/hedges as identified in the Tree Survey Report submitted with the application hereby approved;
- (b) no building materials, plant or equipment shall be stored during the site clearance and construction period within the rooting zone of any trees or hedges on or adjoining the application site;
- (c) no burning of materials shall take place on site; and

(d) care should be taken to ensure that any vehicles entering or leaving the site, or deliveries made to the site, do not cause damage (including ground compression within rooting zones) of any trees on or adjoining the application site.

These measures shall be put in place before any excavation, construction, vehicle parking or storage of building materials commences in the vicinity of the trees or hedges.

Reason - To preserve the amenity value of the retained tree(s) and shrubs.*

- 7 No residential unit within the development shall be occupied until the parking and cycle spaces shown on the approved plans have been completed and allocated to specified individual properties in accordance with details which have first been submitted to and approved in writing by the Local Planning Authority.

Reason - To ensure the provision and availability of adequate off-street car and cycle parking.*

- 8 In the event that unforeseen ground conditions or materials which suggest potential or actual contamination are revealed at any time during implementation of the approved development it must be reported, in writing, immediately to the Local Planning Authority. A competent person must undertake a risk assessment and assess the level and extent of the problem and, where necessary, prepare a report identifying remedial action which shall be submitted to and approved in writing by the Local Planning Authority before the measures are implemented.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared and is subject to approval in writing by the Local Planning Authority.

Reason - To ensure that the site is safe for the development permitted and in the interests of amenity and pollution prevention

- 9 Prior to the commencement of development, a Construction Management Plan to be adopted for the duration of the construction period shall be submitted to and approved in writing by the Local Planning Authority. The details required in this respect shall include:

- a. the provision to be made for the parking and turning on site of operatives and construction vehicles during construction and fitting out works;
- b. the arrangements to be made for the delivery of all building and other materials to the site;
- c. the provision to be made for any storage of building and other materials on site;
- d. measures to prevent mud from being deposited on the highway;
- e. the programme for construction; and
- f. the protective hoarding/enclosure of the site.

Such measures as may subsequently be approved shall be retained at all times as specified until all construction and fitting out works have been completed.

Reason - In the interests and highway safety and neighbouring amenity

- 10 Prior to the commencement of development hereby approved, a plan indicating how and where biodiversity enhancement measures are to be incorporated into the new development shall be submitted to and approved in writing by the Local Planning Authority. Possible measures could include integral swift/bird bricks and bat tiles.

Reason - To assist in biodiversity net gain in accordance with the National Planning Policy Framework and Policy NE4 of the Rushmoor Local Plan (2014-2032).

- 11 Provision shall be made for services to be placed underground. No overhead wire or cables or other form of overhead servicing shall be placed over or use in the development of the application site.

Reason - To protect the amenities of neighbouring residential properties and to prevent adverse impact on traffic and parking conditions in the vicinity.

- 12 Prior to first occupation of the development hereby permitted, details for a broadband telecommunications provision to the flats shall be submitted to and approved in writing by the Local Planning Authority. The new flats hereby permitted shall not be occupied until the approved scheme has been installed and made operational.

Reason - In the interest of visual amenity of the area*

- 13 Prior to first occupation of the development hereby approved all areas indicated to be used for vehicles and pedestrians on the approved plan have been laid out with a drained surface. Provision shall be made to direct run-off water from the surface to a permeable or porous area or surface within the curtilage of the development. Such areas shall be retained as such for the lifetime of the development.

Reason: To ensure adequate provision for surface water drainage and in the interests of highway safety.

Informatives

1. The Local Planning Authority's commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.

2. The Council has granted permission because the proposals are considered acceptable in principle; would have no material and harmful impact upon the overall visual character and appearance of the area; would have no material and adverse impact on neighbours; would provide an acceptable living environment; and, subject to financial contributions being secured in respect of Special Protection Area mitigation & avoidance and Public Open Space with a s106 Planning Obligation, the proposals would have no significant impact upon the nature conservation interest and objectives of the Thames Basin Heaths Special Protection Area; and appropriately address the Council's adopted Local Plan Policy DE6 concerning Public Open Space. The proposals are therefore considered to be acceptable having regard to the criteria of Policies SS1, SS2, DE1, DE2, DE3, IN2, DE1, DE2, DE3, DE11, IN2, NE1, NE2, NE3, NE4 and NE8 of the adopted Rushmoor Local Plan (2014-2032).

It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.

3. Your attention is specifically drawn to the conditions marked *. These condition(s) require either the submission and approval of details, information, drawings etc. by the Local Planning Authority BEFORE WORKS START ON SITE, BEFORE SPECIFIC ELEMENTS OF THE PROPOSAL ARE CARRIED OUT or, require works to be carried out BEFORE COMMENCEMENT OF USE OR FIRST OCCUPATION OF ANY BUILDING.

Development started, carried out or occupied without first meeting the requirements of these conditions is effectively development carried out WITHOUT PLANNING PERMISSION.

The Council will consider the expediency of taking enforcement action against any such development and may refer to any such breach of planning control when responding to local searches. Submissions seeking to discharge conditions or requests for confirmation that conditions have been complied with must be accompanied by the appropriate fee.

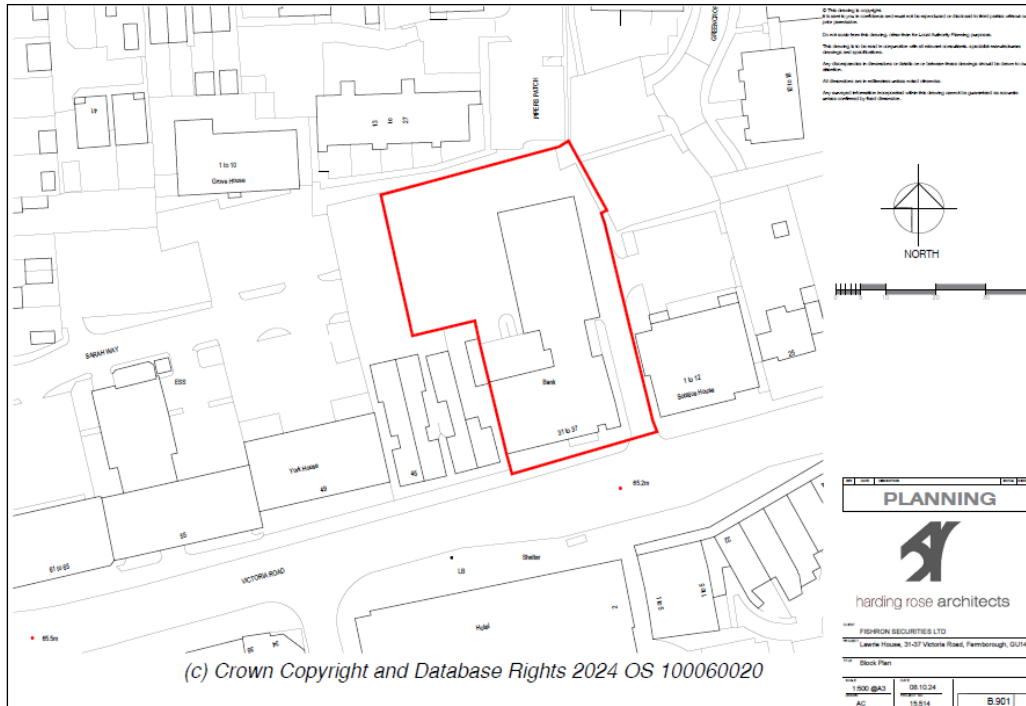
4. This permission is subject to a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended). If your legal obligations include payment of financial contributions, you must contact the Council (at plan@rushmoor.gov.uk) at least 20 days prior to implementing the planning permission, stating your intended date of commencement of development and requesting an invoice for the payment such funds to which you have committed. The payment of all contributions as required by the S106 obligation must be received prior to the commencement of development.
5. The applicant is recommended to achieve maximum energy efficiency and reduction of Carbon Dioxide emissions by:

- ensuring the design and materials to be used in the construction of the building are consistent with these aims; and
 - using renewable energy sources for the production of electricity and heat using efficient and technologically advanced equipment.
6. The applicant is advised to contact the Recycling and Waste Management section at Rushmoor Borough Council on 01252 398164 with regard to providing bins for refuse and recycling. The bins should be:
- provided prior to the occupation of the properties;
 - compatible with the Council's collection vehicles, colour scheme and specifications;
 - appropriate for the number of occupants they serve;
 - fit into the development's bin storage facilities.
7. The planning permission hereby granted does not authorise the applicant, or his agents, to construct a new/altered access to, or other work within, the public highway. A separate consent for works within the highway must first be obtained from the highway authority who may be contacted at the following address:- Hampshire County Council Highways Sub Unit, M3 Motorway Compound, Hook, Hampshire, RG27 9AA.
8. Measures should be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway throughout the construction period.
9. No materials produced as a result of site preparation, clearance, or development should be burnt on site. Please contact the Head of Operational Services for advice.
10. The applicant is advised to contact the Head of Operational Services regarding the requirement to provide acoustic insulation. Any scheme of acoustic insulation must be in accordance with the specifications provided in Schedule 1 of the Noise Insulation Regulations 1975 and must include details of acoustic mechanical ventilation and, where appropriate, solar control.
11. It is a legal requirement to notify Thames Water of any proposed connection to a public sewer. In many parts of its sewerage area, Thames Water provides separate public sewers for foul water and surface water. Within these areas a dwelling should have separate connections: a) to the public foul sewer to carry waste from toilets, sinks and washing machines, etc, and b) to public surface water sewer for rainwater from roofs and surface drains. Mis-connections can have serious effects: i) If a foul sewage outlet is connected to a public surface water sewer this may result in pollution of a watercourse. ii) If a surface water outlet is connected to a public foul sewer, when a separate surface water system or soakaway exists, this may cause overloading of the public foul sewer at times of heavy rain. This can lead to sewer flooding of properties within the locality. In both instances it is an offence to make the wrong connection.

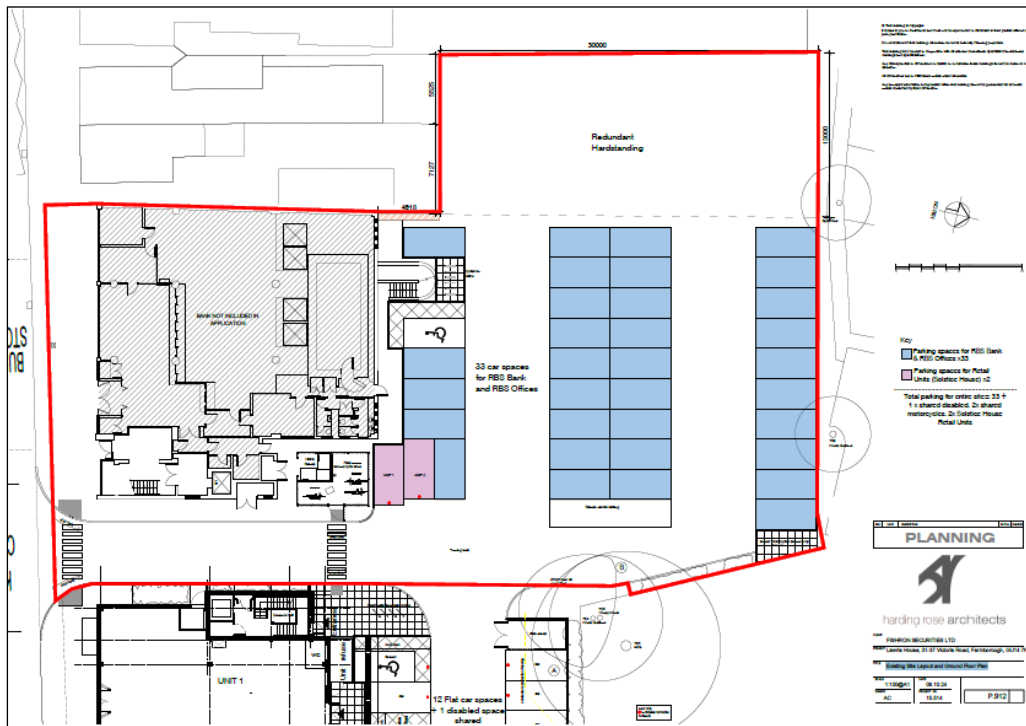
Thames Water can help identify the location of the nearest appropriate public sewer and can be contacted on 0800 316 9800.

12. It is an offence to kill, injure or disturb an individual bat; damage, destroy or obstruct access to a breeding site or resting place of that individual. Destruction of a bat roost is therefore an offence, regardless of whether a bat is present at the time of roost removal. The grant of planning permission does not supersede the requirements of the legislation below and any unauthorised works could constitute an offence. If bats or signs of bats are encountered at any point during development then all works must stop immediately and you should contact Natural England in order to avoid breach of legislation 'The Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended)'.
13. Site clearance should be undertaken in a precautionary manner. Precautionary working methods should follow best ecological practice and should include, but not be limited to:
 - All clearance works should ideally be taken when common reptiles are likely to be fully active i.e. during the April to September period and during optimal weather conditions.
 - Clearance of tall vegetation should be undertaken using a strimmer or brush cutter with all cuttings raked and removed the same day.
 - Any trenches left overnight will be covered or provided with ramps to prevent common reptiles from becoming trapped.
 - Any building materials such as bricks, stone etc. will be stored on pallets to discourage reptiles/amphibians from using them as shelter. Any demolition materials will be stored in skips or similar containers rather than in piles on ground.
 - Should any reptiles be discovered during construction, works should cease in this area and a suitably experienced ecologist contacted. Works will need to proceed in line with the advice provided in order to avoid breach of above referenced legislation
14. The applicant is requested to bring the conditions attached to this permission to the attention of all contractors working or delivering to the site, in particular any relating to the permitted hours of construction and demolition; and where practicable to have these conditions on display at the site entrance(s) for the duration of the works.

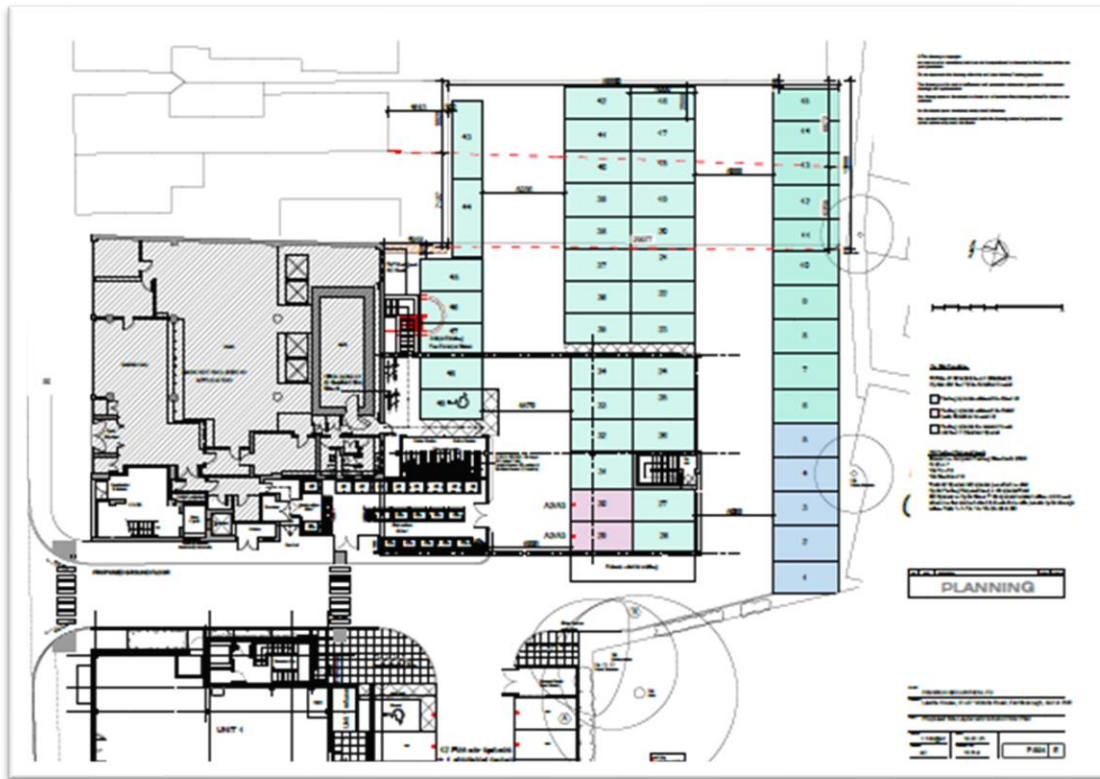
Plan 1 - Existing Block Plan



Plan 2 - Existing Site Layout



Plan 3 - Proposed Site Layout and Ground Floor Plan



Plan 4 - Proposed Street Scene Image



Plan 5 - Existing and Proposed Street Scenes



Plan 6 - Proposed Side Elevations



Plan 7 - Proposed Front and Rear Elevations

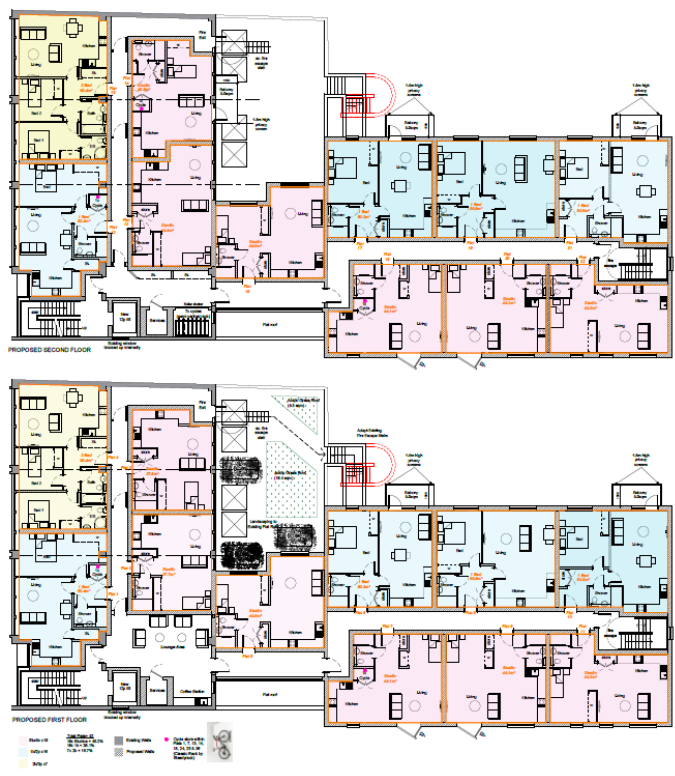


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 FISHION SECURITIES LTD
 Leavis House, 31-37 Victoria Road, Farnborough, GU14 7JH
 Proposed Front and Rear Elevations
 1:1000 A3 23.10.24
 AC 19.014 P.505 C

Plan 8 - Proposed First and Second Floor Plans

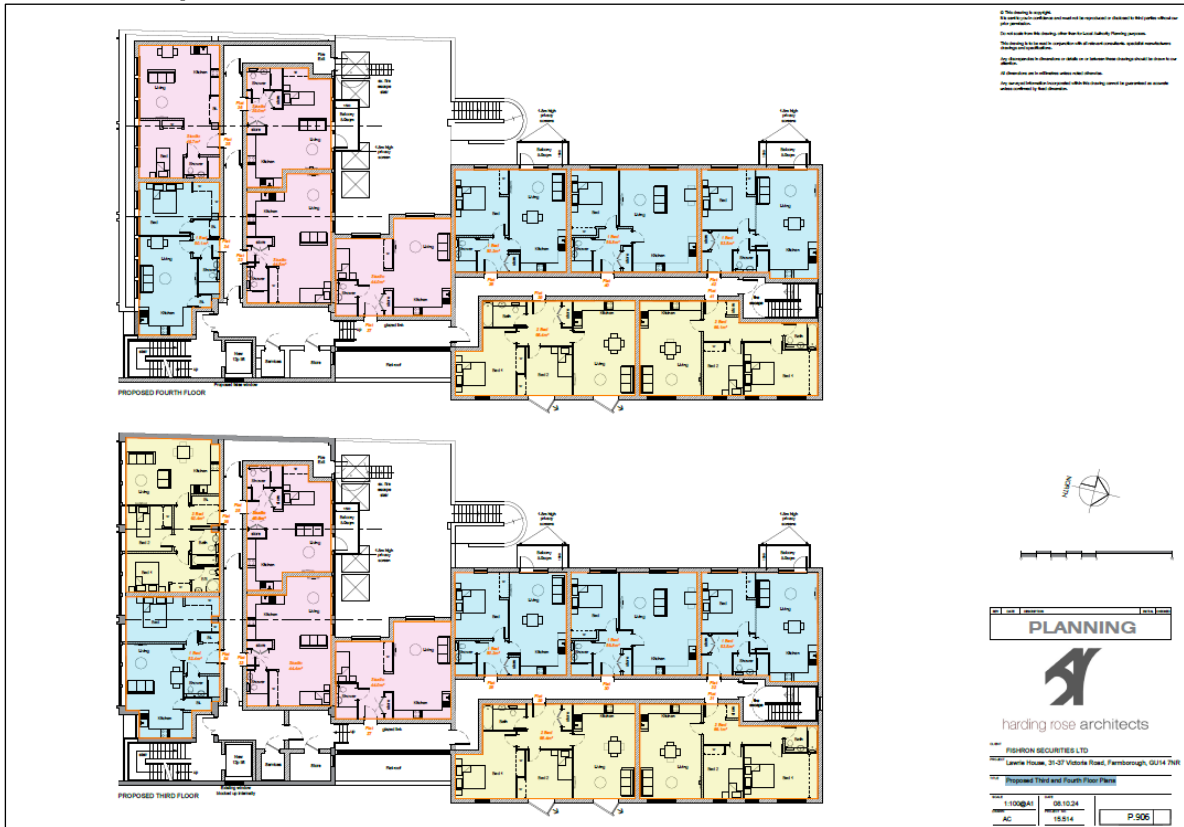


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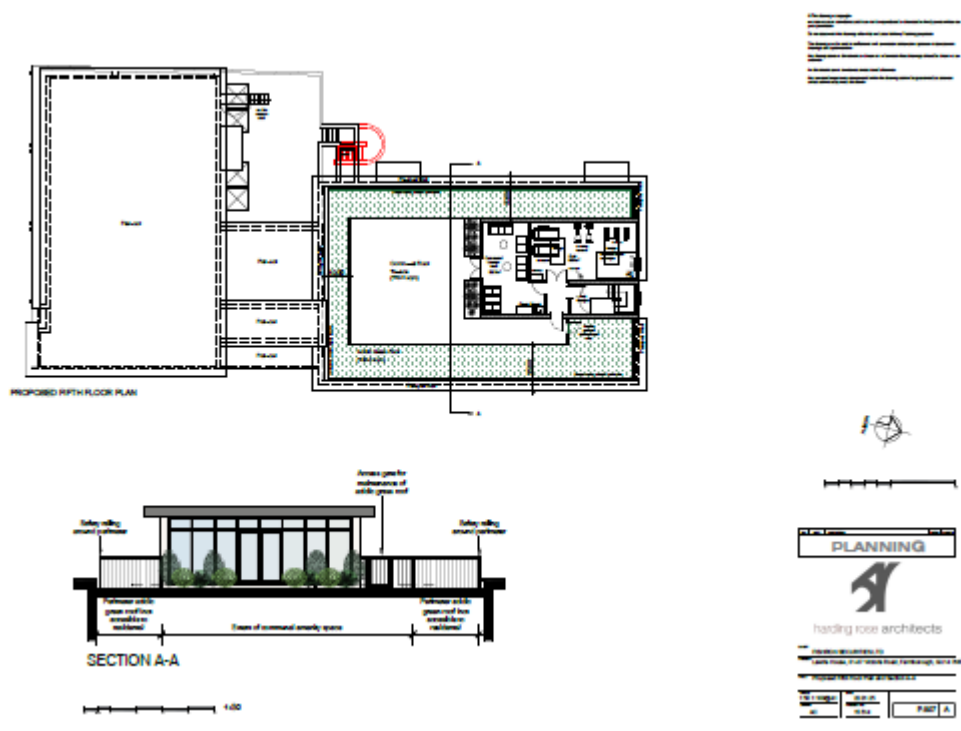
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 Leavis House, 31-37 Victoria Road, Farnborough, GU14 7JH
 Proposed First and Second Floor Plans
 1:1000 A3 23.10.24
 AC 19.014 P.505 A

Plan 9 - Proposed Third and Fourth Floor Plans



Plan 10 - Proposed Fifth Floor Plan and Section A-A



The information, recommendations and advice contained in this report are correct as at the date of preparation, which is more than two weeks in advance of the Committee meeting. Because of these time constraints some reports may have been prepared in advance of the final date given for consultee responses or neighbour comment. Any changes or necessary updates to the report will be made orally at the Committee meeting.

Case Officer	Louise Davies
Application No.	24/00725/FUL
Date Valid	23rd January 2025
Expiry date of consultations	13th February 2025
Proposal	Installation of a beacon for use at commemorative events at Manor Park, Aldershot
Address	Manor Park Church Hill Aldershot Hampshire
Ward	Manor Park
Applicant	Rushmoor Borough Council
Agent	Adrian Long
Recommendation	Grant

Description

1. Manor Park is located 600m south of Aldershot Town Centre and is south of the High Street (A232) and comprises 9 hectares of open space with land levels rising up from the High Street to the south-western boundary. It is bound by steel railings, and by the High Street to the north-east, Church Hill to the south east, Campbell Fields to the south west and St Michaels Road the north west. Most trees are on the perimeter screening it from the surrounding streets. In the eastern corner of the park is the main pedestrian entrance, where there is also the children's adventure playground, the public toilets and some picnic tables. Other facilities include a duck pond to the north, a skate park in the middle of the park, and three Listed Buildings comprising the early 18th Century Manor House and stable building and St Michael's Parish Church in the south corner. The park is in the Manor Park Conservation Area and is designated as an area of Open Space in the Local Plan Policies Map (2019).
2. The application is seeking planning permission to install a beacon for use at commemorative events. This will be both a commemoration of the Rushmoor area and a permanent reminder of the reign of Queen Elizabeth II, as its inspiration comes from the Queen's Platinum Jubilee Design Beacon Brazier from 2022.

Design

3. The beacon would be 4 metres tall with the addition of a 1 metre brazier for use at commemorative events, for example part of a National Beacon lighting event. The beacon would be entirely black with the Rushmoor crest and lettering being added by a signwriter. The beacon would be placed on a 3-metre square concrete base and protected by 2-metre-high railings. 2-metre-high decorative fencing is also proposed to surround the beacon for safety reasons. The selected location is at the top of a natural slope with the majority of the open park in front of it to allow for members of the public to gather safely in front of it.

Consultee Responses

Parks Development
Officer

No objection

Neighbours notified

4. In addition to posting a site notice and press advertisement, 20 individual letters of notification were sent to surrounding properties.

Neighbour comments

5. At the time of writing this report, the neighbour consultation period had not ended. At the time of writing one objection has been received from the occupier of No.85 Campbell Fields:-
 - (i) Cost, unclear from the proposal and information presented; if the proposal used all of the apparent unspent money, it would be a waste of taxpayers money. Plant more trees.
 - (ii) Location, far too close to residents housing, Church and Care Home; if it goes ahead, needs to be further down into the park area. Preferably near the war memorials opposite the Theatre;
 - (iii) Of the problems Aldershot faces, the Council spends its time on this. Creates further problems, not solving existing ones.

Officer Comment: Items (i) and (iii) of these objections are not matters relevant to Planning. The issue raised concerning the location of the proposed beacon is addressed in the report.

Policy and determining issues

6. The site is a designated area of Open Space in the Local Plan Policies Map and is within the built-up area of Aldershot, and is in the Manor Park Conservation Area. As such Policies SS2 (Spatial Strategy), IN1 (Infrastructure and Community Facilities), HE1 (Heritage), HE3 (Development within or adjoining a Conservation Area), DE1 (Design in the Built Environment), DE6 (Open Space, Sport and Recreation) of the Rushmoor

Local Plan (2019) are relevant to this application. Also of relevance is the national policy in the National Planning Policy Framework (NPPF).

7. The main determining issues are the principle of development, impact on the character and appearance of the area with regard to location in Conservation Area, and impact on neighbouring amenity.

Commentary

Impact on the character and appearance of the area, with regard to the site location in the Manor Park Conservation Area

8. As Manor Park is a Conservation Area, a designated Heritage Asset, the impact of the proposed development has to be assessed in line with the relevant national and local policies.
9. The location of the proposed beacon has been selected to avoid any potential issues with existing trees and vegetation in the park. The proposed beacon design, the materials, colour, and positioning are neutral and typical for an installation of this nature and are not considered harmful to the visual character of the Conservation Area, nor to have any adverse impact on any of the heritage assets (i.e. the Listed buildings) proximal to it.
10. In considering the proposed 2-metre-high decorative fencing that will surround the beacon, this fencing is intended to match the existing fencing around the park. It is required for safety reasons and the installation is not considered to be significantly detrimental to the setting of the Park and Conservation Area.
11. It is therefore considered that the proposed development is of an appropriate scale and design which would not detract from the open character of Manor Park and would have an acceptable impact upon, and preserve the special interest of the Manor Park Conservation Area. In this regard it is considered that the proposal complies with the requirements of adopted Local Plan Policies HE1, HE3 and DE1.

Impact on neighbouring amenity

12. The selected location is at the top of a natural slope with the majority of the open park in front of it to allow for members of the public to gather safely in front of it within the main park on the grassed area. It would be used alongside other public commemorative and community events held during the year. It is not considered that it will lead to any material or harmful increase in noise and disturbance over and above the existing public uses of the Park. In this regard it is considered that the proposals accord with adopted Local Plan Policies DE1 and DE10.

Conclusion

13. The principle of development in the designated Open Space is acceptable and it would have an acceptable impact on the character and special interest of Manor Park and the Conservation Area, on neighbouring amenity and highway safety and would accord with Policies IN1, HE1, HE3, DE1, DE6 of the Rushmoor Local Plan (2019).

Full Recommendation

It is recommended that, **SUBJECT** to no new or substantial objections being received by the expiry of the neighbour notification period (13 February 2025), the Executive Head of Property and Growth, in consultation with the Chairman, be authorised to **GRANT** planning permission subject to the following conditions and informatives:-

Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason - As required by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The permission hereby granted shall be carried out in accordance with the following approved drawings:

Location Plan, Drawing Number 01
Block Plan, Drawing Number 02
Beacon Design, Drawing Number 03

Reason - To ensure the development is implemented in accordance with the permission granted.

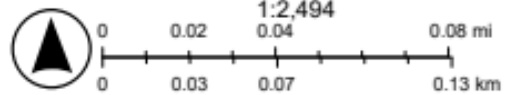
Informatives

- 1 **INFORMATIVE** – The Local Planning Authority’s commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.



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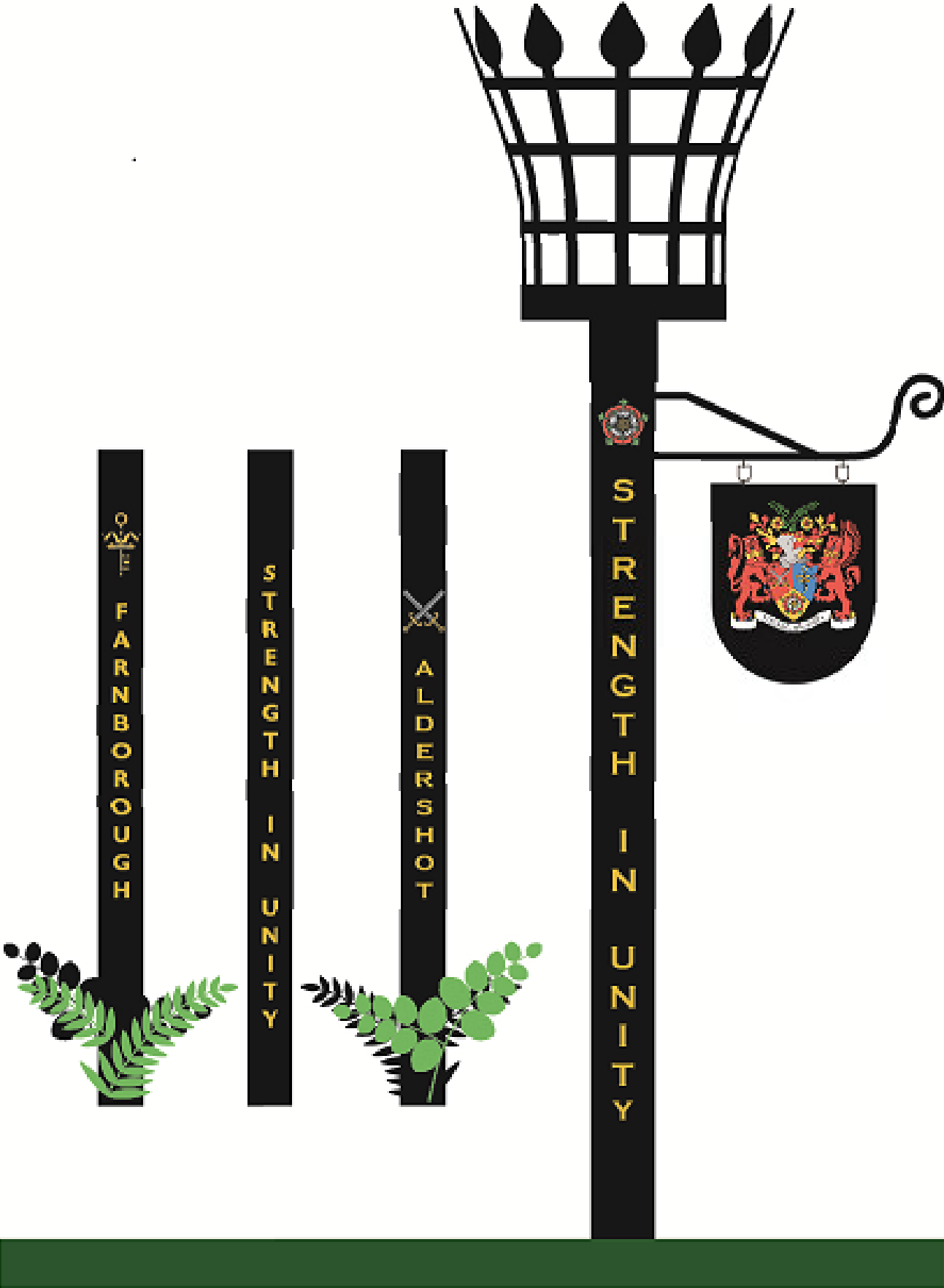
 Planning Application



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Design of Proposed Beacon



Section D

The following applications are reported for INFORMATION purposes only. They relate to applications, prior approvals, notifications, and consultations that have already been determined by the Head of Economy, Planning and Strategic Housing and where necessary, in consultation with the Chairman, in accordance with the Council's adopted Scheme of Delegation.

If Members wish to have more details about the decision on any of the applications on this list please contact David Stevens (01252 398738) or John W Thorne (01252 398791) in advance of the Committee meeting.

Application No	24/00424/FULPP	Ward: Knellwood
Applicant:	Mr Alex Tear	
Decision:	Permission Granted	
Decision Date:	09 January 2025	
Proposal:	Installation of Air Source Heat Pumps and associated works including open mesh fenced enclosure to rear of main building and an additional Air Source Heat Pump sited within the existing maintenance compound	
Address	St Peters Church Of England Junior School Church Avenue Farnborough Hampshire GU14 7AP	

Application No	24/00425/LBCPP	Ward: Knellwood
Applicant:	Mr Alex Tear	
Decision:	Permission Granted	
Decision Date:	09 January 2025	
Proposal:	LISTED BUILDING CONSENT Installation of Air Source Heat Pumps and associated works including open mesh fenced enclosure to rear of main building and an additional Air Source Heat Pump sited within the existing maintenance compound	
Address	St Peters Church Of England Junior School Church Avenue Farnborough Hampshire GU14 7AP	

Application No 24/00598/CONDPP Ward: Empress

Applicant: Mr Will Burrell

Decision: **Conditions details approved**

Decision Date: 24 January 2025

Proposal: Submission of details pursuant to conditions 11 (Surface Water Drainage Scheme), 12 (Existing Drainage System) and 13 (Maintenance Arrangements for the Surface Water Drainage System) of application 23/00742/FULPP dated 30 January 2024 for the addition of one storey to existing building and extension for conversion to 18no. 1 bed flats with part retention of ground floor retail unit

Address **Old Bank House 34 Victoria Road Farnborough Hampshire**

Application No 24/00647/CONDPP Ward: Wellington

Applicant: Mr Jain

Decision: **Conditions details approved**

Decision Date: 17 January 2025

Proposal: Submission of details pursuant to Condition No. 5 (CEMP) and Condition 7 (Refuse and Cycle Storage) of planning permission 24/00155/FULPP dated 9 August 2024

Address **15 Wellington Street Aldershot Hampshire GU11 1DY**

Application No 24/00649/REVPP Ward: St Mark's

Applicant: C/O agent

Decision: **Permission Granted**

Decision Date: 24 January 2025

Proposal: Variation of Condition 2 (Approved Plans) of Reserved Matters Permission ref: 22/00138/REMPP dated 20/01/2023 PART APPROVAL OF RESERVED MATTERS: for the erection of 76 dwellings (RMA 2), including internal access roads, public open space, parking, lighting and associated infrastructure, following demolition of existing buildings and hardstanding, pursuant to Condition 3 (1-24) of Hybrid Outline Planning Permission 17/00914/OUTPP dated 15th May 2020; to allow for revised affordable housing layout plan.

Address **Blandford House And Malta Barracks Development Site Shoe Lane Aldershot Hampshire**

Application No 24/00654/ADVPP Ward: Empress

Applicant: Wildstone Estates Limited

Decision: **Permission Granted**

Decision Date: 15 January 2025

Proposal: Erection of freestanding double-sided LED digital advertising panel that displays static advertisements on rotation

Address **205 Farnborough Road Farnborough Hampshire GU14 7JT**

Application No 24/00659/ADVPP Ward: Cove And Southwood

Applicant: Motor Fuel Group Limited

Decision: **Permission Granted**

Decision Date: 07 January 2025

Proposal: Display of 5m high totem sign advertising electric vehicle charging zone

Address **Morrisons 1 Southwood Village Centre Links Way Farnborough Hampshire GU14 0NA**

Application No 24/00669/CONDPP Ward: St Mark's

Applicant: Miss Tilly Wishaw

Decision: **Permission Granted**

Decision Date: 13 January 2025

Proposal: Re-submission of details pursuant to Condition 5 (Phasing) of planning permission 17/00914/OUTPP dated 15th May 2020

Address **Blandford House And Malta Barracks Development Site Shoe Lane Aldershot Hampshire**

Application No 24/00673/FULPP Ward: Cherrywood

Applicant: Mr Armend Shurbi

Decision: **Permission Granted**

Decision Date: 21 January 2025

Proposal: Erection of a part single and two storey rear extension

Address **61 Wren Way Farnborough Hampshire GU14 8TA**

Application No 24/00678/FULPP Ward: Aldershot Park
Applicant: Mr Sameer Khand
Decision: **Permission Granted**
Decision Date: 16 January 2025
Proposal: Removal of hedge and boundary treatment and widening of existing vehicular access and dropped kerb with formation of hardstanding for parking
Address **3 Church Road Aldershot Hampshire GU11 3PR**

Application No 24/00679/FULPP Ward: Rowhill
Applicant: Mr Mahir Russell
Decision: **Permission Granted**
Decision Date: 15 January 2025
Proposal: Erection of a single storey infill front extension, porch and conversion of garage to a habitable room
Address **4 Belland Drive Aldershot Hampshire GU11 3NZ**

Application No 24/00683/FULPP Ward: Manor Park
Applicant: Parochial Church Council (PCC)
Decision: **Permission Granted**
Decision Date: 16 January 2025
Proposal: Over cladding of existing stair turret Tabled Stone roof with natural slate.
Address **St Michaels Church Church Lane East Aldershot Hampshire**

Application No 24/00686/TPO Ward: Fernhill
Applicant: Mr Tes Rai
Decision: **Permission Granted**
Decision Date: 15 January 2025
Proposal: One Oak (T26 of TPO 226V) on land on other side of footpath opposite 13 Fintry Walk, remove two branches overhanging boundary of 13 Fintry Walk
Address **Land Affected By TPO 226V - Between Fintry Walk, Mendip Road And Pennine Way Farnborough Hampshire**

Application No 24/00691/FULPP Ward: Cove And Southwood
Applicant: Mr Rob Ballingall
Decision: **Permission Granted**
Decision Date: 13 January 2025
Proposal: Extension to outbuilding to convert current home office to an annexe dwelling including one bedroom, a bathroom and a living space
Address **22 Prospect Road Farnborough Hampshire GU14 0DX**

Application No 24/00693/FULPP Ward: Knellwood
Applicant: Mr Tharka Sen
Decision: **Permission Granted**
Decision Date: 21 January 2025
Proposal: New front boundary wall with metal railings, entrance gate and electric sliding gate for vehicle access
Address **170 Alexandra Road Farnborough Hampshire GU14 6RZ**

Application No 24/00695/FUL Ward: Fernhill
Applicant: Mr Lawrence Stay
Decision: **Permission Granted**
Decision Date: 07 January 2025
Proposal: Conversion of garage to habitable room and alterations to fenestrations
Address **5 Fernhill Close Blackwater Camberley Hampshire GU17 9HD**

Application No 24/00697/FULPP Ward: Cherrywood
Applicant: Mrs Anita Chaudhary
Decision: **Permission Granted**
Decision Date: 13 January 2025
Proposal: Conversion of existing garage to a habitable room
Address **19 Whitehouse Close Farnborough Hampshire GU14 8JJ**

Application No 24/00699/FULPP Ward: Wellington

Applicant: Grainger (Aldershot) Limited And Secretar

Decision: **Permission Granted**

Decision Date: 20 January 2025

Proposal: Demolition of 2 buildings within Development Zone F - Knollys (Building 9I - Nursery and Building 11 - Civil Service Club) within Aldershot Military Conservation Area.

Address **Zone F - Knollys Aldershot Urban Extension Alisons Road Aldershot Hampshire**

Application No 24/00700/FULPP Ward: Cove And Southwood

Applicant: Mr John Little

Decision: **Permission Granted**

Decision Date: 07 January 2025

Proposal: Demolition of existing garage, rear conservatory and front porch and erection of a two storey side extension, front porch and single storey rear extension

Address **18 Highfield Close Farnborough Hampshire GU14 0HW**

Application No 24/00706/TPOPP Ward: Knellwood

Applicant: Gill Craft

Decision: **Permission Granted**

Decision Date: 15 January 2025

Proposal: One Oak T1 on submitted plan (T33 of TPO 403V) remove crossing branches, epicormic growth from canopy. One Acacia T2 (part of group G1 of TPO 403V) lift canopy to give no more than 3 metres clearance over path and reduce over-extended limbs by no more than 2 metres. One Sycamore T4 (T30 of TPO 403V) lift canopy to give no more than 5 metres clearance over road and prune back from cables by no more than 2 metres. T3 Ash remove as it has ADB (not a protected tree)

Address **Knellwood 83 Canterbury Road Farnborough Hampshire GU14 6QN**

Application No 24/00713/NMAPP Ward: North Town

Applicant: Mr Yogen Chhetri

Decision: **Permission Granted**

Decision Date: 07 January 2025

Proposal: NON MATERIAL AMENDMENT: Amendment to approved Planning Permission 24/00159/FULPP dated 16.04.2024 to allow a reduction in footprint and roof height and installation of two obscure windows in the south facing elevation

Address **149 North Lane Aldershot Hampshire GU12 4QS**

Application No 24/00718/PDCPP Ward: Aldershot Park

Applicant: Mr Taylor

Decision: **Development is Lawful**

Decision Date: 07 January 2025

Proposal: LAWFUL DEVELOPMENT CERTIFICATE FOR PROPOSED DEVELOPMENT: Erection of part single storey and part two storey rear extension with internal reconfiguration

Address **44 Whyte Avenue Aldershot Hampshire GU12 4AE**

Application No 24/00721/TPO Ward: Empress

Applicant: Mr Meaney

Decision: **Permission Granted**

Decision Date: 15 January 2025

Proposal: One Sweet Chestnut T1 on submitted application form (part of group G48 of TPO 354V) remove bottom branch on house side at approximately 5 metres from ground. The rest of trees in group G1 (G48 of TPO 354V) remove regrowth only, up to 5 metres from ground.

Address **14 St Michaels Road Farnborough Hampshire GU14 8NE**

Application No 24/00724/FULPP Ward: St John's

Applicant: Miss Katie Applegarth

Decision: **Permission Granted**

Decision Date: 07 January 2025

Proposal: Retention of front porch

Address **54 Nightingale Close Farnborough Hampshire GU14 9QH**

Application No 24/00731/NMAPP Ward: St Mark's

Applicant: Ms Iris Wong

Decision: **Permission Granted**

Decision Date: 08 January 2025

Proposal: Non Material Amendment to planning application (23/00292/FULPP) for the Erection of a detached two storey building for use as a private terminal and lounge with associated offices, screening room, and flight observations, along with associated parking, for changes to fenestration and parking arrangement.

Address **Land At The Junction Of Meadow Gate Avenue And Mosquito Road Farnborough Hampshire**

Application No 24/00736/NMAPP Ward: Wellington

Applicant: Grainger (Aldershot) Ltd And Secretary Of

Decision: **Permission Granted**

Decision Date: 10 January 2025

Proposal: NON-MATERIAL AMENDMENT: OUTLINE Permission ref 12/00958/OUT dated 10/03/2014 for the development of up to 3,850 no. dwellings including access, demolition of buildings, a local neighbourhood centre (comprising retail, office and community uses), small scale employment, two primary schools, a waste facility, day care provision, associated amenity space, pavilion, green infrastructure, Sustainable Drainage Systems, together with landscape structure planting and the provision of Suitable Alternative Natural Greenspace (SANG) (Matters for Approval Access Only) to include FULL approval of details for Maida Zone - Phase 1 comprising 228 dwellings, demolition of buildings, internal roads, garages, driveways, pathways, boundary treatment, pedestrian/cycleways, substation, associated parking spaces, Sustainable Drainage Systems, associated amenity space, hard and soft landscape works and full details of engineering operations associated with infrastructure requirements and service provision for this phase on land at the Ministry of Defence's former Aldershot Garrison (Section 96A Application - Amendments to conditions 4 and 5 to include reference to the Wellesley Biodiversity Enhancement Strategy)

Address **Aldershot Urban Extension Development Site At Queens Avenue
Aldershot Hampshire**

Application No 24/00737/FUL Ward: Cove And Southwood

Applicant: Vivid

Decision: **Permission Granted**

Decision Date: 16 January 2025

Proposal: Installation of external cladding

Address **1 - 13 Dene Road Farnborough Hampshire GU14 0BY**

Application No 24/00739/TPOPP Ward: St John's

Applicant: Vivid Housing Limited

Decision: **Permission Granted**

Decision Date: 29 January 2025

Proposal: Group G1 of TPO 261V trees T1147 and T1145.1 on submitted plan, remove two Hawthorns. Group G4 of TPO 261V trees T1153 and T1154 two Oaks, remedial work as per submitted application form. Group G6 of TPO 261V trees T1130 Oak remedial work as per application form, T1135 remove one Hawthorn, T1142 remedial work to one Oak and T1143 Oak monolith to no less than 3 metres from ground level

Address **Land Affected By TPO 261V - To The North Of Whetstone Road And Melrose Close And East Of Trunk Road Farnborough Hampshire**

Application No 24/00741/TPOPP Ward: St John's

Applicant: Vivid Housing Limited

Decision: **Permission Granted**

Decision Date: 29 January 2025

Proposal: Remove dead and hollow tree T1162 Tree tag: 1961 as per submitted plan near watercourse, one English Oak (T11 of TPO 370V). T1166 Tree tag: 4282 one diseased Grey Alder (T9 of TPO 370V), coppice tree at 1 metre above ground level and allow to regenerate. T1176 Tree tag: Common Alder (T5 of TPO 370V) coppice tree and allow to regenerate, 1 metre above ground level

Address **Land Affected By TPO 370V - Between Conway Drive And Ladywood Avenue And North Of Holmbrook Gardens Farnborough Hampshire**

Application No 24/00745/MISC28 Ward: Rowhill

Applicant: Cornerstone

Decision: **No Objection**

Decision Date: 14 January 2025

Proposal: Proposed telecommunications works at Cargate Reservoir, Aldershot South West

Address **Telecommunication Mast Cargate Reservoir Cargate Terrace Aldershot Hampshire**

Application No 25/00004/MISC28

Ward: Manor Park

Applicant: Vijayakanth S

Decision: **No Objection**

Decision Date: 28 January 2025

Proposal: The Electronic Communications Code (Conditions and restrictions)
Regulations 2003 (as amended) Regulation 5 Notice of Intention to
Install Fixed Line Broadband Apparatus (Pole) Opposite 62 Windmill
Road

Address **Redan Hill Gardens Redan Road Aldershot Hampshire**

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