

# Public Document Pack



## RUSHMOOR BOROUGH COUNCIL

### DEVELOPMENT MANAGEMENT COMMITTEE

*at the Council Offices, Farnborough on  
Wednesday, 6th November, 2019 at 7.00 pm*

To:

#### **VOTING MEMBERS**

Cllr B.A. Thomas (Chairman)  
Cllr J.H. Marsh (Vice-Chairman)

Cllr Mrs. D.B. Bedford  
Cllr R.M. Cooper  
Cllr A.H. Crawford

Cllr P.I.C. Crerar  
Cllr P.J. Cullum  
Cllr C.P. Grattan

Cllr Mara Makunura  
Cllr P.F. Rust  
Cllr C.J. Stewart

#### **NON-VOTING MEMBERS**

Cllr Marina Munro (Cabinet Member for Planning and Economy) (ex-officio)

#### **STANDING DEPUTIES**

Cllr Gaynor Austin  
Cllr Sophia Choudhary

Enquiries regarding this agenda should be referred to Marion Young,  
Democracy, Strategy and Partnerships, 01252 398827  
[marion.young@rushmoor.gov.uk](mailto:marion.young@rushmoor.gov.uk)

# A G E N D A

## 1. **DECLARATIONS OF INTEREST** – (Pages 1 - 2)

All Members who believe they have a disclosable pecuniary interest in any matter to be considered at the meeting may not participate in any discussion or vote taken on the matter and if the interest is not registered it must be disclosed to the meeting. In addition, Members are required to leave the meeting while the matter is discussed.

## 2. **MINUTES** – (Pages 3 - 10)

To confirm the Minutes of the meeting held on 18th September, 2019 (copy attached).

## 3. **PLANNING APPLICATIONS** – (Pages 11 - 106)

To consider the Head of Economy, Planning and Strategic Housing's Report No. PLN1952 on planning applications recently submitted to the Council (copy attached).

<b>Item</b>	<b>Reference Number</b>	<b>Address</b>	<b>Recommendation</b>
1	18/00225/LBCPP	Ramsden Garden Wall Memorial – Montgomery Lines, Aldershot	For information
2	18/00367/OUTPP	Former Police Station, Pinehurst Avenue, Farnborough	For information
3	19/00409/FULPP	117 Farnborough Road, Farnborough	For information
4	19/00432/PINS	Esso Pipeline	For information
5	19/00517/FULPP	Units 2A and 3, Blackwater Shopping Park, 12 Farnborough Gate, Farnborough	For information
6	19/00599/FULIA	Farnborough International Exhibition and Conference Centre, ETPS Road, Farnborough	For information

Section C of the report sets out planning applications for determination at this meeting:

Item	Pages	Reference Number	Address	Recommendation
7	19-79	17/00914/OUTPP	Blandford House and Malta Barracks Development Site, Shoe Lane, Aldershot	Grant

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

4. **ESSO PIPELINE PROJECT – (Pages 107 - 154)**

To consider the Head of Economy, Planning and Strategic Housing's Report No. PLN1953 setting out the current position with regard to the proposed renewal and partial realignment of an existing Southampton to London fuel pipeline which crosses Rushmoor Borough.

5. **ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT – (Pages 155 - 158)**

To consider the Head of Economy, Planning and Strategic Housing's Report No. PLN1954 (copy attached) which reports on cases of planning enforcement and possible unauthorised development.

6. **APPEALS PROGRESS REPORT – (Pages 159 - 166)**

To consider the Head of Economy, Planning and Strategic Housing's Report No. PLN1955 (copy attached) on the progress of recent planning appeals.

7. **PLANNING (DEVELOPMENT MANAGEMENT) SUMMARY REPORT FOR THE QUARTER JULY - SEPTEMBER 2019 – (Pages 167 - 172)**

To receive the Head of Economy, Planning and Strategic Housing's Report No. PLN1956 (copy attached) which updates on Performance Indicators for the Development Management section of Planning, and the overall workload for the Section for the period 1st July to 30th September, 2019.

**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  
6th November 2019

Head of Economy, Planning and Strategic Housing

**Declarations of interest**

Name: Cllr \_\_\_\_\_

***N.B. A declaration is not required for items that appear either in Section D of the Planning Report or the Appeals Progress Report as such items are for noting only.***

Agenda Item No.	Planning Application No.	Application Address	Reason

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# DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 18th September, 2019 at the Council Offices, Farnborough at 7.00 pm.

## **Voting Members**

Cllr B.A. Thomas (Chairman)  
Cllr J.H. Marsh (Vice-Chairman)

Cllr R.M. Cooper  
Cllr A.H. Crawford  
Cllr P.J. Cullum  
Cllr C.P. Grattan  
Cllr Mara Makunura  
Cllr C.J. Stewart

Apologies for absence were submitted on behalf of Cllr Mrs. D.B. Bedford, Cllr P.I.C. Crerar and Cllr P.F. Rust.

Cllr Gaynor Austin attended the meeting as a Standing Deputy.

## **Non-Voting Member**

Cllr Marina Munro (Planning and Economy Portfolio Holder) (ex officio)

## **22. DECLARATIONS OF INTEREST**

There were no declarations of interest.

## **23. MINUTES**

The Minutes of the meeting held on 14th August, 2019 were approved and signed by the Chairman.

## **24. PLANNING APPLICATIONS**

**RESOLVED:** That

- (i) permission be given to the following application, as set out in Appendix "A" attached hereto, subject to the conditions, restrictions and prohibitions (if any) mentioned therein:

\* 19/00469/FULPP & (Units 6 and 7 Westgate, Aldershot);  
19/00470/REVPP

- (ii) the applications dealt with by the Head of Economy, Planning and Strategic Housing, where necessary in consultation with the Chairman, in accordance with the Council's Scheme of Delegation, more particularly specified in Section "D" of the Head of Economy, Planning and Strategic Housing's Report No. PLN1948, be noted; and
- (iii) the following application be determined by the Head of Economy, Planning and Strategic Housing, in consultation with the Chairman:

- \* 19/00337/FULPP (Meudon House, Meudon Avenue, Farnborough)

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

18/00225/LBCPP (Ramsden Garden Wall Memorial – Montgomery Lines, Aldershot);

18/00367/OUTPP (Former Police Station, Pinehurst Avenue, Farnborough);

19/00409/FULPP (No. 117 Farnborough Road, Farnborough);

19/00432/PINS (Esso Pipeline);

19/00517/FULPP (Units 2A and 3, Blackwater Shopping Park, Farnborough Gate, Farnborough);

- \* The Head of Economy, Planning and Strategic Housing's Report No. PLN1948 in respect of these applications was amended at the meeting

## 25. REPRESENTATIONS ON APPLICATIONS

In accordance with the guidelines for public participation at meetings, the following representations were made to the Committee and were duly considered before a decision was reached.

Application No.	Address	Representation	In support of or against the application
19/00337/FULPP	Meudon House, Meudon Avenue, Farnborough	Mr. C. Halliday	Against
		Ms. C. Textor	In support

## 26. APPLICATION NO. 19/00337/FULPP - MEUDON HOUSE, MEUDON AVENUE, FARNBOROUGH

The Committee considered the Head of Economy, Planning and Strategic Housing's Report No. PLN1948 (as amended at the meeting) regarding the demolition of



existing structures and the erection of 197 dwellings, comprising 86 one-bedroom flats, 77 two-bedroom flats and 34 three-bedroom houses, with associated access, parking and landscape arrangements.

The Committee was reminded that it had approved a previous application for the scheme in November 2018 and noted that the amended application consisted of:

- A reduction in the overall number of units by seven dwellings;
- A reduction in the overall height of the apartment block by one storey;
- Reconfiguration of the internal layouts of both the apartments and houses;
- Changes in the elevation treatments of both the apartments and houses.

**RESOLVED:** That:

- (i) subject to the completion of an appropriate Section 106 planning obligation by 29th November, 2019 in respect of Strategic Access Management and Monitoring Measures (SAMM), open space contributions, affordable housing review mechanism and highway matters, including transport contributions and travel plan and monitoring fees, and ensuring the transfer of existing SANG allocation from the previously approved scheme to the new proposal prior to implementation as set out in the Report (as amended at the meeting) and the revised conditions and informatives set out in the Report (as amended at the meeting), the Head of Economy, Planning and Strategic Housing, in consultation with the Chairman, be authorised to grant planning permission; and
- (ii) in the event of failure to complete a satisfactory Section 106 planning obligation by 29th November, 2019, the Head of Economy, Planning and Strategic Housing, in consultation with the Chairman, be authorised to refuse planning permission on the grounds that the proposal fails to make appropriate provision for affordable housing and open space, nor mitigate its impact on the highway and the Thames Basin Heaths Special Protection Area, contrary to the relevant policies of the Council's Development Plan and associated supplementary planning guidance.

**27. APPEALS PROGRESS REPORT**

**(1) New Appeals**

<b>Address</b>	<b>Description</b>
Willow House, No. 23 Grosvenor Road, Aldershot	Against the refusal of planning permission for the demolition of existing building and the erection of part 3, part 4 and part 5-storey building containing 23 flats (2 x studios, 13 x one bedroom and 8 x two bedroom) and two retail units, with associated bin and cycle storage. It was noted that the Planning Inspectorate had declined a request from the Appellant for this to be dealt with as a

public hearing and it would therefore be dealt with by means of the written procedure.

No. 206 Sycamore Road, Farnborough

Against the refusal of planning permission for the demolition of existing buildings and the erection of a new building, part 3 and part 4 storey, with a mix of eleven dwellings with associated parking, access, cycle and bin provision. It was noted that the Planning Inspectorate had decided that the appeal would proceed by way of a public hearing to be held at the Council Offices on 12th November, 2019.

(2) **Appeal Decision**

<b>Application / Enforcement Case No.</b>	<b>Description</b>	<b>Decision</b>
18/00734/FULPP	Against the Council's refusal of planning permission for the change of use from Retail (A1) to Hot Food Takeaway (A5) (Rooster Shack) at No. 165 North Lane, Aldershot.	Allowed

**RESOLVED:** That the Head of Economy, Planning and Strategic Housing's Report No. PLN1949 be noted.

The meeting closed at 8.15 pm.

CLLR B.A. THOMAS (CHAIRMAN)

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**Development Management Committee  
18th September 2019**

**Appendix "A"**

**Application No. & Date Valid:**      **19/00469/FULPP**                      **9th July 2019**

**Proposal:**                      Change of use of two separate restaurant units (Use Class A3) to a gym (Use Class D2) operating on a 24 hour basis at **Units 6 And 7 Westgate Aldershot Hampshire**

**Applicant:**                      Legal & General Property

**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:  
2157 L1 - Location Plan    2157 X01A - Existing floor plans  
2157 X02 A - Existing roof plans    2157 P02B – Proposed floor plans    2157 P03B - Proposed elevations    2157 P04A - Proposed roof plans

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

3      Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order, 1987, (or any other Order revoking or re-enacting that Order) the amalgamated units shall be used only for the purpose of a gym and for no other purpose, including any other purposes within Class D2, without the prior permission of the Local Planning Authority.

Reason - To prevent the introduction of future alternative D2 or other uses that may be contrary to the function of the Westgate site as a leisure hub and also in order for appropriate consideration to be given to such matters as impact on neighbours and highways issues.

- 4 The use hereby approved shall not commence until a scheme of provisions for the control of noise emanating from the site has been implemented in accordance with details to be first submitted to, and approved in writing by the Local Planning Authority. The measures installed shall be thereafter retained as approved.

Reason - To protect the amenity of neighbouring occupiers.\*

- 5 The external materials used in the door replacements to facilitate the use hereby approved, shall match in colour and type those on each existing relevant unit facade.

Reason - To ensure external changes have an acceptable impact on appearance and character of the site and surrounding area.

- 6 No deliveries shall be taken at the premises except between the hours of 0700 - 2300 - Monday to Sunday (including Bank Holidays)

Reason - In the interests of residential amenity.

**Application No.  
& Date Valid:**

**19/00470/REVPP**

**9th July 2019**

Proposal:

Variation of Conditions 15 and 23 attached to planning permission 10/00076/FULPP dated 03/12/2010 to allow 24 hour operation of a gym (Class D2) at Units 6 and 7 and to increase the floor space of D2 Use Class in Westgate by 865sqm at **Units 6 And 7 Westgate Aldershot Hampshire**

Applicant:

Legal & General Property

Conditions:

- 15 With the exception of Units 6 and 7, the following uses hereby permitted shall not be open to customers outside the following times:

Class A1 - 0800 - 2200 Mondays to Saturdays, 10-1700  
Sundays, 0800 - 2200 hours Bank Holidays

Class A3, A4 and A5 uses - 0800 - 2400 Mondays to  
Sundays (including Public Holidays)

Class D2 (cinema) - 0800 - 2400 hours Mondays to Thursdays, 0800 - 2300 hours Fridays to Saturdays, 0800 - 2400 hours Sundays not preceding Public Holidays and 0800 - 0230 hours Sundays preceding Public Holidays

Reason - To protect amenities of nearby residential properties

- 23 The finished development shall contain no more than 3,033 sqm of Class C1 (hotel), 3,201 sqm of Class D2 (cinema), 7,663 sqm of Class A1 (foodstore and petrol filling station), 865sqm Class D2 (gym), 1298 sqm of Class A3 (restaurant and cafes), and 409 sqm of Class A3/A4/A5. All figures are gross internal area (GIA). There shall be no increase in floor space by means of the installation of additional mezzanine floors or similar structures.

Reason - To accord with the terms of the application and to ensure that the development does not have an adverse impact on the vitality and viability of the town centre shopping core as the focus for comparison goods sales in Aldershot.

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Development Management Committee  
6th November 2019

Head of Economy, Planning and  
Strategic Housing  
Report No.PLN1952

## 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 Plan Core Strategy (October 2011), the Hampshire Minerals and Waste Plan adopted October 2013, saved policies of the Rushmoor Local Plan Review (1996-2011), and saved Policy NRM6 of the South East Plan. Relevant also as a material consideration in the determination of planning applications is the emerging Draft Submission Rushmoor Local Plan, June 2017.
- 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. Public Speaking

- 5.1 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 Co-ordinator 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.

### 6. Late Representations

- 6.1 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.

## 7. Financial Implications

- 7.1 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  
Head of Economy, Planning and Strategic Housing

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### *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
1	18/00225/LBCPP	<p>Soft and hard landscape works within the setting of the Ramsden Garden Wall Memorial</p> <p><b>Ramsden Garden Wall Memorial - Montgomery Lines Aldershot Hampshire Aldershot</b></p> <p>This application has been withdrawn. A revised application is in preparation.</p>
2	18/00367/OUTPP	<p>Outline application for the erection of up to 174 units across 8 storeys (plus a semi-underground car park) with associated car parking, cycle parking, open space, landscaping, lighting, drainage and associated infrastructure, engineering and service operations (all matters reserved)</p> <p><b>Police Station Pinehurst Avenue Farnborough Hampshire</b></p> <p>The future of this application is under review by the applicant. It may be superseded by a new proposal.</p>
3	19/00409/FULPP	<p>Erection of extensions and alterations to existing office building (Use Class B1) to facilitate conversion and change of use to residential use (Use Class C3) to provide 105 flats (comprising 7 X studio, 53 X 1-bedroom, 43 X 2-bedroom and 2 X 3-bedroom units); retention/provision of 199 on-site parking spaces and use of existing vehicular access to Farnborough Road; and landscaping including creation of new landscaped podium amenity courtyard (revised scheme following refusal of scheme the subject of planning application 18/00466/FULPP)</p> <p style="text-align: right;">Page 15</p>

		<p><b>117 Farnborough Road Farnborough Hampshire GU14 7JG</b></p> <p>This application has been withdrawn following a succesful appeal in respect of an earlier scheme.</p>
4	19/00432/PINS	<p>Southampton to London Esso Fuel Pipeline from the A327 crossing the western section of Southwood Country Park, through land to the west of Cove Brook, Cove Road and Nash Close, crossing the South Western main railway line to the west of Farnborough. Running east alongside the railway line to Stake Lane through Queen Elizabeth Park to the north of Farnborough Station, crossing open land at Farnborough Hill School under the North Downs railway line, A331, and River Blackwater.</p> <p><b>Esso Pipeline Rushmoor Borough Area Farnborough Hampshire</b></p> <p>This is a consultation on an application to the Planning Inspectorate for a Development Consent Order for major infrastructure. An update report appears elsewhere on this agenda.</p>
5	19/00517/FULPP	<p>Refurbishment and amalgamation of existing Units 2A &amp; 3 Blackwater Shopping Park, including removal of existing mezzanine floors, revised car parking and servicing arrangements; relief from Condition No.4 of planning permission 93/00016/FUL dated 10 January 1994 to allow use as a foodstore (Use Class A1) with new mezzanine floor to provide ancillary office and staff welfare facilities, ancillary storage and plant machinery areas; use of part of new foodstore unit as self-contained mixed retail and café/restaurant use (Use Classes A1/A3); loss of existing parking spaces to front of proposed foodstore to provide new paved area with trolley storage bays and cycle parking; installation of new customer entrances to new units; widening of site vehicular access to Farnborough Gate road to provide twin exit lanes; and associated works</p> <p><b>Units 2A And 3 Blackwater Shopping Park 12 Farnborough Gate Farnborough</b></p> <p>This application is scheduled to be the subject of a report to the next meeting of this committee.</p>

6	19/00599/FULIA	<p>Erection of building for office use together with business and hospitality accommodation to be used in connection with the biennial Farnborough International Airshow</p> <p><b>Farnborough International Exhibition And Conference Centre ETPS Road Farnborough Hampshire</b></p> <p>This application is scheduled to be the subject of a report to the next meeting of this committee.</p>
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**Section B**

**Petitions**

<b>Item</b>	<b>Reference</b>	<b>Description and address</b>
		There are no petitions to report

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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.	17/00914/OUTPP
Date Valid	24 <sup>th</sup> November 2017
Expiry date of consultations	12 <sup>th</sup> March 2018 (in respect of amended plans and supporting information received 23 <sup>rd</sup> February 2018)
Proposal	OUTLINE: Planning application 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).;
Address	<b>Blandford House and Malta Barracks Development Site, Shoe Lane, Aldershot, Hampshire</b>
Ward	St. Marks
Applicant	Mr Alan Chitson, Grainger Plc
Agent	Savills
Recommendation	<b>GRANT</b> subject to a s106 Planning Obligation

## INTRODUCTION

At the Development Management Committee on 28<sup>th</sup> March 2018 it was resolved to grant outline planning permission 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 original committee report is attached in Appendix A.

## BACKGROUND

In the period following the committee consideration and resolution, extensive negotiation and drafting has taken place involving officers of Rushmoor Borough Council (RBC) and

Hampshire County Council (HCC) and the Applicants' and their respective legal advisors, with a view to completing the revised s106 legal agreement, in order for the planning permission to be issued.

Due to the complexity of the matters surrounding the allocation and delivery of the proposed Strategic SANG, this negotiation process has significantly exceeded the deadline for issuing the planning permission, as set out in the original committee recommendation. This has also culminated in the submission of an updated SANG Delivery Strategy (October 2019) by the Applicant which has been received by RBC. Further, the Applicant has also been in dialogue with Hampshire County Council in relation to outstanding transport matters, particularly regarding the Travel Plan and payment of the School Travel Plan contribution. RBC's legal advisors are yet to receive confirmation that these obligations have been agreed. It is also noted that an outstanding issue relating to the land interest in the development site will also need to be resolved before the legal agreement can be completed and permission granted.

In the intervening period the Applicant has submitted a Shadow Appropriate Assessment to replace the Shadow Habitat Regulations Assessment previously submitted and the Council has also adopted The Rushmoor Local Plan (21st February 2019) of which the relevant emerging policies were set out in the original report to committee.

As a consequence of the s106 negotiations and the submission of revised documents, clarification and changes are proposed in respect of some of the heads of terms of the agreement, planning conditions and informatives. Therefore, the following short report seeks to explain the relevant updates and sets out a revised version of the Full Recommendation. The revised recommendation also incorporates any amendments that were reported to Development Management Committee in the amendment sheet on the 28<sup>th</sup> March 2018.

## **COMMENTARY**

### **Updated SANG Delivery Strategy**

The submitted SANG Delivery Strategy has been updated to incorporate changes which have been negotiated with the Applicant and which will be secured in the s106 agreement. The changes principally relate to the allocation of spare SANG capacity in consultation with RBC, the triggers for the submission of Ecological Management Plans, the funding and management mechanisms and costs and enforcement and step in rights.

### **Updates to Conditions & s106 Legal Agreement**

Amendments to the Full Recommendation are required to address the following matters:

- Correction of references to any superseded documents referred to in the proposed planning conditions;
- Replacement of any reference to 'Local SANG' with 'Development SANG' to reflect the wording used in the draft s106 agreement and SANG Delivery Strategy; and
- Rewording of Condition 22 (SANG Delivery Strategy & SANG Ecological Management Plan) to clarify the proposed triggers for the submission of the Development SANG and Strategic SANG Ecological Management Plans.
- Rewording of Condition 24 (Strategic SANG – Accessibility) to reflect that a negative prior to occupation condition would be placed on any permission for a third party residential scheme reliant on the Strategic SANG.



## Shadow Appropriate Assessment

The Local Planning Authority is responsible for undertaking an Appropriate Assessment following the requirements of the Habitats Regulations. The European Court of Justice judgement in 'People Over Wind, Peter Sweetman v Coillte Teoranta C-323/17' 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.

As a result of this judgement, the Council can no longer conclude that the assignment of, or provision of, mitigation capacity at the point of application is sufficient to remove the requirement for a full Appropriate Assessment (AA). To this end, since the application was last reported to the Development Management Committee, the applicant has submitted a Shadow Appropriate Assessment in support of the application, which the Council may adopt as its own, in accordance with Regulation 63 of the Conservation of Habitats and Species Regulations 2017. The Appropriate Assessment has been completed by the Council and concludes that the development would lead to a likely significant effect on the integrity of the Thames Basin Heaths Special Protection Area.

The proposed SANG Delivery Strategy, together with appropriate contributions to SAMM and mitigation and enhancement measures set out in the Ecological Impact Assessment and Shadow Appropriate Assessment (September 2019); is consistent with the relevant policies of the Council's Development Plan, the Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy, and provides sufficient evidence that any likely significant effects on the SPA will be avoided. This package of avoidance and mitigation measures is acceptable to the Council and Natural England and will be secured through a combination of conditions and provisions in the s106 legal agreement. With these measures in place the Council as Competent Authority can be satisfied that there is no likelihood of the proposed development giving rise to a significant effect on the nature conservation interests and objectives of the TBHSPA either alone or in combination with other plans or projects.

## FULL RECOMMENDATION

It is recommended that subject to the completion of a satisfactory Planning Obligation under Section 106 of the Town and Country Planning Act 1990 to secure the measures set out in (but not restricted to) the Heads of Terms of the Agreement below, the Head of Planning, in consultation with the Chairman, be authorised to **GRANT** planning permission subject to the conditions and informatives set out below and the Solicitor to the Council to settle the detailed terms of the S106 agreement:-

## HEADS OF TERMS - S.106 AGREEMENT

- 1) **Affordable Housing** – 30% of the new units on the site to be affordable housing in accordance with an Affordable Housing Strategy to be submitted and agreed, to include:
  - i. 30% of units in each zone (excluding the Blandford House building) to be affordable housing and to be provided at the same time as private housing in each zone (5% variance applied to each zone);

- ii. Each Reserved Matters Application to be accompanied by an Affordable Housing Statement to demonstrate compliance with the AHS;
- iii. Clusters of affordable housing shall be no greater than ten units (12 in the case of flats).
- iv. Tenure mix of 70% affordable rent and 30% intermediate (shared ownership), as set out in the Housing Mix Ratio table below, with mechanism to review and agree with LPA, subject to local needs and viability;

	1-bed flat	2-bed flat	2-bed house	3-bed house	4-bed house	Total
<b>Affordable Rent (70%)</b>	25%	15%	20%	25%	15%	<b>100%</b>
<b>Intermediate (30%)</b>	30%	20%	30%	20%		<b>100%</b>

- v. All affordable housing units to be accessible and adaptable by meeting the requirements of Part M4 (2) of the building regulations and the Technical Housing Standards;
- vi. 10% of new affordable rented units within each zone to be wheelchair accessible/adaptable to meet the requirements of the Building Regulations M4 (3) taking into account the guidance produced by Habinteg;
- vii. Affordable housing to be managed by a Registered Provider and RBC to secure nomination rights to 100% of first lettings or equity sales of the Affordable Housing Units and 75% of subsequent lettings and 100% of re sales;
- viii. The provision within the development of a ground-floor three-bedroom wheelchair flat with outdoor amenity space to meet RBCs need for housing with people with disabilities;

2) **Self-build and/or Custom-build Homes – minimum of 5% of the new homes to be provided** and the submission of a Self-Build Plot Plan and Self Build Marketing Strategy, to ensure that the plots are offered for sale at a reasonable price, and marketed for a satisfactory period, with a mechanism to allow the owner/developer free to develop plots if no purchaser is identified;

3) **Estate Management Company** – Details of the body to be responsible for collecting the service charge and for the maintenance and management of identified features of the development. Submission of an agreed strategy for the management of open spaces, woodland, play areas and un-adopted roads prior to first occupation, to include details of the legal framework, management structure, account charge, estate charges framework, and maintenance standards;

4) **SANG** – SANGs to be provided in accordance with the SANG Delivery Strategy (October 2019), to include;

- i. Mechanism to ensure sufficient funds for full establishment and in perpetuity management costs of the SANG;

- ii. SANG to be implemented and opened prior to first occupation of the residential development to which it relates with mechanism for phasing in relation to Development SANG and Strategic SANG options;
  - iii. SANG car park to be provided with the delivery of the Strategic SANG;
  - iv. Delivery of associated off-site SANG works prior to occupation – Wellesley Woodland links;
  - v. SANG allocation strategy for third party schemes to be agreed with RBC together with a schedule that can be updated by agreement with the Council and without the need for a formal deed of variation;
  - vi. Step in rights for the Council.
- 5) **SANG Ecological Management Plan/s** - SANGs to be maintained in accordance with the SANG Ecological Management Plans (and subsequent updates) required by Condition 22 of the planning permission;
- 6) **SAMM Contributions** - Developer to pay contributions per dwelling towards Strategic Access Management and Monitoring measures in accordance with the Council's TBH SPA Avoidance and Mitigation Strategy. Payments prior to occupation within relevant Development Zone/ Phase;
- 7) **Amenity Open Space** – Detailed specification and a timetable for the design, construction and delivery of the proposed Amenity Open Space within Development Zones A, C, D, E & F on Phasing Plan 2491-C-1106-SK3 shall be submitted as part of the Reserved Matters Application for the Development Zone to which it relates. The Amenity Open Space shall be provided as approved prior to the first occupation of that Development Zone.
- 8) **Equipped Play Space** - Detailed specification and a timetable for the design, construction and delivery of the proposed Equipped Play Space within Development Zones C & F on Phasing Plan 2491-C-1106-SK3 shall be submitted as part of the Reserved Matters Application for the Development Zone to which it is located within. The Equipped Play Space shall be provided as approved prior to the first occupation of that Development Zone.
- 9) **Transport (HCC)** – Developer to provide infrastructure and/or financial contributions to include;
- i. A Transport Contribution to mitigate impact at Shoe Lane / Forge Lane and Government House Road / Shoe Lane (changes to road markings);
  - ii. Submission and implementation of a full Travel Plan/School Travel Plan, payment of the Travel Plan Approval and Monitoring fees, and the School Travel Plan Contribution, and provision of a surety mechanism to ensure implementation of the Travel Plan.

In the event of failure to complete the agreement by 28<sup>th</sup> February 2020 the Head of Planning, in consultation with the Chairman, be authorised to **REFUSE** planning permission on the grounds that inadequate provision is made in respect of SPA mitigation, affordable housing, open space, play areas, and transport obligations and contributions.

## CONDITIONS

### **Time Limit – Reserved Matters**

- 1 The first application for approval of reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission. All subsequent reserved matters shall be submitted no later than 7 years from the date of this permission.

Reason – To comply with the provisions of section 92(2) of the Town and Country Planning Act 1990.

### **Time Limit – The Development**

- 2 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.

### **Reserved Matters – Reserved Matters Applications (RMAs)**

- 3 No development (with the exception of the SANG and SANG car park and the demolition of the Category 1 buildings identified on drawing number 6048/PO1 Rev A shall take place in any Development Zone identified on Phasing Plan 2491-C-1106-SK3, until an application for details relating to appearance, landscaping, layout and scale of the development hereinafter called “the reserved matters” shall be submitted to and approved in writing by the Local Planning Authority in respect of that Development Zone/Reserved Matters Area. Notwithstanding any indications on the illustrative and parameter plans submitted with the outline planning application, each Reserved Matters Application shall include details of the following:

- 1) Details relating to appearance, landscaping, layout and scale of the development;
- 2) Details relating to the positions and widths of roads, footpaths and accesses;
- 3) Specification of the type of construction for the roads and footpaths, including relevant horizontal cross sections and longitudinal sections showing the existing and proposed levels together with details of street lighting and the method of disposing surface water;
- 4) The alignment, height and materials of all walls and fences and other means of enclosure;
- 5) Plans detailing existing and proposed site levels;
- 6) Plans detailing the layout of foul sewers and surface water drains;
- 7) Provision of SuDs drainage features;
- 8) Provision of children’s play space (where applicable to the development zone);
- 9) Provision for storage and removal of refuse and recycling;
- 10) Condition survey of locally listed buildings;
- 11) Heritage Impact Assessment;
- 12) Energy performance & sustainable construction statement;
- 13) Water Efficiency Statement;
- 14) Utilities Statement;

- 15) Ecological Management Plan;
- 16) Landscape Management Plan;
- 17) Contamination Remediation Strategy;
- 18) Construction Environmental Management Plan;
- 19) Construction Traffic Management Plan;
- 20) Arboricultural Development Statement;
- 21) Archaeological Written Scheme of Investigation;
- 22) Noise Report including measures to protect the occupiers of the residential properties from external noise;
- 23) Lighting Assessment;
- 24) Statement of compliance with the Affordable Housing Strategy.

The development shall be carried out in accordance with the details as approved.

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 Drawings and Documents**

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

Drawings: GTASHOT\_BH/SK/05 (Site Location Plan); 2491-A-1201-B (Access & Movement Parameter Plan); 2491-A-1200-B (Land Use Parameter Plan); GTASHOT(BH).1/GA/11 (SANGS car park layout); GTASHOT(BH).1/GA/12 (SANGS car park cross section); 6048/PO1 Rev A (Demolition Plan); and, 2491-C-1106-SK3 (Phasing Plan).

Documents: Planning Statement (Savills, October 2017); SANG Delivery Strategy (Holbury, October 2019); Delivery Strategy (March 2018); Design & Access Statement – Revision A; Shadow Appropriate Assessment (Holbury, September, 2019); Ecological Impact Assessment (LCES, September 2017); Landscape Character and Visual Impact Assessment (Allen Pyke, October 2017); Heritage Statement (ADAM Urbanism, RA/6048 – March 2018 Rev B); Flood Risk Assessment (MB, October 2017); Air Quality Assessment (WYG, October 2017); Noise Assessment (WYG, September 2017); Phase 1 Geoenvironmental Desk Study Report ref: LP01149 (LEAP, 19/04/2016); Utilities Assessment (MB, October 2017); Historic Environmental Desk-Based Assessment ref: 79183.01 (Wessex Archaeological, April 2017); Arboricultural Implications Report ref: 16045-01 (SJA Trees, October 2017); Transport Assessment (Mayer Brown, October 2017); Travel Plan (Mayer Brown, February 2018) and Response to HCC Highways (Mayer Brown, received 23/02/2018).

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

### **Phasing Strategy**

- 5 Notwithstanding the Delivery Strategy submitted as part of the application, details of a Phasing Strategy for the residential redevelopment of the site shall be submitted to and approved in writing by the Local Planning Authority prior to the submission of the first Reserved Matters Application (RMA). The details shall include the following:
  - (i) A layout plan confirming the extent of each Development Zone/ Phase to which

- future RMAs will relate;
- (ii) An indicative phasing programme for the submission of the RMAs;
  - (ii) An indicative phasing programme for the implementation of the consent;

The development shall be carried out in accordance with the approved Phasing Strategy.

Reason: To facilitate the future submission of the Reserved Matters and redevelopment of the site in a phased approach.\*

### **Western footway/cycleway & Queens Roundabout**

- 6 No part of the residential development shall commence until a scheme design at Queens Roundabout, which accommodates pedestrian and cycle movements up to and across the junction via the proposed western footway/cycleway on A325 Farnborough Road, without unacceptably impacting on operational performance of the junction, is submitted to and approved by the Local Planning Authority in consultation with the Local Highway Authority. The approved scheme will be fully implemented in line with the programme agreed with the Local Planning Authority and the Local Highway Authority.

Reason - To provide satisfactory pedestrian and cycle access and in the interests of highway safety.\*

### **Pedestrian and Cycle Movements**

- 7 No part of the residential development shall commence until a programme is submitted to and agreed in writing by the Local Planning Authority, in consultation with the Local Highway Authority and the Basingstoke Canal Authority; setting out a programme for the submission, approval and implementation of a phased scheme of works at A325 Farnborough Road, Shoe Lane, Forge Lane, and Basingstoke Canal, or alternative arrangements on land within the Applicants control, which accommodate pedestrian and cycle movements to and from the development. The development shall be implemented fully in accordance with the programme and details as agreed. And retained thereafter for the life of the development.

Reason - To provide satisfactory pedestrian and cycle access and in the interests of highway safety.\*

### **Access from Forge Lane and Government House**

- 8 Vehicular access to Shoe Lane shall be retained from both Forge Lane and Government House Road at all times, unless otherwise agreed in writing with the Highway Authority.

Reason: In the interests of highway safety

### **Trees**

- 9 Notwithstanding the Arboricultural Implications Report submitted with the application, no trees shall be removed in any Development Zone and no development shall take place in any Reserved Matters Area until an Arboricultural Development Statement (ADS) has been submitted to and approved in writing by the Local Planning Authority,

concerning the relevant zone/phase. The ADS shall include an updated Tree Removal Plan and a detailed Tree Protection Plan and Method Statement illustrating everything that is required to ensure the safe and healthy retention of trees during the development process, and to provide a working document for site personnel. The development shall be carried out in accordance with the approved Arboricultural Development Statement/s.

Reason - To safeguard against unnecessary removal of trees and preserve the health and amenity value of retained trees.\*

### **Sustainable Drainage Systems (SUDS)**

- 10 No development shall take place in any Reserved Matters Area (RMA) until a surface water drainage scheme (including detailed design drawings and associated calculations) for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The Sustainable Drainage Systems (SUDS) shall subsequently be implemented in accordance with the approved details, prior to first occupation of any development within the RMA to which they relate.

Reason - To prevent the increased risk of flooding and to improve and protect water quality.\*

### **Intrusive Site Investigation & Remediation Method Statement (Residential Areas)**

- 11 Development shall not commence on any Reserved Matters Area (RMA) until there has been submitted to and approved in writing by the Local Planning Authority: -
- i. an intrusive site investigation report documenting the extent, scale and nature of contamination present, identified as appropriate by the Phase 1 Geoenvironmental Desk Study Report submitted with the application;
  - ii. if identified as necessary; a detailed scheme (Remediation Method Statement) 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.

The development shall be carried out in accordance with the Remediation Method Statement as approved, prior to commencement of development within the relevant RMA.

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

### **Remediation Verification Reports (Residential Areas)**

- 12 No occupation within any Reserved Matters Area shall take place until a verification report demonstrating completion of works set out in the approved Remediation Method Statement and the effectiveness of the remediation shall be submitted to and

approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

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

### **Unforeseen Contamination**

- 13 In the event that unforeseen ground conditions or materials which suggest potential or actual contamination are revealed at any time during implementation of any part 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 any measures identified in the approved remediation scheme a verification report must be prepared and submitted to the Local Planning Authority for approval prior to first use or occupation of the area of the development to which it relates.

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

### **Construction Environmental Management Plan (Residential Areas)**

Development (including demolition) shall not commence on any Reserved Matters Area (RMA) until there has been submitted to and approved in writing by the Local Planning Authority, a site-specific Construction Environmental Management Plan (CEMP). The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust, site lighting, site traffic and other pollution. The plan should include, but not be limited to:

- i. Construction programme;
- ii. Site specific operational control procedures / mitigation measures;
- iii. Proposals for the protection of existing environmental features (including water quality and drainage, nature conservation, archaeology and cultural heritage);
- iv. Pollution control contingency plan;
- v. Arrangements for liaison with the Council's Pollution Control Team;
- vi. Procedures for complaint management, public consultation and liaison.

The development shall be carried out in accordance with the details as approved.

Reason: To safeguard the amenities of surrounding occupiers and to avoid any adverse impacts on ecologically sensitive local receptors, during the construction phases of the development.\*



## **Construction Traffic Management Plan**

- 14 Development (including demolition) shall not commence on any Reserved Matters Area until there has been submitted to and approved in writing by the Local Planning Authority, a Construction Traffic Management Plan specific to that area. This should include; construction traffic routes, parking and turning provision to be made on site, measures to prevent mud from being deposited on the highway and a programme for construction. The development shall be carried out fully in accordance with the details as approved.

Reason: To safeguard the amenities of surrounding occupiers and in the interests of highway safety.\*

## **Archaeology – Written Scheme of Investigation**

- 15 Development shall not commence on any Reserved Matters Area (other than the demolition of the Category 1 buildings identified on drawing number 6048/PO1 Rev A and not including the proposed SANG establishment works) until there has been submitted to and approved in writing by the Local Planning Authority, a Written Scheme of Investigation (WSI), designed to recognise, characterise and record any archaeological features and deposits that may exist on the site. The assessment shall take the form of trial trenches located within the areas of proposed housing, including those areas where buildings are to be demolished and trees cleared. The archaeological investigations shall be carried out fully in accordance with the WSI as approved.

Reason – To assess the extent, nature and date of any archaeological deposits that might be present and the impact of the development upon these heritage assets.\*

## **Archaeology – Programme of mitigation**

- 16 Development shall not commence on any Reserved Matters Area (other than the demolition of the Category 1 buildings identified on drawing number 6048/PO1 Rev A and not including the proposed SANG establishment works) until there has been submitted to and approved in writing by the Local Planning Authority, a Programme of Archaeological Mitigation of Impact, based on the results of trial trenching as required by the Written Scheme of Investigation (WSI). The mitigation measures shall be carried out fully in accordance with the Programme of Archaeological Mitigation of Impact as approved.

Reason – To mitigate the effect of the works associated with the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations.\*

## **Archaeology – Fieldwork report**

- 17 Following completion of the archaeological fieldwork, and prior to first occupation of the Reserved Matters Area to which it relates, a report shall be submitted to and approved in writing by the Local Planning Authority, setting out and securing appropriate post-excavation assessment, specialist analysis and reports, publication and engagement where appropriate. The recommendations within the report shall be carried out fully in accordance with the Fieldwork Report, as approved in accordance

with timescales agreed by the Local Planning Authority.

Reason – To contribute to our knowledge and understanding of our past by ensuring that opportunities are taken to capture evidence from the historic environment and to make this publically available.\*

### **Amenity Open Space**

- 18 No residential unit within Development Zone Development Zones A, C, D, E & F on Phasing Plan 2491-C-1106-SK3 shall be occupied until the Amenity Open Space within the phase to which it relates has been provided in accordance with the details approved by the relevant Reserved Matters Application. The areas shall thereafter be retained and made available for that purpose.

Reason – To ensure satisfactory on-site open space provision to serve future occupiers of the development.

### **Equipped Play Space**

- 19 No residential unit within Development Zone C or F on Phasing Plan 2491-C-1106-SK3 shall be occupied until the Equipped Play Area play within the relevant phase to which it relates has been completed and equipped in accordance with the details approved by the relevant Reserved Matters Application. The areas shall thereafter be retained and made available for that purpose.

Reason – To ensure satisfactory on-site provision for formal children’s play.

### **Demolition**

- 20 No demolition of buildings or part of buildings, other than the demolition of the Category 1 buildings identified on drawing number 6048/PO1 Rev A shall take place, unless otherwise agreed through the approval of the relevant Reserved Matters Application applicable to the Development Zone in which the building is located.

Reason: To safeguarded the existing locally listed buildings and ensure that any alterations or loss of historic fabric is justified and appropriate.

### **Construction Hours**

- 21 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.

## **CONDITIONS SPECIFIC TO THE FULL PLANNING PERMISSION FOR SANG AND SANG CAR PARK**

### **SANG Delivery Strategy & Ecological Management Plan**

- 22 The SANG shall be implemented in accordance with the SANG Delivery Strategy

(October 2019) hereby approved and subsequently in accordance with the SANG Ecological Management Plan/s (SANG EMP), which in the case of the Development SANG shall be submitted to the Local Planning Authority for approval, in consultation with Natural England, prior to the commencement of Blandford House and Malta Barracks and in relation to the Strategic SANG, prior to the commencement of any third party development scheme which would rely on it. Thereafter, a written report specifying compliance and detailing any amendments required to either SANG EMP or a combined report if appropriate, shall be submitted on the anniversary of the approval of the first SANG EMP, in accordance with the terms of the associated legal agreement.

Reason - To ensure that satisfactory mitigation is in place to prevent significant impact on the Thames Basin Heath Special Protection Area (SPA).\*

### **Development SANG - Accessibility**

- 23 No residential unit within the development shall be occupied until compartments C and D East, as identified on Figure 2 of the SANG Delivery Strategy, together with footpath links to Wellesley Woodlands identified on Figure 8 of the strategy, and including the provision of a 2.5km footpath route accessible to the public; have been delivered and made fully available to the public, in accordance with the works outlined in Section 4 – SANG Establishment and in accordance with the phasing requirements in Section 5 – Phasing of the SANG Delivery Strategy (October 2019) hereby approved.

Reason - To ensure that satisfactory mitigation is in place to prevent significant impact on the Thames Basin Heath Special Protection Area (SPA).

### **Strategic SANG - Accessibility**

- 24 The Strategic SANG (compartments C, D East and D West, as identified on Figure 2 of the SANG Strategy) and the SANG Car Park (drawing GTASHOT(BH).1/GA/11 and GTASHOT(BH).1/GA/12, including the provision of a 2.3km footpath route accessible to the public as identified on Figure 9 of the strategy, shall be delivered and made fully available to the public, in accordance with the works outlined in Section 4 – SANG Establishment and in accordance with the phasing requirements in Section 5 – Phasing of the SANG Delivery Strategy (October 2019) hereby approved.

Reason - To ensure that satisfactory mitigation is in place to prevent significant impact on the Thames Basin Heath Special Protection Area (SPA).

### **Remediation Method Statement (SANG & SANG Car Park)**

- 25 Development shall not commence on the SANG and SANG Car Park 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.\*

### **Construction Environmental Management Plan (SANG Car Park )**

26 Works shall not commence on the SANG Car Park until there has been submitted to and approved in writing by the Local Planning Authority, a site-specific Construction Environmental Management Plan (CEMP). The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust, site lighting, site traffic and other pollution. The plan should include, but not be limited to:

- i. Construction programme;
- ii. Site specific operational control procedures / mitigation measures;
- iii. Proposals for the protection of existing environmental features (including water quality and drainage, nature conservation, archaeology and cultural heritage);
- iv. Pollution control contingency plan;
- v. Arrangements for liaison with the Council's Pollution Control Team;
- vi. Procedures for complaint management, public consultation and liaison.

The development shall be carried out in accordance with the details as approved.

Reason: To safeguard the amenities of surrounding occupiers and to avoid any adverse impacts on ecologically sensitive local receptors, during the construction phases of the development.\*

### **Waste Water Infrastructure**

27 Development shall not commence on any Reserved Matters Area (other than the demolition of the Category 1 buildings identified on drawing number 6048/PO1 Rev A and not including the proposed SANG establishment works) until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the Local Planning Authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

Reason - The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community.

## INFORMATIVES

### 1. INFORMATIVE - REASONS FOR APPROVAL –

The proposal has been assessed against The National Planning Policy Framework (NPPF March 2019) and the following policies of the Council's Development Plan:

Rushmoor Local Plan (February 2019) policies SS1 (Presumption in favour of sustainable development), SS2 (Spatial Strategy), SP10 (Blandford House & Malta Barracks); IN1 (Infrastructure and Community Facilities), IN2 (Transport), DE1 (Design in the Built Environment), DE2 (Residential Internal Space Standards), DE3 (Residential Amenity Space Standards), DE4 (Sustainable Water Use), DE6 (Open space, sport and recreation), DE10 (Pollution), HE1 (Heritage), HE3 (Development within or adjoining a Conservation Area), HE4 (Archaeology), LN1 (Housing mix), LN2 (Affordable Housing), NE1 (Thames Basin Heaths Special Protection Area), NE2 (Green Infrastructure), NE3 (Trees and Landscaping), NE4 (Biodiversity) and NE8 (Sustainable Drainage Systems)

The Council's Supplementary Planning Documents (SPDs): Buildings of Local Importance SPD 2012, Car and Cycle Parking Standards SPD 2017, Transport Contributions SPD 2008; the Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy as updated July 2019; and, policy NRM6 (TBH SPA) of the South East Plan are applicable.

The Council has granted permission because:- The hybrid outline proposal, subject to conditions and the associated s106 legal undertakings, would give rise to a satisfactory and sustainable use of the site, taking account of the Council's Development Plan Policies. The proposals would contribute to housing stock in the Borough, would mitigate any impact on the Thames Basin Heaths Special Protection Area, and would provide additional SPA mitigation for future residential schemes in the Borough. The outline application has demonstrated that the design of the development will give proper regard to existing heritage assets, landscape and nature conservation, the character and appearance of the area, impact on neighbours and the living conditions created for future occupiers. The full and outline proposals are acceptable in highway terms, subject to the relevant conditions and associated planning obligations. It is therefore considered that subject to compliance with the attached conditions, taking into account the provisions of the Rushmoor Local Plan and all other material planning considerations, 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 Local Planning Authority’s commitment to working with the Applicant 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.
4. 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.
5. 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 structures demolished during the bird breeding season (March-September inclusive) they should first be inspected by an experienced person 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.
6. INFORMATIVE - A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water’s Risk Management Team by telephoning 02035779483 or by emailing [wwriskmanagement@thameswater.co.uk](mailto:wwriskmanagement@thameswater.co.uk). Application forms should be completed on line via [www.thameswater.co.uk/wastewaterquality](http://www.thameswater.co.uk/wastewaterquality).

With regard to water supply, this comes within the area covered by the South East Water Company. For your information the address to write to is - South East Water Company, Rocfort Road, Snodland, Kent, ME6 5AH, Tel: 01444-448200

# APPENDIX A

Development Management Committee  
28th March 2018

Item 4  
Report No. PLN1806  
Section C

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.	17/00914/OUTPP
Date Valid	24 <sup>th</sup> November 2017
Expiry date of consultations	12 <sup>th</sup> March 2018 (in respect of amended plans and supporting information received 23 <sup>rd</sup> February 2018)
Proposal	OUTLINE: Planning application 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).;
Address	<b>Blandford House and Malta Barracks Development Site, Shoe Lane, Aldershot, Hampshire</b>
Ward	St. Marks
Applicant	Mr Alan Chitson, Grainger Plc
Agent	Savills
Recommendation	<b>GRANT</b> subject to a s106 Planning Obligation

## INTRODUCTION

The hybrid planning application seeks full planning permission for 13.7 hectares of proposed SANG (suitable alternative natural greenspace), together with outline planning permission for the residential redevelopment of Blandford House and Malta Barracks (all matters reserved other than means of access). Matters relating to appearance, landscaping, layout and scale (of the residential proposals) would be the subject of future detailed Reserved Matters Application/s (RMA/s).

## **THE APPLICATION SITE**

The Blandford House and Malta Barracks site (26.14 hectares) lies on land to the west of the A325, immediately to the north of the Basingstoke Canal. It has been declared surplus to requirements by the MOD and is allocated in the Council's Emerging Local Plan for a sustainable residential development of approximately 150 homes (focused on the areas of previously developed land) together with approximately 14 hectares of Suitable Alternative Natural Greenspace (SANG) (Policy SP10).

Access to the site is currently available from Farnborough Road via Forge Lane, and from Government Road to the north, via Shoe Lane. Forge Lane and Shoe Lane both cross the site and connect to Laffan's Road at the southern end of the site.

The site includes Blandford House, a large detached former military residence, which is designated as a Building of Local Importance and set within extensive grounds. There are also several Buildings of Local Importance located within the grounds of Blandford House. Malta Barracks, a former disused army barracks, is located in the south of the site, immediately to the north of the TA Centre and to the east of Runways End Outdoor Centre. Malta Barracks comprises a number of low-level buildings and hard standing.

The site wraps around Vine Close, a small development of houses, which is 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 has not been included in the current application site.

Extensive areas of woodland surround both Blandford House and Malta Barracks. The northern areas of woodland lie adjacent to the Army Golf Course. The Basingstoke Canal (Conservation Area and Site of Special Scientific Interest) and the existing Wellesley Woodlands SANG lie immediately to the south of the site. Aldershot Military Town Conservation Area lies outside of the site to the east side of Farnborough Road.

The northern part of the application site falls within a Site of Importance for Nature Conservation Interest (SINC) that largely covers the adjacent golf course (Army Golf Course – East). Shoe Lane, is a Road Verge of Ecological Importance that falls within the application site. These sites are both sites of local importance.

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.

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.

## **RELEVANT HISTORY**

The proposal has been screened for the purposes of the Environmental Impact Assessment Regulations 2011 (as amended 2015) and is not considered to be EIA development (Planning Ref: 17/00245/SCREEN dated 05/05/2017).



The screening was required because the proposal falls within Schedule 2,10(b) Urban Development Project and meets the applicable thresholds. It was noted however, that the development would not be carried out in a defined Sensitive Area (see Reg 2(1)).

In order to determine whether the project constituted EIA development the proposal was screened in relation to the criteria set out in paragraphs 1, 2 & 3 of Schedule 3 of the EIA Regulations. This was to establish whether or not the proposal would have a significant effect on the environment, and whether an Environmental Statement was required.

No significant environmental effects were identified and it is 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 PROPOSAL**

The proposal is for the delivery of up to 180 residential units at Blandford House and Malta Barracks (outline application), together with 13.7ha of Suitable Alternative Natural Greenspace (SANG) and an associated SANG car park (full application).

The SANG has been designed to serve as mitigation for the residential redevelopment of Blandford House and Malta Barracks, as well as other future 3<sup>rd</sup> party residential schemes within the Borough which lie within 5km of the SANG boundary, for example within Aldershot Town Centre. The proposed SANG is referred to in the supporting documents as Blandford Woods and comprises three parcels of land in walking distance from Blandford House and Malta Barracks. The SANG would be formally linked to the existing Wellesley Woodlands SANG. A new SANG car park is proposed at the western end of Forge Lane, to provide 18 spaces.

The new residential dwellings would be provided within pockets of development focussed on areas of previously developed land, set in the context of retained buildings and wooded areas. The outline proposals indicate that three existing dwellings would be retained on the site, nine residential units would be created through the conversion of Blandford House, and eight self-build plots would be provided across the site in locations to be agreed. The remaining new build dwellings would be delivered in other phases.

In respect of the outline application, the only matter of detail for determination at this stage is access. Notwithstanding this, the application includes parameter plans and illustrative supporting plans, some of which are contained within the revised Design & Access Statement. The application confirms that vehicular access would be provided via the two existing points, from Farnborough Road via Forge Lane, and from Government Road to the north, via Shoe Lane.

The parameter plans indicate that the new build development would range from 1 to 3 storeys in height and would comprise a mix of houses and flats. 30% of the new residential development would provide affordable housing. A range of open space would be provided, including equipped play areas, together with sustainable drainage (SUDs) features.

The hybrid outline planning application (including drawings) is accompanied by the following supporting documents (as amended):

- Planning Statement (Savills, October 2017)

- SANG Delivery Strategy Final .v2 (Holbury, March 2018)
- Delivery Strategy (March 2018)
- Design & Access Statement – Revision A
- Shadow Habitats Regulations Assessment (Holbury, October 2017)
- Ecological Impact Assessment (LCES, September 2017)
- Landscape Character and Visual Impact Assessment (Allen Pyke, October 2017)
- Heritage Statement (ADAM Urbanism, RA/6048 – March 2018 Rev B)
- Flood Risk Assessment (MB, October 2017)
- Air Quality Assessment (WYG, October 2017)
- Noise Assessment (WYG, September 2017)
- Phase 1 Geoenvironmental Desk Study Report ref: LP01149 (LEAP, 19/04/2016)
- Utilities Assessment (MB, October 2017)
- Historic Environmental Desk-Based Assessment ref: 79183.01 (Wessex Archaeological, April 2017)
- Arboricultural Implications Report ref: 16045-01 (SJA Trees, October 2017)
- Transport Assessment (Mayer Brown, October 2017)
- Travel Plan (Mayer Brown, February 2018) and Response to HCC Highways (Mayer Brown, received 23/02/2018).

## **NOTIFICATION**

### **Application Publicity & Neighbours Notified**

In addition to posting three site notices and a press advertisement, letters of notification were sent to the occupiers of sixty nine (69) neighbouring and onsite addresses. The consultation period expired 22<sup>nd</sup> December 2017.

The application was advertised as a departure from planning policy in accordance with article 15(3) and article 32 of the The Town and Country Planning (Development Management Procedure) (England) Order 2015.

Representations were received from four (4) individual addresses:

Objections were received from 24A Vine Close, Aldershot (2 responses); 126 Farnborough Road, Farnborough (1 response); and, 7 Allington Close, Farnham (3 responses); on the following grounds:

- Noise & Disturbance
- Traffic Congestion – Highway Safety
- Shoe Lane and Laffan’s Road should have raised kerbs and street lamps for the safety of pedestrians
- Contrary to local planning policies
- Damage to SSSIs
- Effect on Air Quality
- Environmental improvements
- Ground contamination
- Inadequate parking
- Loss of light
- Loss of trees
- Overlooking / loss of privacy
- Unacceptable size, layout or density

- Visual harm
- Insufficient information to assess the merits of the application
- Contrary to Government advice
- Loss of access to the canal
- Loss of recreational space
- Insufficient cycle parking
- No provision for schools, doctors, dentists

A representation of neither objection nor support was received from Origen, Infor House, 1 Lakeside Road, Farnborough, enquiring “...whether there will be consultation/communication by the developer with local businesses on access/congestion to routes etc. whilst the works are ongoing”

Any material planning considerations raised above are addressed in the relevant sections of the committee report.

### Consultees & Other Bodies

HCC Highways Development Planning:	No objection subject to Grampian conditions and the applicant entering in to a S106 legal agreement to secure a package of mitigation.
HCC Planning:	No comments received.
HCC Countryside Team and Basingstoke Canal Authority:	Summarised comments (Two written representations received 11/01/2018 and 16.03.2018) :  Objections on grounds of the impact of the additional pedestrian, cycle and vehicular traffic generated by the new development on the existing SANG car park, canal tow path and on users of the Runways End Outdoor Centre, as they access the canal.  Suggested that developer obligations are sought for improvements to Laffan’s Road (to create public bridleway, widen footpath and provide street lighting).  <i>Response: These matters are addressed in the Highways Considerations section below.</i>
HCC Senior Archaeologist:	No objection.
HCC Surface Water Drainage:	Summarised comments:  Further detailed technical information is required prior to the granting of planning permission.  <i>Response: Due to the outline nature of the application, this information will be sought as part of the relevant Reserved Matters Applications and by condition.</i>
Natural England:	No objection, following revisions to the SANG Delivery

Strategy.

Hampshire & IOW Wildlife Trust: No comments received.

Southern Gas Network Ltd : No comments received.

Scottish & Southern Energy: No comments received.

Thames Water: No comments received.

Shaviram Aldershot Ltd: No comments received.

### **Internal Consultees**

RBC Environmental Health: No objection.

RBC Housing Strategy and Enabling Team: No objection.

RBC Transportation Strategy Officer: No objection.

RBC Ecological Officer: No objection.

RBC Arboricultural Officer: No objection.

RBC Community - Contracts: No objection.

RBC Planning Policy: No objection in principle. Queried site capacity for 180 units and pattern of development in Development Zone D.

*Response: Outline permission is sought for up to 180 units, but this would be subject to compliance with all other relevant Development Plan policies and Supplementary Planning Guidance at the Reserved Matters Application stage. Therefore, the total number of units could potentially be reduced as a result of the planning constraints of the site. Amendment have been sought to the Illustrative Masterplan drawings, which demonstrate a more compatible pattern of development in Zone D. The detailed layout would be finalised at the Reserved Matters stage.*

RBC Conservation Officer: Advised that an outline application does not provide sufficient information to assess the harm on the heritage assets. A survey of the heritage assets is required to assess whether the locally listed buildings can accommodate the proposals.

*Response: This information will be provided as part of the Reserved Matters Applications, together with a detailed condition survey of the buildings, sought by condition.*

RBC Parks Development  
Officer:

No objection. Confirmed no off-site contributions are required.

## **POLICY AND DETERMINING ISSUES**

The National Planning Policy Framework (NPPF March 2012) provides the Government's planning policies for England and sets out a presumption in favour of "sustainable development". The context for sustainable development is set by twelve core planning principles. Annex 1 of the NPPF notes that applications for planning permission should be determined in accordance with the local plan unless material considerations indicate otherwise.

Rushmoor Local Plan Review saved policies (August 2000):

ENV13 (Trees)  
ENV14 (Water Quality)  
ENV15 (Basingstoke Canal)  
ENV16 (Major Sites)  
ENV19 (Comprehensive Landscape Plans)  
ENV28 (Buildings and Features of Local Importance)  
ENV30 (Archaeology)  
ENV31 (Recording of Remains)  
ENV35 (Adjoining Development)  
ENV42 (Flood Risk Protection Measures)  
ENV43 (Flood Risk Outside the Flood Plain)  
ENV48 (Damage to the Environment – noise, smoke gases etc.)  
ENV49 (Development on Contaminated Land)  
ENV50 (Amenities of Local Residents While Sites Are Being Developed)  
ENV51 (Development of Sites Affected by Air Pollution or Noise)  
ENV52 (Light Pollution)  
OR4 (Public Open Space Required for New Residential Development)  
OR4.1 (Financial contributions)  
TR10 (Contributions to fund works to the local transport infrastructure)  
H14 (Amenity Space)

The Rushmoor Core Strategy was adopted by the Council in October 2011. This site is identified on the 2011 proposals map as Countryside.

The following policies of the Core Strategy (2011) are relevant:

SS1 (The Spatial Strategy)  
SP2 (Aldershot Military Town)  
CP1 (Sustainable Development Principles)  
CP2 (Design and Heritage)  
CP3 (Renewable Energy and Sustainable Construction)  
CP4 (Surface Water Flooding)  
CP5 (Meeting Housing Needs and Housing Mix)  
CP6 (Affordable Housing)  
CP10 (Infrastructure Provision)  
CP13 (Thames Basin Heaths Special Protection Area)  
CP14 (Countryside)

CP15 (Biodiversity)  
CP16 (Reducing and Managing Travel Demand)

The Council's Supplementary Planning Documents (SPDs): Buildings of Local Importance SPD 2012, Car and Cycle Parking Standards SPD 2017, Housing Density and Design SPD 2006, Sustainable Design & Construction SPD 2006, Transport Contributions SPD 2008; the Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy as updated November 2017; and, policy NRM6 (TBH SPA) of the South East Plan are also relevant.

Draft Submission Rushmoor Local Plan – June 2017:

The draft submission version of the Local Plan was published for public consultation between Friday 9<sup>th</sup> June and Friday 21<sup>st</sup> July 2017, inclusive. The plan and all the representations received during the consultation were submitted to the Planning Inspectorate for examination on 2<sup>nd</sup> February 2018. A planning inspector has been appointed and the public hearing is expected to take place later this year. The relevant emerging policies are:

SP10 (Blandford House & Malta Barracks)  
DE2 (Residential Space Standards)  
DE3 (Residential Amenity Space Standards)  
LN1 (Housing Mix)  
LN2 (Affordable Housing)

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
- Impact on the Thames Basin Heaths Special Protection Area
- Design and Layout
- Impact on Neighbours
- Living Environment Created For Future Residents
- Housing Mix & Tenure
- Traffic, Parking & Access
- Heritage & Conservation
- Ecology & Trees
- Archaeology
- Pollution & Remediation
- Flood risk & Drainage
- Sustainable Development

## **COMMENTARY**

### **The principle of development –**

The site is located outside of the built-up area of Aldershot in an area identified as Countryside in the adopted Core Strategy. Therefore, the residential element of the proposals currently represents a departure from the adopted plan. However, taking into account the brownfield characteristics of areas within the site, the site has been allocated in the Draft Submission Local Plan as suitable for residential development. In this regard Policy SP10 states:

*Land to the west of the A325 at Blandford House and Malta Barracks, as identified on the Policies Map, is allocated for a sustainable residential development and Suitable Alternative Natural Green Space (SANG). The Council will work with partners to deliver development which meets the following criteria:*

- a. Development of approximately 150 residential homes focused on areas of previously developed land at Blandford House and Malta Barracks, using design principles which respect, and mitigate the impact on, the site's countryside setting;*
- b. Provision of about 14 hectares of SANG to support housing delivery in the Borough;*
- c. The delivery of affordable housing in accordance with the requirements of Policy LN2 (Affordable Housing);*
- d. A target of 5% of homes to be provided through the provision of serviced plots of land for self-build and/or custom-build homes;*
- e. Appropriate provision of infrastructure to mitigate the impact of development, including transport infrastructure improvements, to enable good pedestrian and cycle links to key destinations, including Wellesley, Aldershot, and Farnborough, and the creation of satisfactory road access to the development from the primary road network;*
- f. Measures to avoid and mitigate the impact of development upon the Thames Basin Heaths Special Protection Area, including the provision of SANG on adjacent land, and supporting Strategic Access Management and Monitoring measures;*
- g. High-quality design which reflects the sylvan setting of the residential development;*
- h. Appropriate design to conserve and enhance the locally listed buildings and their setting; and*
- i. Retention of significant trees and provision of replacement trees and landscaping, to mitigate the visual impact of the development on the surrounding countryside.*

It is therefore considered that the principle of residential development on this site is established by RBCs emerging local plan. The hybrid outline proposal for residential development, together with almost 14 hectares of SANG; is acceptable in principle subject to detailed assessment against relevant national and local planning policies and guidance.

## **THE FULL PROPOSALS**

### **Suitable Alternative Natural Greenspace (SANG)**

Full planning permission is sought for 13.7ha of Suitable Alternative Natural Greenspace (SANG) to serve as mitigation for the residential redevelopment of Blandford House and Malta Barracks, and also for selected 3<sup>rd</sup> party residential schemes within the Borough, within 5km of the SANG boundary.

The proposed SANG is referred to in the relevant documents as Blandford Woods. Blandford Woods would be located immediately north of the existing Wellesley Woodlands SANG, which is fully implemented and operational. It is proposed to formally link the two SANG in order to deliver extended walks and recreational opportunities.

The application is accompanied by a SANG Delivery Strategy (as amended) which sets out the proposed mechanism for the delivery of the SANG. It describes the design and implementation of the SANG and explains the funding and management mechanisms that could be used to secure its function in perpetuity.

The SANG has been designed in consultation with Natural England (NE). NE visited the site on two occasions and confirmed that the woodland is suitable for the provision of SANG.

They provided detailed guidance on appropriate improvements and design, particularly in respect of attracting visitors and dog walkers. During the course of this application, Natural England raised an objection, requiring additional information, including confirmation that the long-term management of the SANG land will be satisfactorily secured. The SANG Delivery Strategy has been amended accordingly and NE have now withdrawn their objection.

### *Thames Basin Heaths Special Protection Area*

The Thames Basin Heaths Special Protection Area (TBH SPA) is made up of 13 Sites of Special Scientific Interest that lie within the boundaries of 11 local planning authorities across Hampshire, Berkshire and Surrey, including Rushmoor. The SPA consists of both dry and wet heathland, mire, oak, birch acid woodland, gorse scrub and acid grassland with areas of rotational conifer plantation. It supports important breeding populations of vulnerable ground-nesting birds and has a designated status in European Law. In respect of the current application, the residential development could have potential significant effects on the Bourley and Long Valley Site of Special Scientific Interest (SSSI).

Natural England have advised *“It is now widely recognised that additional housing development, particularly within 5km of the boundary of the SPA, has the potential to adversely affect its interest features, namely nightjar, woodlark and Dartford Warbler, which are the three internationally rare bird species for which it is classified.”* This is due to risk of disturbance from increased recreational activity, such as dog walking. *“Planning authorities must therefore apply the requirements of regulation 61 of The Conservation of Habitats and Species Regulations 2012 (as amended), to housing development with 5km of the SPA boundary. The authority must decide whether a particular proposal, alone or in combination with other plans or projects, would be likely to have a significant effect on the SPA.”*

In response, Rushmoor Core Strategy Policy CP13 states:

*“New development which is likely to have a significant effect on the ecological integrity of the Thames Basin Heaths Special Protection Area (SPA), including all net new dwellings, will be required to demonstrate that adequate measures are put in place to avoid or mitigate any potential adverse effects. The mechanism for delivering this policy is set out in the Council’s Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy and in the Thames Basin Heaths Delivery Framework prepared by the Thames Basin Heaths Joint Strategic Partnership.*

*No residential development resulting in a net gain of units will be permitted within 400m of the SPA boundary, unless in agreement with Natural England an Appropriate Assessment demonstrates that there will be no adverse effect on the SPA.*

*Where mitigation measures are applicable, as set out in the Delivery Framework, the following standards will apply unless an evidence based alternative strategy has been agreed with Natural England:*

- i. A minimum of 8 hectares of SANG land (after discounting to account for current access and capacity) should be provided in perpetuity per 1,000 new occupants either through contributions towards the provision of SANG identified by the Borough Council, or through on site SANG agreed with Natural England;*
- ii. Contributions towards Strategic Access Management and Monitoring measures.”*



The Habitats Regulations maintain that any decision regarding the likelihood of impact on the SPA arising from a development, and the appropriateness and effectiveness of any proposed mitigation, are matters for the 'Competent Authority', in this case Rushmoor Borough Council. In reaching such decisions the Council are guided by Natural England (NE) who are a statutory consultee.

### *SANG Proposals*

The current application seeks to deliver 13.7ha of SANG. The residential element of the scheme would generate a requirement for mitigation in relation to 177 new dwellings, taking into account three existing residential units in the site. The application confirms that the SANG would *"provide an attractive, accessible and safe to use recreational site that also conserves and benefits the environment and enhances ecological value."* The proposals include details of a SANG car park which would provide 18 spaces and would be located in parcel D West. This car park is required for the SANG is to function as a Strategic SANG, i.e. to serve third party developments. No objection to the design of the SANG car-park is raised, as discussed in the Highways Considerations section below.

Section 4 of the SANG Strategy details the on and off-site establishment works required to provide the SANG and SANG Carpark. The works include ground remediation, debris clearance, appropriate vegetation clearance, making safe of buildings and structures on site, installation of a network of paths, installation of dog proof fencing, pedestrian gates, map boards and directional signage, installation of people counters, litter bins and benches.

### *Capacity*

The SANG Delivery Strategy explains that the proposed SANG would provide sufficient capacity for 1,717 people. Therefore, based on an average occupancy rate of 2.4 people per dwelling (ppd) (as set out in RBC's TBH SPA Avoidance and Mitigation Strategy) the proposed Blandford Woods SANG would have capacity for 715 residential units, a significant overprovision. Further, Natural England have confirmed that based on the findings of a site survey which found practically no existing use of the woodlands, the full capacity of the site is available and it is not necessary to discount any existing use.

The Strategy acknowledges that lower average occupancy rates have been approved recently in surrounding boroughs and that RBC's AMS identifies that Hampshire County Council Has forecast that the average occupancy of Rushmoor Borough could fall to 2.36 ppd by 2016. If this argument is accepted, the proposed SANG could have the potential to deliver mitigation for significantly more units, particularly say if the third party residential schemes were comprised of smaller units with lower than average occupancy rates, such as town centre development. The SANG Delivery Strategy confirms *"Grainger will work with RBC to define the most appropriate occupancy rate for the scheme once the residential mix for Blandford & Malta Barracks is known, and will use the precautionary capacity of 715 units as a working premise up until alternative agreement is reached."*

### *Phasing*

The SANG Strategy proposes a flexible approach to phasing in the event that a third-party development wishes to draw down on the available SANG capacity prior to the commencement of the proposed residential development at Blandford House & Malta Barracks.

In this regard the SANG is divided into three compartments, C, D East and D West. In the

event that the residential development of Blandford House & Malta Barracks is delivered first, compartment C & D East would be provided as 'Local SANG provision', this would allow for a 2.5km walk, taking into account a footpath link to Wellesley Woodlands.

In the event that a third-party development required the SANG first, all three compartments would be delivered as 'Strategic SANG provision' prior to first occupation of the scheme reliant upon it. This would require the delivery of the carpark and would ensure that a minimum circular footpath walk of 2.3km be provided entirely within the Blandford Woods SANG. There would also be the option of extended walks into Wellesley Woodlands.

#### *Allocation of spare capacity*

As discussed, the proposed Strategic SANG would have spare capacity for mitigation for at least 538 dwellings. The SANG Delivery Strategy outlines a draft process for the allocation of this spare SANG capacity as follows:

- i. Grainger and the DIO will control allocation of spare SANG capacity to third party developments within the 5km catchment area. Grainger will offer Options to selected 3rd parties, and progressively drawdown on the capacity available until such time that it is fully allocated. The S106 will include a Schedule that can be updated by agreement with the Council and without need for a formal deed of variation. The schedule will set out the capacity (number of hectares) available for use as SANG and will be updated as third party developers reach agreement with Grainger to drawdown against it.*
- ii. RBC will require third party developers to demonstrate that they have secured an option on sufficient SANG capacity to fully mitigate their scheme on submission of their planning application. RBC will not grant planning consent reliant on Blandford Woods without seeing evidence that the applicant has a contractual arrangement with the DIO and Grainger for supply of SANG of appropriate capacity.*
- iii. The allocation will be secured on grant of consent and payment according to the terms of the Option.*
- iv. Allocations to schemes will have a finite lifespan, and will terminate once a planning consent has expired. Grainger will retain the right to withdraw the allocation at the end of the agreed finite lifespan, and re-allocate the capacity elsewhere.*
- v. Allocations will be non-transferrable and will only be valid for the originally intended scheme.*

The exact detail and mechanism of SANG allocation will need to be agreed between the developer and RBC and secured by s106 legal agreement.

#### *Ownership/ Management/ Funding*

The Strategy sets out the proposed Ownership and Management Responsibilities in relation to the SANG, which must be provided in perpetuity in order to accord with the Conservation of Habitats and Species Regulations (2010) as amended. The detail of these matters would be secured by the s106 legal agreement.

In order to provide the SANG in perpetuity, it is proposed that Grainger will hold a 999-year lease over the land. As with Wellesley Woodlands, the lease would allow continued use of

the SANG for the purpose of military activities and the SANG would remain subject to military bylaws. However as noted in the SANG strategy, in practice, unlike Wellesley Woodlands, this area has not been used for training purposes for many years.

The SANG Delivery Strategy confirms that Grainger would secure an underlease to enable transfer of the land to an in-perpetuity provider expected to be the Land Trust, or another suitable land management organisation. The Land Trust currently manage the Wellesley Woodlands SANG, with locally based Blackwater Valley Countryside Partnership providing the day to day management function. The same arrangement is expected to be implemented in parallel to Wellesley Woodlands and although the two SANG would be funded separately, they would be managed as one. The amended SANG Delivery Strategy includes a letter of intent from the Land Trust, confirming that subject to Board approval, the Trust is able to take on the long lease and management of the SANG in perpetuity.

In terms of funding, Grainer would pay for the establishment costs of the SANG. The mechanism for on-going management costs would be set out in the s106 legal agreement but will allow for both Service Charges contributions from residents of the Blandford House & Malta Barracks development and endowment contributions from the selected third party residential developments.

The Strategic Access Management and Monitoring (SAMM) payments required in accordance with the Council's TBH SPA Avoidance and Mitigation Strategy will vary with the size and number of homes to be delivered in each Reserved Matters Application. The Planning Statement submitted with the application confirms the developer/s commitment to the appropriate contributions. Provision in the s106 agreement will ensure that the contributions are received prior to the first occupation of the units to which they relate.

### *Conclusions*

Together with the terms of design and implementation, ownership, management and draft allocation process for spare SANG capacity discussed above; it is essential that planning conditions and provisions within the s106 legal agreement are proposed, to secure the following:

- Blandford Woods SANG shall be implemented in accordance with the SANG Delivery Strategy March 2018. The SANG Carpark shall be implemented in accordance with drawing GTASHOT(BH).1/GA/11.
- Local SANG Accessibility – no residential unit within the development shall be occupied until the Local SANG (compartments C and D East, including link to Wellesley Woodlands SANG) is fully implemented in accordance with the works outlined in Section 4 – SANG Establishment of the SANG Delivery Strategy.
- Strategic SANG Accessibility – No residential unit within any third-party scheme reliant on the SANG shall be occupied until the Strategic SANG & car park (compartments C, D East and D West, together with linking footpaths, including link to Wellesley Woodlands SANG) is fully implemented in accordance with the works outlined in Section 4 – SANG Establishment of the SANG Delivery Strategy.
- A SANG Ecological Management Plan (SANG EMP) shall be submitted to the Local Planning Authority for approval within one year of the first occupation of any residential development reliant on the Local or Strategic SANG, in accordance with Section 6 – SANG Future Management of the SANG Delivery Strategy. Thereafter, a

written report specifying compliance and detailing any amendments required to the SANG EMP shall be submitted on the anniversary of the approval of the first SANG EMP.

It is considered that the proposed SANG Delivery Strategy, together with appropriate contributions to SAMM and mitigation and enhancement measures set out in the Shadow Habitats Regulations Assessment (HRA) and Ecological Impact Assessment; is consistent with the relevant policies of the Council's Development Plan and provides sufficient evidence that any likely significant effects on the SPA will be avoided. An acceptable package of avoidance and mitigation, acceptable to the Council and NE, will be secured through a combination of conditions and provisions in the s106 legal agreement.

With these measures in place the Council as Competent Authority can be satisfied that there is no likelihood of the proposed development giving rise to a significant effect on the nature conservation interests and objectives of the TBHSPA either alone or in combination with other plans or projects, and consequently that further appropriate assessment of the proposal is not required to meet the requirements of the Habitats Regulations. The proposal is in accordance with saved South East Plan Policy NRM6, Core Strategy Policy CP13 and Rushmoor's AMS (2017).

## **THE OUTLINE PROPOSALS**

### **Parameter Plans -**

The application is supported by a Landscape Character and Visual Impact Assessment, an Arboricultural Implications Report and a Heritage Statement. These assessments have informed the illustrative layout of the proposals.

The application seeks outline planning permission for up to 180 residential units. Whilst the only matter sought at this stage is access, the application includes a number of parameter plans and illustrative drawings to demonstrate how the proposed densities could be achieved:

- Illustrative Masterplan\*
- Illustrative Masterplan in context\*
- Land use
- Access & Movement
- Building Heights\*
- Residential Density\*
- Green Infrastructure\*
- Illustrative Landscape Plan\*
- Demolition Plan

*\*These plans are contained within the revised Design & Access Statement*

### *Illustrative Layout & Phasing*

The plans show that the residential development would be provided within pockets focussed on areas of previously developed land and arranged in the context of retained buildings and existing wooded areas. The majority of the existing woodland would be retained with the exception of a spruce plantation to the west of Vine Close. The Applicant has submitted a Delivery Strategy, which includes an indicative Phasing Plan (Development Zone Plan).

The outline proposals indicate that the three existing dwellings would be retained on the site, nine residential units would be created through the conversion of Blandford House, and eight self-build plots would be provided across the site in locations to be agreed. The new build dwellings would be delivered in phases, in part defined by the six Development Zones as detailed in the Delivery Strategy.

The application confirms that vehicular and pedestrian access would be provided via the two existing routes to the site, from Farnborough Road via Forge Lane, and from Government Road to the north, via Shoe Lane. A footway would be created within the site boundary alongside Shoe Lane, to provide access to Forge lane.

The parameter plans indicate that the new build development would range from 1 to 3 storeys in height and would comprise a mix of houses and flats. On-site open space would be provided, including equipped play areas, together with sustainable drainage features (SUDs). The proposals would require the demolition of some existing buildings, discussed in more detail in the Heritage and Conservation Section below.

Emerging Policy SP10 a. supports a development *'of approximately 150 residential homes focused on areas of previously developed land at Blandford House and Malta Barracks, using design principles which respect, and mitigate the impact on, the site's countryside setting'*. Criterion i. seeks *"Retention of significant trees, and provision of replacement trees and landscaping, to mitigate the visual impact of the development on the surrounding countryside'*. Therefore, in respect of any future Reserved Matters Application/s, the Applicant must demonstrate that exceeding 150 units would not have an adverse impact on the character of the site's countryside setting.

The illustrative masterplans contained within the Design & Access Statement indicate how the development might be laid out. The DAS defines character areas within the site, in order to start to explore the principles which could influence the detailed design of the future Reserved Matters Application proposals. Given the relatively small scale of the proposals, a design code approach was not considered necessary for the development. However, it is expected that the development within each zone will respond to the character areas and principles set out in Section 6.0 of the DAS.

As part of the design process, a detailed Landscape Character and Visual Assessment has been undertaken. The assessment maintains that the development has the potential to be largely buffered and screened from surrounding visual receptors due to its heavily wooded setting. The assessment concludes that the development would have a limited effect on views and landscape character.

The findings of the Landscape Character and Visual Assessment and the indicative proposals are generally supported, however during the course of the application concern was raised regarding the indicative proposed pattern of development in Zone D, to the west side of Shoe Lane. Unlike the enclosed pockets of development proposed elsewhere in the site, this area was laid out in an urban crescent shaped form which could have the potential to open up and dominate this section of Shoe Lane, to the detriment of its existing character and countryside setting.

Given this, and because the application description of development, exceeds the number of units referred to in Policy SP10, the case officer requested that the Applicant carry out a further assessment, to demonstrate how the densities might be achieved. This assessment

together with revised indicative layout proposals, have been incorporated in the Design and Access Statement.

Whilst RBC do not have policies specifying density ranges, it is generally accepted that densities below 30dph (dwellings per hectare) do not make efficient use of land and that densities in town centres should exceed 50dph. The Applicant has submitted further information which takes into account the net developable area in each of the six development parcels, and demonstrates that the density would range between 15.1dph and 46.1dph, with the majority of the development exceeding 30dph. Given the countryside setting of the site, the areas of lower densities proposed are deemed appropriate.

It is important to note however, that whilst outline permission is sought for up to 180 units, this would be subject to compliance with all other relevant Development Plan policies and Supplementary Planning Guidance at the Reserved Matters Application stage. Therefore, the total number of units could potentially be reduced as a result of the planning constraints of the site.

In respect of Zone D, it is considered that there is sufficient scope to deliver an alternative pattern of development, which would better respect the countryside character of the site. The Council would expect any future Reserved Matters Application for this zone to contain fewer units than shown on the illustrative masterplan, and those units would be positioned tighter to the road frontage, but suitably screened with landscaping where possible.

As discussed, the Delivery Strategy indicates that the residential element of the scheme will be delivered in phases and a series of Reserved Matters Applications (RMAs) will be submitted relating to the identified Development Zones. Due to the outline nature of the residential proposals, a condition is imposed which sets out the information to be submitted and matters to be addressed each time an RMA is submitted. Further, notwithstanding the information contained within the application, a condition is proposed to seek full details of an updated phasing and delivery plan, to be agreed and approved prior to the submission of the first Reserved Matters Application. Careful consideration will need to be given for example, to the timing of the delivery of associated infrastructure such as internal highways improvements, SuDs, amenity open space and children's play space. No requirements relating to education or health facilities have been identified by any relevant consultee with reference to Core Strategy Policy CP10.

#### *Impact on neighbours*

An objection has been received from the occupier of 24A Vine Close. The western staggered garden boundary of this dwelling would adjoin Development Zone E, separated by a screen of retained trees. 24A is a modern infill development which has been erected to the rear of the original semi-detached houses of Vine Close. The objection is raised on various grounds including noise, loss of light and loss of privacy.

Saved Local Plan Policy ENV16 seeks to ensure that development does not result in any demonstrable harm to amenity. The illustrative masterplan, contained within the Design & Access Statement, indicates how the residential development might be laid out, and shows that a large proportion of the new development would wrap around the existing cul-de-sac, Vine Close.

It is therefore essential that any future Reserved Matters Applications demonstrate that the new development would not have any material impact on the residential amenities of existing properties on and adjoining the site. Such adverse impacts could include an increased sense

of enclosure, loss of outlook, overshadowing, overlooking and loss of privacy to adjacent habitable rooms and impacts resulting from the construction phases of the development.

As discussed, the application is in outline form and the layout of the development is not finalised. It is however considered that the development site is of a sufficient scale that any potential impacts on the adjoining properties could be adequately addressed through careful consideration of the detailed design and layout of the development. Given the residential nature of the proposals, no issues have been identified in relation to noise generation from the development once implemented. The proposed residential use would be compatible with the character of the area.

Conditions seeking details of a Construction Environmental Management Plan and to restrict the hours of construction are proposed, in order to safeguard the amenities of surrounding occupiers during the construction phases of the development, in accordance with saved Local Plan Policy ENV50.

#### *Living environment created for future residents*

Due to the outline nature of the proposals, it will only be at the Reserved Matters Application stage that the living environment created for future residents can be fully assessed. However, it will be expected that the new dwellings will be of sufficient size and layout with sufficient natural light, ventilation and access to adequate private and communal amenity space. Sufficient spacing must be provided between dwellings and habitable room windows in order to safeguard against loss of privacy and outlook.

In relation to internal space, the Department for Communities and Local Government's *Technical Housing Standards* defines minimum gross internal floor areas for all new residential dwellings. These standards are reflected within emerging Policy DE2 (Residential Space Standards) of the draft Local Plan. The Council's emerging policy on private amenity space is set out in DE3 (Residential Amenity Space Standards). Specific standards for the Affordable Housing will be secured by provisions within the s106 legal agreement, in accordance with advice from the Council's Housing Strategy & Enabling Officer and Core Strategy Policy CP6 (Affordable Housing).

The Council's Environmental Health Officer has reviewed the Noise Assessment Report, submitted with the application and has confirmed that the recommendations for external areas and noise sensitive locations along Farnborough Road are appropriate. A condition is therefore proposed to ensure that such measures to protect the occupiers of the residential properties from external noise are submitted with each Reserved Matters Applications, based on the recommendations of the Noise Assessment Report, in accordance with Core Strategy Policy ENV51 (Development of Sites Affected by Air Pollution or Noise).

#### *Public Open Space & Estate Management*

The Open Space Strategy contained within the Design and Access Statement confirms "a range of open space typologies are proposed across the site, ranging from the mature woodland SANG to new areas of open space with SuDS features and equipped play areas." Further, the Green Infrastructure Plan shows the locations of proposed areas of Strategic Open Space within the development and identifies two locations for equipped children's play areas.

Core Strategy Policy CP12 and saved Local Plan Policies OR4 and OR4.1 seek to ensure that appropriate provision for public open space is provided to serve new housing

developments. The minimum overall standard is 2.8 hectares per 1000 persons and an average occupancy of 2.5 persons per dwelling or 1 person per bed-space is to be assumed. The required provision is split into three types; Urban Parks/Amenity Open Space (1.6 hectares); Equipped Children's Play Space (0.2 hectares); and Sports Grounds (1.0 hectare). It should be noted that the proposed SANG is not counted towards the open space requirements as it serves a specific function.

On developments of more than 40 dwellings, it is expected that some of the open space provision will be met on site and in certain circumstances, as an alternative to on-site provision, the Council will accept financial contributions towards the provision of open space in the borough. The Council's Community team has confirmed that they will not be seeking contributions toward the provision of sports grounds in relation to this application, due to the location and circumstances of the site.

In respect of the outline application, it is expected that full provision of equipped children's play space and amenity open space will be provided on site in accordance with the Council's policies. Based on the delivery of 177 new units, this would equate to 885sq.m of equipped play space and 7080sq.m of amenity open space. The Applicant's Design & Access Statements demonstrates that this provision is achievable on site. Full details of the open space will be required by condition of the outline permission, to be submitted as part of the relevant reserved matters application for the applicable phase. Provision within the legal agreement is also proposed to ensure that at least one informal Local Landscaped Area for Play (LLAP) is provided within each Development Zone in the form of a landscaped/natural facility without formal equipment.

A provision with the s106 legal agreement is proposed to seek details of an Estate Management Plan to be submitted and approved prior to the first occupation of any part of the residential development approved. As well as children's play space and amenity open space, it is expected that the Estate Management Plan will include details of the management of the following features; un-adopted roads, streets, footpaths, cycle paths, street furniture and lighting; landscaping, woodlands and SuDs and any other areas of un-adopted land. A planning condition would be attached to any future RMA permission, to ensure that the open space/play space relating to that application area, be provided prior to the first occupation of the phase/zone to which it relates.

### **Housing Mix & Tenure –**

RBCs Adopted Core Strategy Policy CP5 (Meeting Housing Needs & Housing Mix) states that *'residential developments will only be permitted which provide a mix of dwelling sizes which are appropriate to the site and contribute to meeting local needs'*. The Applicant's Planning Statement confirms that the development would provide up to 180 units, with a mix of 168 new dwellings, nine conversion units, eight self-build plots and the retention of three existing houses. The development would comprise a mix of houses and flats.

The application confirms that affordable housing units will be provided on site and will comprise 30% of the total number of new dwellings. The affordable units would be tenure blind and fully integrated within the developable area of the site. The application also confirms that 5% of the total number of residential units would be provided as self-build plots in accordance with emerging Local Plan policy LN1(f). The remaining units would be built for private sale.

### *Affordable Housing*



Adopted Core Strategy Policy CP6 (Affordable Housing) requires 35% of new dwellings within developments of over 15 units to provide affordable housing. However, based on the Council’s evidence base of what new developments are likely to be able to support in terms of viability, emerging policy LN2 (Affordable Housing) requires a reduced percentage of 30% affordable housing on sites of 11 or more dwellings. In relation to tenure, the policy requires 70% of the affordable housing to be affordable rent and 30% intermediate (shared ownership) subject to local needs and viability. Notably, site specific policy SP10 (Blandford House & Malta Barracks) of the Draft Submission Local Plan requires affordable housing to be sought in accordance with Policy LN2.

Taking into account the emerging development plan policies and site allocation, the Council’s Housing Strategy Officer has raised no objection to the level of affordable housing proposed. The officer confirms that the site is large enough to produce a mix of housing types that would contribute to the needs identified in RBCs Strategic Housing Market Assessment (SHMA), which identifies the number of homes and the mix of housing which will be required in the Borough to meet future need. On this basis, the following affordable housing mix has been agreed with the Applicant:

	1-bed flat	2-bed flat	2-bed house	3-bed house	4-bed house	Total
<b>Affordable Rent (70%)</b>	25%	15%	20%	25%	15%	<b>100%</b>
<b>Intermediate (30%)</b>	30%	20%	30%	20%		<b>100%</b>

**Table 1: Affordable housing tenure & mix**

Given the outline nature of the planning application, the exact number and arrangement of dwellings to be provided on site is not specified at present. However, it is proposed to secure the above affordable housing tenure and mix by s106 legal agreement. Provisions within the legal agreement are also proposed to ensure that 10% of the affordable housing is wheelchair adaptable/wheelchair accessible and that all of the affordable housing will meet the Technical Housing Standards – Nationally Described Space Standards as set out in Policy DE2 of the emerging local plan, and other relevant housing standards. Further, the Council’s Housing Strategy Officer has advised that in order to meet RBCs need for housing for people with disabilities, there is a requirement for a ground- floor three-bedroom wheelchair flat with outdoor amenity space.

It is therefore proposed that an Affordable Housing Strategy be approved as part of the s106 legal agreement. A planning condition will also be necessary to ensure that each RMA includes an Affordable Housing Statement which demonstrates compliance with the affordable housing requirements as set out in the Affordable Housing Strategy contained within the s106 legal agreement, in relation to the applicable phase/zone/s.

**THE HYBRID OUTLINE PROPOSALS**

**Highways Considerations -**

Adopted Core Strategy Policy CP16 provides the Council’s Policies on reducing and managing travel demand. The application is accompanied by a Transport Assessment (TA)

and a Travel Plan (TP). The application drawings include an Access & Movement Parameter Plan.

In respect of the outline application, the only matter sought at this stage is access for the residential development. The full proposals for Strategic SANG include detailed proposals for a new car park (18 spaces), off Forge Lane. HCC Highways have raised no objection to the layout and access arrangement to the proposed Strategic SANG car park. Given the outline nature of the residential element of the scheme, detailed proposals for vehicular and cycle parking cannot be provided or assessed at this stage. Notwithstanding this, the Applicant's Planning Statement confirms that the Reserved Matters proposals will be designed to fully accord with the Council's parking standards. A condition can also be imposed to ensure that details of refuse and recycling storage is submitted as part of any future Reserved Matters Application.

During the course of the application, Hampshire County Council (Local Highways Authority) have requested further technical information relating to various matters including existing traffic flows and forecast trip generation, accident data, junction modelling, engineering details of proposed pedestrian and cycle routes and details of internal vehicular access points. To address these matters, the Applicant has formally submitted a document titled 'Response to HHC Highways' together with a revised Travel Plan.

#### *Vehicular Access*

The development would utilise the existing vehicular access points to the site. These take the form of simple priority junctions from Farnborough Road via Forge Lane, and from Government Road to the north, via Shoe Lane. The proposed Strategic SANG car park would be located at the western end of Forge Lane.

HCC Highways have assessed the updated forecast impacts, which demonstrate that the relevant junctions, including Queens Roundabout, would operate within capacity. Notwithstanding this, the development is forecast to increase vehicles egressing Forge Lane onto A325 Farnborough Road by over 100%. Taking this into account, HCC is seeking a highway contribution towards mitigation measures at this junction, which may take the form of road markings. Similar mitigation, secured by financial contributions, is also sought in relation to the junction of Shoe Lane and Government House Road, where the right turn onto Government House Road requires vehicles to move across four lanes.

#### *Pedestrian & Cycle Access*

The Applicant's 'Response to HHC Highways' document states that *"it is predicted that the pedestrian desire lines from the proposed development during the AM and PM peaks will be towards/from the key destinations of the Wellesley neighbourhood centre and new primary school to the south of the site and the area of North Camp and The Wavell School to the north. The pedestrian desire line to the south would be via the proposed footway along Shoe Lane and onto the canal towpath before joining the footway/cycleway on the eastern side of the A325 Farnborough Road. The pedestrian desire line to the north of the site would be via the proposed footway/cycleway to the north of the site alongside the A325 Farnborough Road which will link in with the pedestrian crossing facilities provided at the Queens Roundabout"*.

As part of the outline proposals, a new footway/cycle way is proposed on the western side of the A325 Farnborough Road to facilitate access to Government House Road, Queens Gate, A325 Farnborough Road / Lynchford Road, and an existing crossing facility at Queens

Roundabout. It will also provide access to the footway/cycleway on the eastern side of Farnborough Road. HCC have raised concern that the footway/cycleway proposed on the east side of Farnborough Road would not offer sufficient separation of pedestrians and cyclists from the highway, due to the speed limits associated with the dual carriage way. As such a departure from the standard width may be required, and it may be necessary to encroach on DIO land to the west, outside of the application red line.

The precise location and width of the footpath is therefore currently under careful consideration and the Applicant is working closely with Hampshire County Council (Local Highways Authority) to explore alternative scenarios. Given this, HCC have recommended that a Grampian condition be imposed to seek full details of a suitable scheme, to accommodate pedestrian and cycle movements up to and across the Queens Roundabout junction, without adversely affecting operational performance of the junction.

During the course of the application, concerns have been raised about the suitability of existing routes through the development to provide safe pedestrian and cycle access. The roads within the site are un-adopted and there are no proposals to adopt them. Shoe Lane and Forge Lane do not currently benefit from a separate footpath or lighting but would provide primary routes through the development and would link areas of proposed and existing SANG. Access to the existing pedestrian route along the canal towpath, would be via Shoe Lane, via the existing Wellesley SANG car park, and this will allow residents to use the existing footway/cycleway located on the eastern side of A325 Farnborough Road. The existing car park is located next to the Basingstoke Canal, at the southern end of Shoe Lane, where it meets Laffan's Road.

Given the above concerns, the Applicant has submitted draft engineering drawings demonstrating how 2m wide footpaths could be provided (along one side) of the relevant sections of Forge Lane and Shoe Lane, to serve the development, and to provide a footpath link to A325 Farnborough Road and southwards towards the Basingstoke Canal tow path and links to the adjoining Wellesley SANG and existing footpath/cycle links. The Transport Assessment has not identified the need for any improvements to Laffan's Road, as Laffan's Road does not provide primary access to the development. However, the draft plans demonstrate that a footpath could be installed at the southern end of Shoe Lane providing improved access to the existing SANG car park.

The plans demonstrate that the pathways could be achieved by taking up land within the development parcels, without narrowing the original carriageway. HCC Highways have considered the draft scheme and have recommended that a Grampian condition is imposed to secure a detailed scheme for A325 Farnborough Road, Shoe Lane, Forge Lane, and Basingstoke Canal, or alternative arrangements on land within the Applicant's control, to accommodate pedestrian and cycle movements to and from the development.

HCC have recommended that the planning condition restricts any development starting on site until such details have been submitted and approved and that the details shall be fully implemented prior to first occupation of the residential development. However, given that the application is in hybrid outline form and because the residential development would be approved and implemented in phases, the Local Planning Authority considers it appropriate to impose a condition which restricts only the residential element of the proposals from commencing and allows such details to be implemented in accordance with an agreed programme. Notwithstanding this, such a programme will need to take into account phasing for pedestrian access to the Strategic SANG.

An objection has been raised by the Basingstoke Canal Authority and HCC Countryside Service regarding the impact of the pedestrian, cycle and vehicular traffic generated by the new development on the existing SANG car park, canal tow path and on users of the Runways End Outdoor Centre, as they access the canal.

The Applicant has confirmed that discussions have been held with the Basingstoke Canal Authority regarding the proposed increased usage of the canal towpath and they have requested that a refuge facility be provided on the towpath between the northbound and southbound flyovers of the A325 carriageways to provide a suitable passing place. In response, a draft proposal has been submitted in Appendix K of the 'Response to HHC Highways' document.

The Applicant has also confirmed that signage will be provided in the vicinity of the existing SANG car park, to direct the pedestrian/cycle route to Wellesley away from the area where users of the Runways End Outdoor Centre load their boats, to avoid causing any obstruction. Further, a new separate car-park (18 spaces) is proposed at the western end of Forge Lane, to serve the new Strategic SANG. It is proposed, that finalised details of these mitigation measures are secured by the Grampian planning condition outlined above.

### *Construction Traffic Management Plan*

A condition is proposed to seek details of a Construction Traffic Management Plan (CTMP) prior to the commencement of development on any Reserved Matters Area. It is expected that the plan will include; construction traffic routes, parking and turning provision to be made on site, measures to prevent mud from being deposited on the highway and a programme for construction. The CTMP is required in order to safeguard the amenities of surrounding occupiers and in the interests of highway safety, and will address some of the objections raised by those individuals who have commented on the proposals.

### *Conclusion*

Subject to the appropriate planning conditions and provisions within the s106 legal agreement, no objection is raised to the proposal in relation to access or highway safety, with regard to Adopted Core Strategy Policy CP16.

### ***Heritage & Conservation***

The National Planning Policy Framework (NPPF) (Section 12 - para.128) states, "*In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance...*" Paragraph 131 emphasises "*the desirability of sustaining and enhancing the significance of heritage assets and putting them into viable uses consistent with their conservation.*"

There are five structures on the 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

The site is not directly located within a conservation area. However, the Basingstoke Canal Conservation Area is located directly to the south of the application site and Aldershot Military Town Conservation Area is located to the east of Farnborough Road. It is also noted that the bridge over the Basingstoke Canal to the south is designated as a Building of Local Importance.

### *Demolition*

The proposals would require the demolition of Malta Barracks and various ancillary buildings within the curtilage of Blandford House, as shown on the proposed demolition plan. None of these buildings is identified as a heritage asset in the Development Plan and there is no objection to their loss. Notwithstanding this, during the course of the application the case officer requested that the Heritage Statement was amended to include more information about Malta Barracks, for completeness in describing the context of the Locally Listed Buildings.

The Heritage Statement submitted with the application includes a detailed assessment of the significance of each of the identified heritage assets. It confirms that *“it is intended the existing buildings designated by Rushmoor Borough Council as being of local importance will be retained and used for housing, which will ensure their long-term future. The retention of these buildings will be subject to carrying out further surveys and investigation.”*

The application states that Blandford House will be retained and converted into residential apartments following the removal of later poor quality additions, including the large 1990s north wing office extension. Blandford Cottage (Blandford Lodge), Vine Cottage and Blandford Cottages would be retained as single houses subject to further investigation, repair and refurbishment. The proposals would not affect the George VI Post Box, Forge Lane and its setting would remain unchanged.

The demolition plan categorises the buildings on site as Category 1 - Buildings to be demolished; Category 2 – Locally Listed Buildings to Be Retained and Modern Additions Demolished; and, Category 3 Locally Listed Buildings to Be Retained/Renovated Subject to Further Investigation. As discussed above, the demolition of the buildings identified as ‘Category 1’ on drawing 6048/PO1 Rev A (Demolition Plan) is acceptable. However, prior to any alteration or demolition of buildings identified in Category 2 and 3, a detailed Building Condition Survey will be sought as part of the relevant Reserved Matters Application, by way of justification.

### *Impact on retained heritage assets*

The massing, detailed design and appearance of the proposed residential development will not be considered until the RMA stage as the proposals are currently only sought in outline. Notwithstanding this, Section 6.2 of the DAS describes the six Character Areas and Principles intended to inform the future proposals. In this regard, the DAS explains the specific characteristics of various parts of the site, including the various heritage assets and landscape features, which will inform the setting and appearance of the built form. The character areas are described as Blandford House, Farnborough Road, The Barracks, Shoe Lane, Mews Street and Woodland Glade.

It is considered that proposed development presents an opportunity to sensitively incorporate the retained locally listed buildings into a new residential development, providing a use

consistent with their conservation. The location and woodland setting of the development is such that the proposals are unlikely to be highly visible from the adjacent Conservation Areas. The principle of the proposal therefore accords with the objectives of Core Strategy Policy CP2, Rushmoor Local Plan Review saved policies ENV28 and ENV35, and section 12 of the National Planning Policy Framework (NPPF).

## **Ecology –**

The proposal has been screened for the purposes of the Environmental Impact Assessment Regulations 2011 (as amended 2015) and is 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. Notwithstanding this, due to the ecologically sensitive location of the site and as a measure of best practice, the current application is accompanied by an Ecological Impact Assessment and Shadow Habitats Regulations Assessment (HRA).

The site is located in an area generally described as Heathland and Forest in RBC's Landscape Assessment of Rushmoor (2017). Whilst the site itself does not contain heathland, the northern part of the site falls within a Site of Importance for Nature Conservation Interest (SINC) which largely covers the adjacent golf course (Army Golf Course – East). This SINC is designated for its heathland vegetation.

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. 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. Watts Common Site of Importance for Nature Conservation (SINC) lies directly adjacent to the northern site boundary.

As discussed earlier in this report in relation to the full planning proposals, it is not considered that the proposed residential development, due to the comprehensive on-site SANG proposals, would 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 terms of local receptors, the Council's Ecology Officer have reviewed the proposals and has commented that he has no record of any protected species which have not been discussed in the ecological reports. The Officer notes that the areas of SANG identified in the Delivery Plan (D east and D west) are also proposed as SINC. This is due to the presence of a large population of Green Houndstongue (*Cynoglossum germanicum*). Whilst this is a nationally important and legally protected species, the Ecology Officer maintains that the use of the land as SANG and its positive management will offer an opportunity to safeguard its population.

Together with the habitat value of the grassland and heathland on the site, the ecological surveys have identified the following receptors: bats (roosts and foraging), badgers (setts) breeding birds (some with raised ecological interest) and reptiles (low numbers of grass snake). The Ecology Officer has confirmed that to some extent the potential impacts on the

protected species and designated sites are mitigated by the layout of the site, where the residential areas will be buffered from the adjoining habitat by the SANG.

The Ecology Officer confirms no objection to the proposals on biodiversity grounds subject to the full implementation of the recommendations as set out in the Ecological Impact Assessment and Shadow Habitats Regulations Assessment (HRA), which relate to both the construction and the operational phases of the development. The measures include the implementation of a Construction Management Statement (referred to in the recommendation as a Construction Environmental Management Plan - CEMP) and an Environmental/SANG Management Plan.

In addition to the ecological enhancements outlined in the application documents, the Officer has also recommended that Swift Bricks are incorporated in to the residential development. Further, the Officer maintains that in order to achieve an ecological 'net gain' as detailed in the NPPF, it is essential that the Environmental/ SANG Management Plan is produced in close liaison with stakeholders.

It is therefore considered that the mitigation measures set out Ecological Impact Assessment and Shadow Habitats Regulations Assessment (HRA) have reduced the predicted environmental impacts of the development to not being significant. Planning conditions and provisions within the s106 legal agreement are proposed, to secure the mitigation measures described above in accordance with Core Strategy Policy CP15.

### **Trees -**

A detailed Arboricultural Implications Report has been prepared to accompany and inform the application and the design of the development proposals. The report includes an extensive tree survey and associated plans. None of the trees located within the application are covered by a Tree Protection Order (TPO). The report relates to the outline residential proposals only, and does not concern the proposed SANG.

The residential element of the proposals is focussed on previously developed land, however given the relatively large size of the scheme, a large number of trees would still be affected by the proposals and would require removal, including two Category A Douglas Fir trees. The majority of the existing woodland would however be retained with the exception of a spruce plantation to the west of Vine Close.

In this regard, the report the maintains *“our assessment of the impacts on trees concludes that none of the main arboricultural features of the site are to be removed. The proposed removals of individuals and groups of trees will initially have a noticeable impact on the appearance of the immediate area, but the proposals seek to retain the original native trees and consequently the residual effects of the selective removal of the non-native conifer and conifer plantations will have a beneficial restorative effect on the landscape.”*

The Council's Arboricultural Officer has reviewed the application and the Arboricultural Implications Report and has confirmed no objection to the proposals. However, given that the scheme is currently only in outline form, and there is scope for adjustments to be made to the extent and layout of the development within each Development Zone, a condition is proposed to seek details of an Arboricultural Development Statement (ADS), to include an updated Tree Removal Plan, prior to any removal of trees in any Development Zone and prior to commencement in the relevant Reserved Matters Area (RMA). This is to ensure that no trees are removed unnecessarily prior to the detailed design stage of the development. The ADS will also provide site specific Tree Protection Measures, to the ensure the safe and

healthy retention of trees during the development process. Conditions can also be imposed at the Reserved Matters stage to ensure satisfactory compliance with the ADS and proposed tree protection measures and to require consent for the removal of any retained trees, once the development is completed. As such it is considered that the proposal is consistent with the objectives of Rushmoor Local Plan Review saved policy ENV13.

## **Archaeology -**

A Historic Environment Desk-Based Assessment was submitted with the application. Whilst the study has identified no overriding heritage constraints which are likely to prohibit development, it has established that there is an archaeological interest in the site. Namely, there is potential for the presence of archaeological remains relating to 19<sup>th</sup> Century and modern military activity. The report also notes that given the lack of previous archaeological investigations on this site, the potential for archaeological remains relating to pre-historic periods cannot accurately be assessed at this stage. The report confirms that the areas of proposed SANG will not need to be evaluated.

Hampshire County Council's Senior Archaeologist was consulted in relation to the application and has confirmed that he concurs with the report's conclusions that on-site intrusive investigations will be required within the post demolition footprint, in order to evaluate previous impacts as well as the potential for archaeological remains. In addition, the Senior Archaeologist notes that some of the areas to be developed for residential use, lie within currently wooded areas, and will therefore also require evaluation.

It is therefore considered that subject to appropriate conditions to secure the assessment, recording and reporting of any archaeological deposits affected by the development, the proposals are consistent with Rushmoor Local Plan Review saved policies ENV30 and ENV31.

## **Pollution and Remediation -**

### *Contaminated Land*

A Phase 1 Geoenvironmental Desk Study Report was submitted with the application. The report identifies potential for contamination to be present in some areas of the site, which could pose a risk to future site users and construction workers. The report focusses on the residential development zones and does not cover the proposed SANG areas. The Council's Environmental Health Officer has reviewed the report and has concurs with the recommendation for an intrusive site investigation to be undertaken to establish whether any contamination is present and to determine the appropriate remediation strategy if required.

A condition is therefore proposed to seek full details of an intrusive site investigation report, prior to commencement of the relevant reserved matters area, together with a contamination remediation method statement. Conditions are also proposed to ensure that suitable additional remedial measures be submitted to the Council in the event that previously unidentified contamination is discovered, and to seek details of validation reports to be undertaken and submitted for approval prior to first occupation of zone to which they relate. Therefore, subject to the appropriate conditions, it is considered that the proposals would accord with Local Plan Review saved policy ENV49.

### *Air Quality and Construction Noise*



The Council's Environmental Health Officer has assessed the Air Quality Assessment submitted with the application and has raised no objection to the findings and recommendations. In respect of air quality, the impact of the development when complete and operational would be negligible for both existing receptors and new occupants. The impacts during the operational phase take into account exhaust emissions from additional road traffic generated by the development. During the construction phases of the development there is also potential for increased dust and particulate matter. Various mitigation measures are therefore proposed within the report and with these in place the potential effects from the construction phase are not considered likely to be significant.

The Environmental Health Officer has recommended that a condition be imposed to seek details of a Construction Environmental Management Plan in relation to each phase so that potential impacts such as dust and noise generation are controlled throughout the construction works. The purpose of the CEMP is to reduce the risk of adverse impacts resulting from the construction of the development on sensitive environmental resources and to minimise disturbance to local residents and other sensitive receptors. As such it is considered that subject to the imposition of the relevant condition, the proposals are consistent with Core Strategy policy CP15 and Rushmoor Local Plan Review saved policies ENV16, ENV48 and ENV50.

### *Lighting*

A condition is proposed to ensure that any lighting proposals, including street lighting is submitted with each Reserved Matters Application in accordance with Rushmoor Local Plan Review saved policy ENV52.

### **Flood Risk & Drainage**

The application is 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.

Therefore, taking into account the characteristics of the site and the nature of the proposals, and subject to mitigation measures in the form of Sustainable Drainage Systems (SuDS), the assessment concludes that there are no significant sources of flood risk that would affect the site. The site is appropriate for the proposed residential and SANG uses in accordance with the NPPF.

### *Surface Water Drainage*

Policy CP4 of the Council's Core Strategy seeks to ensure in relation to new development, run-off rates and volumes are returned to original greenfield discharge rates to prevent flooding and safeguard local water quality. Hampshire County Council's (HCC) Flood and Water Management Team were consulted and reviewed the relevant documents. HCC have commented that further detailed technical information is required prior to the granting of planning permission.

Given that the residential element of the proposal is currently only in outline form, it is not possible to provide the detailed drainage design and calculations required at this stage. The application does however confirm that each zone of the development will incorporate separate SuDS features as shown indicatively on the illustrative parameter plans. Taking this

into account, it is considered appropriate to impose an planning condition to ensure that the residential development shall not commence on any reserved matters area, until a detailed surface water drainage scheme for that reserved matter area, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development; has been submitted to and approved in writing by the Local Planning Authority, in consultation with the Lead Local Flood Authority.

### *Utilities*

The Applicant's Flood Risk & Utilities Statement summarises the existing utilities provision at the site and describes initial proposals for foul water drainage, water supply, gas supply, electricity and telecommunications. Given the outline nature of the proposals, it is considered appropriate to impose a planning condition to seek further details of an updated Utilities Statement, to be submitted with each Reserved Matters Application.

### **Sustainable Development -**

The Design and Access Statement submitted with the application summarises the sustainability measures proposed in respect of the design and delivery of the development. The Government's current policy position, following the Royal Assent of the Deregulation Bill 2015 (on 26 March 2015), is that planning permissions should no longer be granted subject to conditions requiring compliance with technical housing standards such as the Code for Sustainable Homes. This is other than for those areas, including Rushmoor, where Councils have existing policies referring to such standards. In the case of Rushmoor, this means that energy performance in accordance with Code Level 4 as set out in Policy CP3 of the Rushmoor Core Strategy, can still be sought. As such it is proposed that details of energy performance & sustainable construction are required to form part of any future reserved matters applications, and secured by the relevant planning condition.

### **CONCLUSIONS**

The hybrid outline proposal, as amended by revised plans and supporting documents, subject to conditions and the associated s106 legal undertakings set out in the report, would give rise to a satisfactory and sustainable use of the site, taking account of the Council's emerging Local Plan Policies. The proposals would contribute to housing stock in the Borough, would mitigate any impact on the Thames Basin Heaths Special Protection Area, and would provide additional SPA mitigation for future residential schemes in the Borough. The outline application has demonstrated that the design of the development will give proper regard to existing heritage assets, landscape and nature conservation, the character and appearance of the area, impact on neighbours and the living conditions created for future occupiers. The full and outline proposals are acceptable in highway terms, subject to the relevant conditions and associated planning obligations.

### **FULL RECOMMENDATION**

It is recommended that subject to the completion of a satisfactory Planning Obligation under Section 106 of the Town and Country Planning Act 1990 to secure the measures set out in (but not restricted to) the Heads of Terms of the Agreement below, the Head of Planning, in consultation with the Chairman, be authorised to **GRANT** planning permission subject to the conditions and informatives set out below and the Solicitor to the Council to settle the detailed terms of the S106 agreement:-

## HEADS OF TERMS - S.106 AGREEMENT

- 1) **Affordable Housing** – 30% of the new units on the site to be affordable housing in accordance with an Affordable Housing Strategy to be submitted and agreed, to include:
  - a) 30% of units in each zone to be affordable housing and to be provided at the same time as private housing in each zone (5% variance applied to each zone);
  - b) Each Reserved Matters Application to be accompanied by an Affordable Housing Statement to demonstrate compliance with the AHS;
  - c) Clusters of affordable housing shall be no greater than ten units (12 in the case of flats).
  - d) Tenure mix of 70% affordable rent and 30% intermediate (shared ownership), as set out in the Housing Mix Ratio table below, with mechanism to review and agree with LPA, subject to local needs and viability;

	1-bed flat	2-bed flat	2-bed house	3-bed house	4-bed house	Total
<b>Affordable Rent (70%)</b>	25%	15%	20%	25%	15%	<b>100%</b>
<b>Intermediate (30%)</b>	30%	20%	30%	20%		<b>100%</b>

- e) 10% of new affordable rented units within each zone to be wheelchair accessible/adaptable to meet the requirements of Lifetime Homes Standard 1-16, taking into account guidance produced by Habinteg as to meet identified need, as evidenced by the Council's housing allocation pool;
  - f) Affordable housing units to be accessible and adaptable by meeting the requirements of Part M of the building regulations and to be constructed to Lifetime Homes 6-16 criteria and where the site and design permit to achieve Lifetime Homes criteria 1-5;
  - g) Affordable housing to be managed by a Registered Provider and RBC to have 100% nomination rights for first lets and sales and 75% thereafter;
  - h) The provision within the development of a ground-floor three-bedroom wheelchair flat with outdoor amenity space to meet RBCs need for housing with people with disabilities;
- 2) **Self-build and/or Custom-build Homes - 5% of the new homes to be provided** through the provision of serviced plots of land for self-build and/or custom-build homes; with a mechanism to allow a marketing period of identified plots for a minimum period of 12 months, to be offered for sale at a reasonable price, with the housebuilder free to develop plots if no purchaser is identified;
  - 3) **Estate Management Strategy** – Submission of an agreed strategy for the management of open spaces, woodland, play areas and un-adopted roads prior to first occupation, to include details of the legal framework, management structure, estate charges framework and maintenance standards;
  - 4) **Resident/ Estate Management Company** - Grainger to assume full responsibility for the land until developed. The open spaces, woodland, play areas and roads will be un-adopted and maintained by a resident/estate management company. Residents to pay

management fees for the maintenance of open space, woodland, play areas, un-adopted roads and Local SANG;

- 5) **SANG** – SANGs to be provided in accordance with the SANG Delivery Strategy (March 2018), to include;
  - a) Mechanism to ensure sufficient funds for full establishment and in perpetuity management costs of the SANG;
  - b) SANG to be implemented and opened prior to first occupation of the residential development to which it relates with mechanism for phasing in relation to Local SANG and Strategic SANG options;
  - c) SANG car park to be provided with the delivery of the Strategic SANG;
  - d) Delivery of associated off-site SANG works prior to occupation – Wellesley Woodland links;
  - e) SANG allocation strategy for third party schemes to be agreed with RBC together with a schedule that can be updated by agreement with the Council and without the need for a formal deed of variation;
- 6) **SANG Ecological Management Plan** - A SANG EMP shall be submitted to the Local Planning Authority for approval within one year of the first occupation of any residential development reliant on the Local or Strategic SANG, in accordance with Section 4 – SANG Future Management of the SANG Delivery Strategy. Thereafter, a written report specifying compliance and detailing any amendments required to the SANG EMP shall be submitted on the anniversary of the approval of the first SANG EMP.
- 7) **SAMM Contributions** - Developer to pay contributions per dwelling towards Strategic Access Management and Monitoring measures in accordance with the Council's TBH SPA Avoidance and Mitigation Strategy. Payments prior to occupation within relevant Development Zone/ Phase;
- 8) **Amenity Open Space** – Detailed specification and a timetable for the design, construction and delivery of the proposed Amenity Open Space within Development Zones A, C, E & F on Phasing Plan 2491-C-1106-SK3 shall be submitted as part of the Reserved Matters Application for the Development Zone to which it relates. The Amenity Open Space shall be provided as approved prior to the first occupation of that Development Zone.
- 9) **Equipped Play Space** - Detailed specification and a timetable for the design, construction and delivery of the proposed Equipped Play Space within Development Zones F & C on Phasing Plan 2491-C-1106-SK3 shall be submitted as part of the Reserved Matters Application for the Development Zone to which it is located within. The Equipped Play Space shall be provided as approved prior to the first occupation of that Development Zone.
- 10) **Transport (HCC)** – Developer to provide infrastructure and/or financial contributions to include;
  - a) A Transport Contribution to mitigate impact at Shoe Lane / Forge Lane and Government House Road / Shoe Lane (changes to road markings);
  - b) Submission and implementation of a full Travel Plan, payment of the Travel Plan Approval and Monitoring fees, and provision of a surety mechanism to ensure implementation of the Travel Plan.

In the event of failure to complete the agreement by 28<sup>th</sup> June 2018 the Head of Planning, in consultation with the Chairman, be authorised to **REFUSE** planning permission on the grounds that inadequate provision is made in respect of SPA mitigation, affordable housing, open space, play areas, and transport obligations and contributions.

## **CONDITIONS**

### **Time Limit – Reserved Matters**

- 1 The first application for approval of reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. All subsequent reserved matters shall be submitted no later than 5 years from the date of this permission.

Reason – To comply with the provisions of section 92(2) of the Town and Country Planning Act 1990.

### **Time Limit – The Development**

- 2 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.

### **Reserved Matters – Reserved Matters Applications (RMAs)**

- 3 No development (with the exception of the SANG and SANG car park and the demolition of the Category 1 buildings identified on drawing number 6048/PO1 Rev A shall take place in any Development Zone identified on Phasing Plan 2491-C-1106-SK3, until an application for details relating to appearance, landscaping, layout and scale of the development hereinafter called “the reserved matters” shall be submitted to and approved in writing by the Local Planning Authority in respect of that Development Zone/Reserved Matters Area. Notwithstanding any indications on the illustrative and parameter plans submitted with the outline planning application, each Reserved Matters Application shall include details of the following:

1. Details relating to appearance, landscaping, layout and scale of the development;
2. Details relating to the positions and widths of roads, footpaths and accesses;
3. Specification of the type of construction for the roads and footpaths, including relevant horizontal cross sections and longitudinal sections showing the existing and proposed levels together with details of street lighting and the method of disposing surface water;
4. The alignment, height and materials of all walls and fences and other means of enclosure;
5. Plans detailing existing and proposed site levels;
6. Plans detailing the layout of foul sewers and surface water drains;
7. Provision of SuDs drainage features;

8. Provision of children's play space (where applicable to the development zone);
9. Provision for storage and removal of refuse and recycling;
10. Condition survey of locally listed buildings;
11. Heritage Impact Assessment;
12. Energy performance & sustainable construction statement;
13. Water Efficiency Statement;
14. Utilities Statement;
15. Ecological Management Plan;
16. Landscape Management Plan;
17. Contamination Remediation Strategy;
18. Construction Environmental Management Plan;
19. Construction Traffic Management Plan;
20. Arboricultural Development Statement;
21. Archaeological Written Scheme of Investigation;
22. Noise Report including measures to protect the occupiers of the residential properties from external noise;
23. Lighting Assessment;
24. Statement of compliance with the Affordable Housing Strategy.

The development shall be carried out in accordance with the details as approved.

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 Drawings and Documents**

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

Drawings:

2491-A-1001-C (Site Location Plan); 2491-A-1201-B (Access & Movement Parameter Plan); 2491-A-1200-B (Land Use Parameter Plan); GTASHOT(BH).1/GA/11 (SANGS car park layout); GTASHOT(BH).1/GA/12 (SANGS car park cross section); 6048/PO1 Rev A (Demolition Plan); and, 2491-C-1106-SK3 (Phasing Plan).

Documents:

Planning Statement (Savills, October 2017); SANG Delivery Strategy Final .v2 (Holbury, March 2018); Delivery Strategy (March 2018); Design & Access Statement – Revision A; Shadow Habitats Regulations Assessment (Holbury, October 2017); Ecological Impact Assessment (LCES, September 2017); Landscape Character and Visual Impact Assessment (Allen Pyke, October 2017); Heritage Statement (ADAM Urbanism, RA/6048 – March 2018 Rev B); Flood Risk Assessment (MB, October 2017); Air Quality Assessment (WYG, October 2017); Noise Assessment (WYG, September 2017); Phase 1 Geoenvironmental Desk Study Report ref: LP01149 (LEAP, 19/04/2016); Utilities Assessment (MB, October 2017); Historic Environmental Desk-Based Assessment ref: 79183.01 (Wessex Archaeological, April 2017); Arboricultural Implications Report ref: 16045-01 (SJA Trees, October 2017); Transport Assessment (Mayer Brown, October 2017); Travel Plan (Mayer Brown, February 2018) and Response to HCC Highways (Mayer Brown, received 23/02/2018).

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

### **Phasing Strategy**

- 5 Notwithstanding the Delivery Strategy submitted as part of the application, details of a Phasing Strategy for the residential redevelopment of the site shall be submitted to and approved in writing by the Local Planning Authority prior to the submission of the first Reserved Matters Application (RMA). The details shall include the following:
- (iii) A layout plan confirming the extent of each Development Zone/ Phase to which future RMAs will relate;
  - (iv) An indicative phasing programme for the submission of the RMAs;
  - (ii) An indicative phasing programme for the implementation of the consent;

The development shall be carried out in accordance with the approved Phasing Strategy.

Reason: To facilitate the future submission of the Reserved Matters and redevelopment of the site in a phased approach.\*

### **Western footway/cycleway & Queens Roundabout**

- 6 No part of the residential development shall commence until a scheme design at Queens Roundabout, which accommodates pedestrian and cycle movements up to and across the junction via the proposed western footway/cycleway on A325 Farnborough Road, without unacceptably impacting on operational performance of the junction, is submitted to and approved by the Local Planning Authority in consultation with the Local Highway Authority. The approved scheme will be fully implemented prior to first occupation of the development.

Reason - To provide satisfactory pedestrian and cycle access and in the interests of highway safety.\*

### **Pedestrian and Cycle Movements**

- 7 No part of the residential development shall commence until a programme is submitted to and agreed in writing by the Local Planning Authority, in consultation with the Local Highway Authority and the Basingstoke Canal Authority; setting out a programme for the submission, approval and implementation of a phased scheme of works at A325 Farnborough Road, Shoe Lane, Forge Lane, and Basingstoke Canal, or alternative arrangements on land within the Applicants control, which accommodate pedestrian and cycle movements to and from the development. The development shall be implemented fully in accordance with the programme and details as agreed. And retained thereafter for the life of the development.

Reason - To provide satisfactory pedestrian and cycle access and in the interests of highway safety.\*

### **Access from Forge Lane and Government House**

- 8 Vehicular access to Shoe Lane shall be retained from both Forge Lane and Government House Road at all times, unless otherwise agreed in writing with the Highway Authority.

Reason: In the interests of highway safety

### **Trees**

- 9 Notwithstanding the Arboricultural Implications Report submitted with the application, no trees shall be removed in any Development Zone and no development shall take place in any Reserved Matters Area until an Arboricultural Development Statement (ADS) has been submitted to and approved in writing by the Local Planning Authority, concerning the relevant zone/phase. The ADS shall include an updated Tree Removal Plan and a detailed Tree Protection Plan and Method Statement illustrating everything that is required to ensure the safe and healthy retention of trees during the development process, and to provide a working document for site personnel. The development shall be carried out in accordance with the approved Arboricultural Development Statement/s.

Reason - To safeguard against unnecessary removal of trees and preserve the health and amenity value of retained trees.\*

### **Sustainable Drainage Systems (SUDS)**

- 10 No development shall take place in any Reserved Matters Area (RMA) until a surface water drainage scheme (including detailed design drawings and associated calculations) for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The Sustainable Drainage Systems (SUDS) shall subsequently be implemented in accordance with the approved details, prior to first occupation of any development within the RMA to which they relate.

Reason - To prevent the increased risk of flooding and to improve and protect water quality.\*

### **Intrusive Site Investigation & Remediation Method Statement (Residential Areas)**

- 11 Development shall not commence on any Reserved Matters Area (RMA) until there has been submitted to and approved in writing by the Local Planning Authority: -
- iii. an intrusive site investigation report documenting the extent, scale and nature of contamination present, identified as appropriate by the Phase 1 Geoenvironmental Desk Study Report submitted with the application;
  - iv. if identified as necessary; a detailed scheme (Remediation Method Statement) 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.



The development shall be carried out in accordance with the Remediation Method Statement as approved, prior to commencement of development within the relevant RMA.

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

### **Remediation Verification Reports (Residential Areas)**

- 12 No occupation within any Reserved Matters Area shall take place until a verification report demonstrating completion of works set out in the approved Remediation Method Statement and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

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

### **Unforeseen Contamination**

- 13 In the event that unforeseen ground conditions or materials which suggest potential or actual contamination are revealed at any time during implementation of any part 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 any measures identified in the approved remediation scheme a verification report must be prepared and submitted to the Local Planning Authority for approval prior to first use or occupation of the area of the development to which it relates.

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

### **Construction Environmental Management Plan (Residential Areas)**

Development (including demolition) shall not commence on any Reserved Matters Area (RMA) until there has been submitted to and approved in writing by the Local Planning Authority, a site-specific Construction Environmental Management Plan (CEMP). The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust, site lighting, site traffic and other pollution. The plan should include, but not be limited to:

- i. Construction programme;
- ii. Site specific operational control procedures / mitigation measures;

- iii. Proposals for the protection of existing environmental features (including water quality and drainage, nature conservation, archaeology and cultural heritage);
- iv. Pollution control contingency plan;
- v. Arrangements for liaison with the Council's Pollution Control Team;
- vi. Procedures for complaint management, public consultation and liaison.

The development shall be carried out in accordance with the details as approved.

Reason: To safeguard the amenities of surrounding occupiers and to avoid any adverse impacts on ecologically sensitive local receptors, during the construction phases of the development.\*

### **Construction Traffic Management Plan**

- 14 Development (including demolition) shall not commence on any Reserved Matters Area until there has been submitted to and approved in writing by the Local Planning Authority, a Construction Traffic Management Plan specific to that area. This should include; construction traffic routes, parking and turning provision to be made on site, measures to prevent mud from being deposited on the highway and a programme for construction. The development shall be carried out fully in accordance with the details as approved.

Reason: To safeguard the amenities of surrounding occupiers and in the interests of highway safety.\*

### **Archaeology – Written Scheme of Investigation**

- 15 Development shall not commence on any Reserved Matters Area (other than the demolition of the Category 1 buildings identified on drawing number 6048/PO1 Rev A and not including the proposed SANG establishment works) until there has been submitted to and approved in writing by the Local Planning Authority, a Written Scheme of Investigation (WSI), designed to recognise, characterise and record any archaeological features and deposits that may exist on the site. The assessment shall take the form of trial trenches located within the areas of proposed housing, including those areas where buildings are to be demolished and trees cleared. The archaeological investigations shall be carried out fully in accordance with the WSI as approved.

Reason – To assess the extent, nature and date of any archaeological deposits that might be present and the impact of the development upon these heritage assets.\*

### **Archaeology – Programme of mitigation**

- 16 Development shall not commence on any Reserved Matters Area (other than the demolition of the Category 1 buildings identified on drawing number 6048/PO1 Rev A and not including the proposed SANG establishment works) until there has been submitted to and approved in writing by the Local Planning Authority, a Programme of Archaeological Mitigation of Impact, based on the results of trial trenching as required by the Written Scheme of Investigation (WSI). The mitigation measures shall be carried out fully in accordance with the Programme of Archaeological Mitigation of

Impact as approved.

Reason – To mitigate the effect of the works associated with the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations.\*

### **Archaeology – Fieldwork report**

- 17 Following completion of the archaeological fieldwork, and prior to first occupation of the Reserved Matters Area to which it relates, a report shall be submitted to and approved in writing by the Local Planning Authority, setting out and securing appropriate post-excavation assessment, specialist analysis and reports, publication and engagement where appropriate. The recommendations within the report shall be carried out fully in accordance with the Fieldwork Report, as approved in accordance with timescales agreed by the Local Planning Authority.

Reason – To contribute to our knowledge and understanding of our past by ensuring that opportunities are taken to capture evidence from the historic environment and to make this publically available.\*

### **Amenity Open Space**

- 18 No residential unit within Development Zone Development Zones A, C, E & F on Phasing Plan 2491-C-1106-SK3 shall be occupied until the Amenity Open Space within the phase to which it relates has been provided in accordance with the details approved by the relevant Reserved Matters Application. The areas shall thereafter be retained and made available for that purpose.

Reason – To ensure satisfactory on-site open space provision to serve future occupiers of the development.

### **Equipped Play Space**

- 19 No residential unit within Development Zone C or F on Phasing Plan 2491-C-1106-SK3 shall be occupied until the Equipped Play Area play within the relevant phase to which it relates has been completed and equipped in accordance with the details approved by the relevant Reserved Matters Application. The areas shall thereafter be retained and made available for that purpose.

Reason – To ensure satisfactory on-site provision for formal children's play.

### **Demolition**

- 20 No demolition of buildings or part of buildings, other than the demolition of the Category 1 buildings identified on drawing number 6048/PO1 Rev A shall take place, unless otherwise agreed through the approval of the relevant Reserved Matters Application applicable to the Development Zone in which the building is located.

Reason: To safeguarded the existing locally listed buildings and ensure that any alterations or loss of historic fabric is justified and appropriate.

### **Construction Hours**

- 21 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.

## **CONDITIONS SPECIFIC TO THE FULL PLANNING PERMISSION FOR SANG AND SANG CAR PARK**

### **SANG Delivery Strategy & Ecological Management Plan**

- 22 The SANG shall be implemented in accordance with the SANG Delivery Strategy (March 2018) hereby approved and subsequently in accordance with the SANG Ecological Management Plan (SANG EMP), which shall be submitted for approval within one year of the first occupation of any residential development reliant on the Local or Strategic SANG, in accordance with Section 6 – SANG Future Management of the SANG Delivery Strategy. Thereafter, a written report specifying compliance and detailing any amendments required to the SANG EMP shall be submitted on the anniversary of the approval of the first SANG EMP, in accordance with the terms of the associated legal agreement.

Reason - To ensure that satisfactory mitigation is in place to prevent significant impact on the Thames Basin Heath Special Protection Area (SPA).\*

### **Local SANG - Accessibility**

- 23 No residential unit within the development shall be occupied prior to delivery of compartments C and D East, as identified on Figure 2 of the SANG Delivery Strategy, together with footpath links to Wellesley Woodlands identified on Figure 8 of the strategy; to provide a 2.5km footpath route accessible to the public, to be implemented in accordance with the works outlined in Section 4 – SANG Establishment of the SANG Delivery Strategy (March 2018) hereby approved.

Reason - To ensure that satisfactory mitigation is in place to prevent significant impact on the Thames Basin Heath Special Protection Area (SPA).

### **Strategic SANG - Accessibility**

- 24 No residential unit within any third-party scheme reliant on the SANG shall be occupied prior to the delivery of the Strategic SANG (compartments C, D East and D West, as identified on Figure 2 of the SANG Strategy) and the SANG Car Park (drawing GTASHOT(BH).1/GA/11 and GTASHOT(BH).1/GA/12 to provide a 2.3km footpath route accessible to the public as identified on Figure 9 of the strategy, to be implemented in accordance with the works outlined in Section 4 – SANG Establishment of the SANG Delivery Strategy (March 2018) hereby approved.

Reason - To ensure that satisfactory mitigation is in place to prevent significant impact on the Thames Basin Heath Special Protection Area (SPA).

## **Intrusive Site Investigation and Remediation Method Statement (SANG & SANG Car Park)**

25 Development shall not commence on the SANG and SANG Car Park until there has been submitted to and approved in writing by the Local Planning Authority: -

- i. an intrusive site investigation report documenting the extent, scale and nature of any contamination that may be present, associated with previous activities that may have taken place on the site;
- ii. if identified as necessary; a detailed scheme (Remediation Method Statement) for remedial works and measures shall be undertaken to avoid risk from contaminants identified, together with 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.

The works shall be carried out in accordance with the Remediation Method Statement as approved, prior to commencement of development.

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

## **Remediation Verification Reports (SANG & SANG Car Park)**

26 Prior to the first use of the SANG & SANG Car Park, a verification report demonstrating completion of works set out in the approved Remediation Method Statement and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

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

## **Construction Environmental Management Plan (SANG Car Park )**

27 Works shall not commence on the SANG Car Park until there has been submitted to and approved in writing by the Local Planning Authority, a site-specific Construction Environmental Management Plan (CEMP). The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust, site lighting, site traffic and other pollution. The plan should include, but not be limited to:

- i. Construction programme;
- ii. Site specific operational control procedures / mitigation measures;
- iii. Proposals for the protection of existing environmental features (including water quality and drainage, nature conservation, archaeology and cultural heritage);
- iv. Pollution control contingency plan;

- v. Arrangements for liaison with the Council's Pollution Control Team;
- vi. Procedures for complaint management, public consultation and liaison.

The development shall be carried out in accordance with the details as approved.

Reason: To safeguard the amenities of surrounding occupiers and to avoid any adverse impacts on ecologically sensitive local receptors, during the construction phases of the development.\*

## INFORMATIVES

### 7. INFORMATIVE - REASONS FOR APPROVAL –

The proposal has been assessed against The National Planning Policy Framework (NPPF March 2012) and the following policies of the Council's Development Plan:

Rushmoor Local Plan Review saved policies (August 2000): ENV13 (Trees); ENV14 (Water Quality); ENV15 (Basingstoke Canal); ENV16 (Major Sites); ENV19 (Comprehensive Landscape Plans); ENV28 (Buildings and Features of Local Importance); ENV30 (Archaeology); ENV31 (Recording of Remains); ENV35 (Adjoining Development); ENV42 (Flood Risk Protection Measures); ENV43 (Flood Risk Outside the Flood Plain); ENV48 (Damage to the Environment – noise, smoke gases etc.); ENV49 (Development on Contaminated Land); ENV50 (Amenities of Local Residents While Sites Are Being Developed); ENV51 (Development of Sites Affected by Air Pollution or Noise); ENV52 (Light Pollution); OR4 (Public Open Space Required for New Residential Development); OR4.1 (Financial contributions); TR10 (Contributions to fund works to the local transport infrastructure); H14 (Amenity Space).

Rushmoor Core Strategy (2011) policies: SS1 (The Spatial Strategy); SP2 (Aldershot Military Town); CP1 (Sustainable Development Principles); CP2 (Design and Heritage); CP3 (Renewable Energy and Sustainable Construction); CP4 (Surface Water Flooding); CP5 (Meeting Housing Needs and Housing Mix); CP6 (Affordable Housing); CP10 (Infrastructure Provision); CP13 (Thames Basin Heaths Special Protection Area); CP14 (Countryside); CP15 (Biodiversity) and CP16 (Reducing and Managing Travel Demand).

Draft Submission Rushmoor Local Plan – June 2017: SP10 (Blandford House & Malta Barracks); DE2 (Residential Space Standards); DE3 (Residential Amenity Space Standards); LN1 (Housing Mix) and LN2 (Affordable Housing).

The Council's Supplementary Planning Documents (SPDs): Buildings of Local Importance SPD 2012, Car and Cycle Parking Standards SPD 2017, Housing Density and Design SPD 2006, Sustainable Design & Construction SPD 2006, Transport Contributions SPD 2008; the Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy as updated November 2017; and, policy NRM6 (TBH SPA) of the South East Plan are applicable.

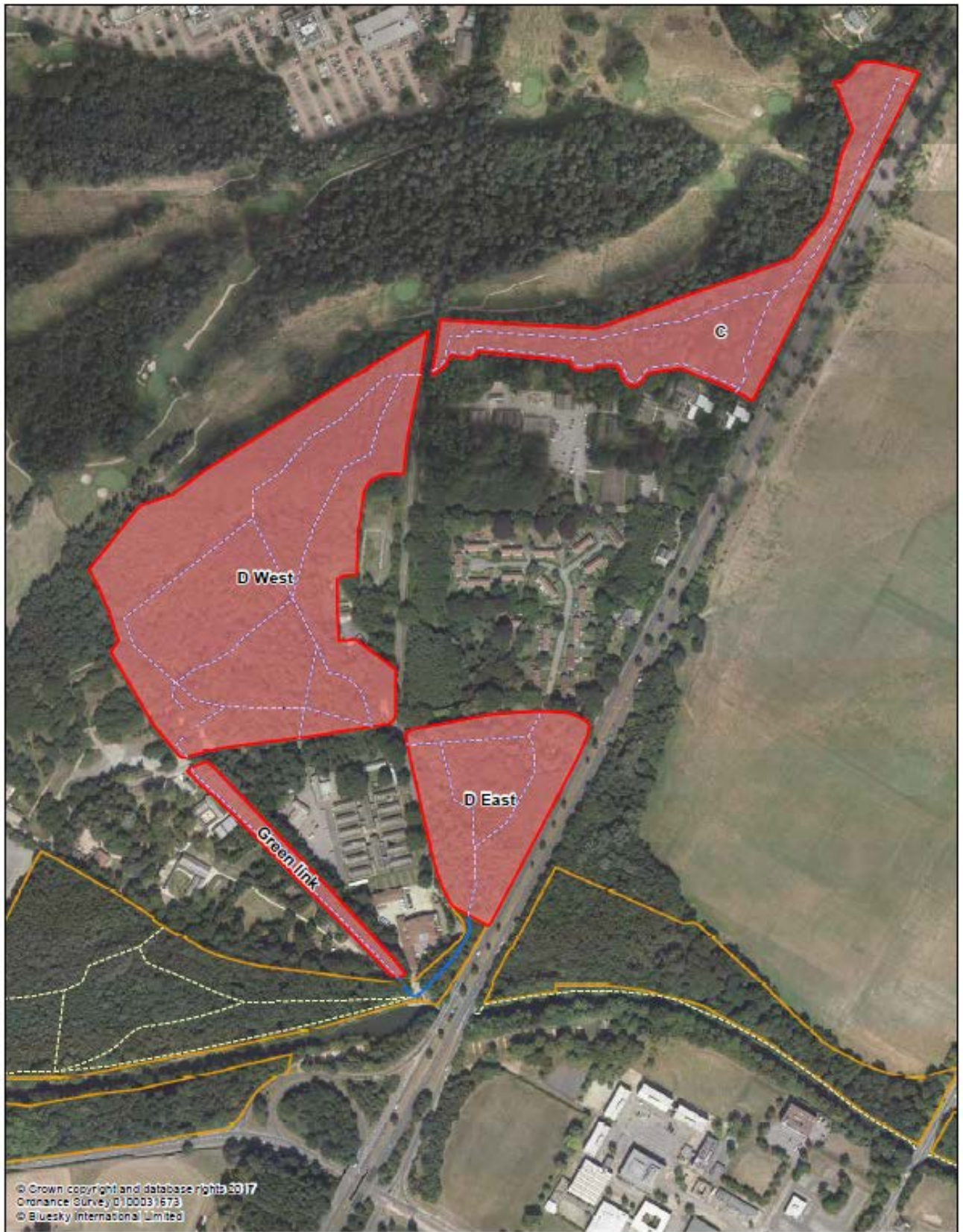
The Council has granted permission because:- The hybrid outline proposal, subject to conditions and the associated s106 legal undertakings, would give rise to a satisfactory and sustainable use of the site, taking account of the Council's emerging Local Plan Policies. The proposals would contribute to housing stock in the Borough,

would mitigate any impact on the Thames Basin Heaths Special Protection Area, and would provide additional SPA mitigation for future residential schemes in the Borough. The outline application has demonstrated that the design of the development will give proper regard to existing heritage assets, landscape and nature conservation, the character and appearance of the area, impact on neighbours and the living conditions created for future occupiers. The full and outline proposals are acceptable in highway terms, subject to the relevant conditions and associated planning obligations. It is therefore considered that subject to compliance with the attached conditions, taking into account the provisions of the Development Plan and all other material planning considerations, 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. 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.
9. INFORMATIVE – The Local Planning Authority’s commitment to working with the Applicant 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.
10. 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.
11. 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 structures demolished during the bird breeding season (March-September inclusive) they should first be inspected by an experienced person 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.







- Legend**
-  Blandford Woods footpath
  -  Wellesley Woodlands footpath
  -  SANG boundary
  -  Wellesley Woodlands
  -  Formal links to Wellesley Woodland footpath

Figure 2.  
 Blandford Woods SANG





1:1350 @ A0 FEBRUARY 2018  
 PLANNING  
 2491-C-1106-SK3

GRAINGER PLC  
 BLANDFORD HOUSE  
 PHASING PLAN

**grainger plc**  
**OMEGA**  
 INFRASTRUCTURE  
 OMEGA INFRASTRUCTURE SERVICES AND CONSULTING  
 100 FLEET STREET, LONDON EC2A 4PU, UK  
 TEL: +44 (0)20 7833 6000 FAX: +44 (0)20 7833 6001



1:1000 @ A1 FEBRUARY 2018  
PLANNING  
2491-C-1005-SK3

GRAINGER PLC  
MANDFORD HOUSE  
ILLUSTRATIVE MASTERPLAN

**grainger plc**  
**OMEGA**  
ARCHITECTS  
10000 W. 100TH AVENUE, SUITE 1000, DENVER, CO 80231  
P: 303.440.0121 W: WWW.GRAINGERPLC.COM

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## 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.

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Application No	18/00365/CONDPP	Ward: Wellington
Applicant:	Laura Powell	
Decision:	<b>Permission Granted</b>	
Decision Date:	21 October 2019	
Proposal:	Submission of details part pursuant to condition 3 (materials) and part pursuant to condition 6 (Tree Protection) of reserved matters 17/00494/REMPP dated 9th November 2017 (in relation to plots 9-116 of McGrigor Development Zone D).	
Address	<b>Zone D - McGrigor Aldershot Urban Extension Alisons Road Aldershot Hampshire</b>	

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Application No	18/00619/CONDPP	Ward: Wellington
Applicant:	Mr Sean Havis	
Decision:	<b>Permission Granted</b>	
Decision Date:	02 October 2019	
Proposal:	Submission of details pursuant to condition 4 (materials), condition 5 (construction drawings) and part pursuant to condition 8 (Arboricultural Method Statement) of part reserved matters 18/00117/REMPP dated 21st June 2018 (Corunna B3 & B4).	
Address	<b>Zone B - Corunna Aldershot Urban Extension Alisons Road Aldershot Hampshire</b>	

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Application No 18/00797/COND Ward: Wellington

Applicant: Mr Sean Havis

Decision: **Permission Granted**

Decision Date: 01 October 2019

Proposal: Submission of details pursuant to condition 6 (boundary treatment), condition 10 (refuse and recycling) and condition 20 (hard and soft landscaping) of part reserved matters 18/00117/REMPP dated 21st June 2018 (Corunna B3 & B4).

Address **Zone B - Corunna Aldershot Urban Extension Alisons Road Aldershot Hampshire**

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Application No 19/00057/FUL Ward: West Heath

Applicant: Mr Timothy Elliott & Mrs Elizabeth Elliott

Decision: **Permission Granted**

Decision Date: 18 October 2019

Proposal: Demolition of existing garage and erection of one three-bedroom detached dwelling on land to side

Address **1 Romayne Close Farnborough Hampshire GU14 8PB**

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Application No 19/00236/REVPP Ward: Knellwood

Applicant: Farnborough College Of Technology

Decision: **Permission Granted**

Decision Date: 16 September 2019

Proposal: Removal of condition 15 attached to permission 16/00091/REVPP dated 9 May 2016 for the variation of conditions 5, 20 and 21 attached to planning permission 14/00959/FULPP dated 20 March 2015 to allow J block to be used as teaching space

Address **Farnborough College Of Technology Boundary Road Farnborough Hampshire GU14 6SB**

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Application No 19/00237/EDC Ward: Knellwood  
Applicant: Dr Jay Fowdar  
Decision: **Development is not Lawful**  
Decision Date: 13 September 2019  
Proposal: CERTIFICATE OF LAWFULNESS FOR AN EXISTING USE OR DEVELOPMENT: Use of dwellinghouse as a House in Multiple Occupation with 8 bedsitting rooms and shared facilities  
Address **68 Salisbury Road Farnborough Hampshire GU14 7AG**

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Application No 19/00391/FULPP Ward: North Town  
Applicant: Quest Estates (UK) Ltd  
Decision: **Permission Granted**  
Decision Date: 13 September 2019  
Proposal: Erection of a pair of semi-detached 2-bedroom 4-person occupancy two-storey houses with associated access, parking and landscaping following demolition of existing garage blocks  
Address **Development Site At Garages Belle Vue Close Belle Vue Close Aldershot Hampshire**

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Application No 19/00404/FULPP Ward: Aldershot Park  
Applicant: The Secretary -Conshurst Investments Lt  
Decision: **Permission Granted**  
Decision Date: 13 September 2019  
Proposal: Erection of a block of 6no. additional lock-up garages on existing car parking spaces  
Address **Garages Cadnam Close Aldershot Hampshire**

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Application No 19/00428/FULPP Ward: Empress

Applicant: Mr J Collins

Decision: **Permission Granted**

Decision Date: 01 October 2019

Proposal: Removal of existing garage and erection of a single storey side and rear extension to form annexe

Address **Nutwood 37 Pierrefondes Avenue Farnborough Hampshire GU14 8PA**

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Application No 19/00434/FULPP Ward: St Mark's

Applicant: Mr Clifford Mosey

Decision: **Permission Granted**

Decision Date: 23 September 2019

Proposal: Erection of two storey building comprising showroom and office space, and a single storey storage unit following demolition of existing showroom and storage unit buildings

Address **Unit 2 Lynchford Lane Farnborough Hampshire GU14 6JD**

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Application No 19/00453/REVPP Ward: Empress

Applicant: .

Decision: **Permission Granted**

Decision Date: 03 October 2019

Proposal: Variation to condition 8 attached to planning permission 18/00550/FULPP dated 14 September 2018 for the change of use of ground(part), first, second and third floor from B1 (offices) to 21 dwellings (Use Class C3) and erection of a bin store, to allow for alterations to the ground floor layout to change the approved office into a studio flat increasing the overall number of dwellings to 22

Address **Trident House 38 - 44 Victoria Road Farnborough Hampshire GU14 7PG**

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Application No 19/00454/FUL Ward: Fernhill  
Applicant: Mrs Linda Payne  
Decision: **Permission Granted**  
Decision Date: 12 September 2019  
Proposal: Erection of Single Storey Front and Side Extension  
Address **361 Pinewood Park Farnborough Hampshire GU14 9JU**

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Application No 19/00458/REVPP Ward: Empress  
Applicant: Miss Emma Fallon  
Decision: **Permission Granted**  
Decision Date: 15 October 2019  
Proposal: Variation of Condition 1 attached to Planning Permission 12/00479/REV dated 13 August 2012 to allow for the overnight siting of the planter barriers on the highway after permitted hours of use  
Address **The Tilly Shilling 24 - 30 Victoria Road Farnborough Hampshire GU14 7PG**

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Application No 19/00459/REVPP Ward: Empress  
Applicant: Miss Emma Fallon  
Decision: **Permission Granted**  
Decision Date: 15 October 2019  
Proposal: Variation of Condition 1 attached to Planning Permission 12/00552/REV dated 13 August 2012 to allow for the overnight siting of the planter barriers on the highway after permitted hours of use  
Address **The Tilly Shilling 24 - 30 Victoria Road Farnborough Hampshire GU14 7PG**

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Application No 19/00471/CONDPP Ward: St Mark's

Applicant: Secretary of State for Defence

Decision: **Conditions details approved**

Decision Date: 02 October 2019

Proposal: Submission of details pursuant to Condition Nos.5 (surface water drainage scheme details) and 6 (long-term maintenance arrangements for drainage system) of planning permission 18/00911/FULPP dated 12 April 2019

Address **Land At Wavell Barracks Evelyn Woods Road Aldershot Hampshire**

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Application No 19/00472/ADVPP Ward: Empress

Applicant: Churchill

Decision: **Permission Granted**

Decision Date: 11 September 2019

Proposal: 2no illuminated dibond panels and 1no non-illuminated dibond panel.

Address **38 Invincible Road Farnborough Hampshire GU14 7QU**

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Application No 19/00488/FULPP Ward: Fernhill

Applicant: Mr Denis Foster - Headteacher

Decision: **Permission Granted**

Decision Date: 13 September 2019

Proposal: Erection of a 6m high net climber

Address **Guillemont Junior School Sandy Lane Farnborough Hampshire GU14 9ES**

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Application No 19/00490/FULPP Ward: Empress

Applicant: Key Property Investments

Decision: **Permission Granted**

Decision Date: 08 October 2019

Proposal: Application for the change of use of A1 units and A3 units to a Gym (D2) and associated works including creation of a new external doorway

Address **40 - 50 Kingsmead Farnborough Hampshire**

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Application No 19/00501/COUPP Ward: Empress

Applicant: Mr S Mellstrom - Glen House Estates Ltd

Decision: **Permission Granted**

Decision Date: 10 October 2019

Proposal: Change of use of adjacent amenity land to commercial use, the relocation of the external security fence and sliding gates to the boundary with Invincible Road to incorporate this land within the site, and associated extension of the macadam surfacing to create additional parking spaces and new planting

Address **19 - 20 Invincible Road Farnborough Hampshire GU14 7QU**

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Application No 19/00502/ADVPP Ward: Empress

Applicant: Ms Anita Martin

Decision: **Permission Granted**

Decision Date: 13 September 2019

Proposal: Replacement of one no. existing double sided advertising panel with one no. double sided digital advertising panel forming an integral part of the bus shelter

Address **Bus Shelter Outside Pinehurst Car Park (Stop A) Kingsmead Farnborough Hampshire**

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Application No 19/00503/ADVPP Ward: Wellington

Applicant: Ms Anita Martin

Decision: **Permission Granted**

Decision Date: 16 September 2019

Proposal: Replacement of one no. existing double sided advertising panel with one no. double sided digital advertising panel forming an integral part of the bus shelter

Address **Bus Shelter Front Of 103 High Street Aldershot Hampshire**

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Application No 19/00504/ADVPP Ward: Empress

Applicant: Ms Anita Martin

Decision: **Permission Granted**

Decision Date: 16 September 2019

Proposal: Replacement of one no. existing double sided advertising panel with one no. double sided digital advertising panel forming an integral part of the bus shelter

Address **Kingsmead Multi Storey Car Park Bus Shelter (Stop F) Kingsmead Farnborough Hampshire**

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Application No 19/00509/COU Ward: Cherrywood

Applicant: Mrs M Bongcaras

Decision: **Permission Granted**

Decision Date: 11 September 2019

Proposal: Retention of the change of use of land to residential garden and 1.8 metre high closeboard fencing

Address **35 Carmarthen Close Farnborough Hampshire GU14 8TJ**

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Application No 19/00510/FULPP Ward: North Town

Applicant: Mr Adam Le Gresley

Decision: **Permission Granted**

Decision Date: 16 September 2019

Proposal: Erection of a single storey side and rear extension

Address **31 Fawn Drive Aldershot Hampshire GU12 4FW**

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Application No 19/00511/TPOPP Ward: Knellwood

Applicant: Mr Dennis Wai

Decision: **Permission Granted**

Decision Date: 17 September 2019

Proposal: Mature London Plane (T41 of TPO 431A) reduce the lateral spread that overhangs 3 and 4 Wymering Court by no more than one metre

Address **3 Wymering Court Farnborough Hampshire GU14 7DH**

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Application No 19/00512/TPO Ward: St John's

Applicant: Ms S Haymer

Decision: **Permission Granted**

Decision Date: 24 September 2019

Proposal: Two Sycamore trees (part of group G4 of TPO 409A) the larger tree identified as T1 on submitted plan, reduce extended laterals by no more than 4 metres and crown lift to no more than 6 metres from ground level. The tree identified as T2 on submitted plan, reduce extended laterals by no more than 3 metres and crown lift to no more than 6 metres from ground level

Address **12 Coriander Close Farnborough Hampshire GU14 9XQ**

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Application No 19/00522/TPO Ward: Knellwood

Applicant: Mr Denis Riches

Decision: **Permission Granted**

Decision Date: 17 September 2019

Proposal: One Scots Pine (T1 of TPO 192) crown clean and reduce extended branches by no more than 2 metres

Address **2 Douai Close Farnborough Hampshire GU14 7DE**

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Application No 19/00524/FULPP Ward: Knellwood

Applicant: Mr & Mrs M Boswell

Decision: **Permission Granted**

Decision Date: 17 September 2019

Proposal: Erection of first floor rear extension

Address **154 Reading Road Farnborough Hampshire GU14 6NY**

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Application No 19/00526/TPO Ward: West Heath

Applicant: Mr Mohinder Bhanot

Decision: **Permission Granted**

Decision Date: 17 September 2019

Proposal: One declining multi-stemmed Alder tree to right hand side of rear boundary, coppice to leave 60 cm stump. Fell to ground level one dead single stem Alder tree at centre of rear boundary (both trees are part of group G2 of TPO 282)

Address **26 Newfield Avenue Farnborough Hampshire GU14 9PQ**

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Application No 19/00531/FUL Ward: Cove And Southwood

Applicant: Andrew Dodd

Decision: **Permission Granted**

Decision Date: 19 September 2019

Proposal: Erection of a two storey side and rear extension

Address **121 Keith Lucas Road Farnborough Hampshire GU14 0DJ**

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Application No 19/00532/TPOPP Ward: Empress

Applicant: Mr Geoff Baier

Decision: **Permission Granted**

Decision Date: 20 September 2019

Proposal: Fell to near ground level 6 Sweet Chestnut trees (T7, T12, T13, T15, T16, T28 of TPO 462A) and carry out remedial work on 5 Sweet Chestnuts, 1 Pine and 1 Beech tree as per the submitted work schedule

Address **24 St Michaels Road Farnborough Hampshire GU14 8NE**

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Application No 19/00535/FULPP Ward: Aldershot Park

Applicant: C & S Management Services

Decision: **Permission Granted**

Decision Date: 16 September 2019

Proposal: Proposed carport conversion into a habitable room (living room) with two proposed parking spaces

Address **2 Oak Way Aldershot Hampshire GU12 4BB**

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Application No 19/00538/FULPP Ward: Wellington  
Applicant: Mr Dursun Korkmaz  
Decision: **Permission Granted**  
Decision Date: 08 October 2019  
Proposal: Change of Use of a building from Office Use (Class B1(a) to a Dwellinghouse (Class C3) residential  
Address **29A High Street Aldershot Hampshire GU11 1BH**

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Application No 19/00541/FULPP Ward: Wellington  
Applicant: London And Cambridge Properties Limite  
Decision: **Permission Granted**  
Decision Date: 17 September 2019  
Proposal: Change of Use from Use Class A1 (Retail) to Use Class A3 (Restaurants and Cafe)  
Address **4 Wellington Centre Aldershot Hampshire GU11 1DB**

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Application No 19/00542/TPOPP Ward: Cove And Southwood  
Applicant: Mr Andy Kingsley-Smith  
Decision: **Permission Granted**  
Decision Date: 24 September 2019  
Proposal: Two Oak trees (T5 and T6 of TPO 414) situated directly opposite the front of 14-16 Palmerston Close, cut back the branches facing the properties by no more than 5 metres and remove the low hanging branch of tree T5 overhanging the driveway of 14 Palmerston Close  
Address **Land Affected By TPO 414 - Within Richmond Close, The Copse, Broadmead And Southwood Lane Farnborough Hampshire**

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Application No 19/00545/TPO Ward: Manor Park  
Applicant: Mr Eamonn O'Rourke  
Decision: **Permission Granted**  
Decision Date: 24 September 2019  
Proposal: One Yew (T4 of TPO 288A) trim extended branches by no more than 0.5 metres and remove deadwood  
Address **1 Bittern Close Aldershot Hampshire GU11 3FL**

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Application No 19/00548/LBC2 Ward: Rowhill

Applicant: Mr Stuart Johnson

Decision: **Permission Granted**

Decision Date: 16 September 2019

Proposal: LISTED BUILDING CONSENT: Works to first-floor bathroom and toilet : (a) removal of existing modern sanitary ware and replace with new replica period sanitary ware; (b) removal of section of lath and plaster dividing wall between bathroom and toilet; and (c) creation of shower room in place of toilet

Address **51 Sandford Road Aldershot Hampshire GU11 3AQ**

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Application No 19/00550/ADVPP Ward: Wellington

Applicant: Mr David Gubby

Decision: **Permission Granted**

Decision Date: 21 October 2019

Proposal: Display of 1 non illuminated freestanding sign

Address **St Omer Barracks Alisons Road Aldershot Hampshire GU11 2BN**

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Application No 19/00551/PDCPP Ward: Aldershot Park

Applicant: Mr & Mrs Ramsay

Decision: **Development is Lawful**

Decision Date: 27 September 2019

Proposal: Lawful Development Certificate for Proposed Development: Erection of single storey rear extension

Address **2 Alden Avenue Aldershot Hampshire GU12 4AG**

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Application No 19/00552/TPOPP Ward: St John's

Applicant: Mrs Anita Delaney-Weare

Decision: **Permission Granted**

Decision Date: 24 September 2019

Proposal: One Lime tree ( T27 of TPO355A) crown reduce by no more than 4 metres

Address **60 Kingfisher Close Farnborough Hampshire GU14 9QX**

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Application No 19/00553/FUL Ward: St John's

Applicant: Mr Colin Melton

Decision: **Permission Granted**

Decision Date: 10 September 2019

Proposal: Erection of a single storey rear extension

Address **24 Church Lane Farnborough Hampshire GU14 9RJ**

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Application No 19/00558/TPOPP Ward: Knellwood

Applicant: Mr Pete Hillier

Decision: **Permission Granted**

Decision Date: 30 September 2019

Proposal: One Holly (T14 of TPO 350A ) reduce crown height by no more than 3 metres and shape the tree by cutting back lateral growth by no more than 1 metre and repeat as necessary

Address **7 Chalfont Drive Farnborough Hampshire GU14 6SJ**

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Application No 19/00559/TPOPP Ward: Empress

Applicant: Mr Flarty

Decision: **Permission Granted**

Decision Date: 30 September 2019

Proposal: One Willow (part of group G2 of TPO 381 numbered T743 on submitted plan) re-pollard to previous points of reduction by no more than 4 metres. One Oak (part of group G2 of TPO 381 and numbered T742 on submitted plan) crown lift over car park to no more than 4 metres from ground level and clear street lamps by no more than 1 metre

Address **Empress Court Hawthorn Road Farnborough Hampshire**

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Application No 19/00561/PDCPP Ward: Empress

Applicant: Mr B Legg - OLA UK Private Limited

Decision: **Development is Lawful**

Decision Date: 01 October 2019

Proposal: CERTIFICATE OF LAWFUNESS FOR A EXISTING USE OR DEVELOPMENT: Use of Office 18 as an administrative office falling within Use Class B1(a)

Address **Shieling House 30 Invincible Road Farnborough Hampshire GU14 7QU**

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Application No 19/00565/TPO Ward: Cove And Southwood

Applicant: Mr Mark Pullinger

Decision: **Permission Granted**

Decision Date: 30 September 2019

Proposal: One Oak (T2 of TPO 414) lift canopy to give no more than 6 metres clearance from ground level and reduce branches back on house aspect to previous reduction points, no more than 3 metres

Address **1 Lodsworth Farnborough Hampshire GU14 0RT**

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Application No 19/00568/FUL Ward: West Heath

Applicant: Mr J Bird

Decision: **Permission Granted**

Decision Date: 11 September 2019

Proposal: Retention of a single storey rear extension

Address **19 Whittle Crescent Farnborough Hampshire GU14 9EB**

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Application No 19/00571/CONDPP Ward: Cove And Southwood

Applicant: Legal & General Property Partners (Life F

Decision: **Conditions details approved**

Decision Date: 02 October 2019

Proposal: Submission of details pursuant to Condition No.24 (Sustainable Drainage Systems details) of planning permission 16/00837/FULPP dated 19 March 2019

Address **The Crescent Southwood Business Park Summit Avenue  
Farnborough Hampshire**

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Application No 19/00573/FULPP Ward: St Mark's

Applicant: Mr Simon Horsley

Decision: **Permission Granted**

Decision Date: 04 October 2019

Proposal: Permanent retention of existing shuttle lounge building

Address **Farnborough Airport Farnborough Road Farnborough Hampshire  
GU14 6XA**

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Application No 19/00574/TPO Ward: Manor Park

Applicant: Kate Houghton

Decision: **Permission Granted**

Decision Date: 04 October 2019

Proposal: One Chestnut (T11 of TPO 289) identified as T31 on submitted plan, reduce lateral branches to give no more than 2.5 metres clearance from building

Address **Land Affected By TPO 289 Campbell Fields Aldershot Hampshire**

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Application No 19/00577/TPOPP Ward: Knellwood

Applicant: Mrs Gail Hunt

Decision: **Permission Granted**

Decision Date: 07 October 2019

Proposal: One Oak (T18 or TPO 439A) overall crown reduction of no more than two metres

Address **Farley Court Church Road East Farnborough Hampshire GU14 6PZ**

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Application No 19/00578/FULPP Ward: Rowhill  
Applicant: Miss M Harding  
Decision: **Permission Granted**  
Decision Date: 01 October 2019  
Proposal: Erection of a single storey side extension and replacement front windows to upvc  
Address **Ground Floor Flat 20 Lansdowne Road Aldershot Hampshire GU11 3ER**

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Application No 19/00580/FULPP Ward: Knellwood  
Applicant: Mr W Pilgram  
Decision: **Permission Granted**  
Decision Date: 19 September 2019  
Proposal: Erection of a single storey front extension, two storey side extension with an attached garage and dormer windows within rear roof slopes to create a room in roof  
Address **7 Manor Road Farnborough Hampshire GU14 7EX**

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Application No 19/00581/FULPP Ward: West Heath  
Applicant: Mr Fatih Inetas  
Decision: **Permission Granted**  
Decision Date: 11 September 2019  
Proposal: Erection of detached outbuilding in rear garden  
Address **8 Mayfield Road Farnborough Hampshire GU14 8RS**

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Application No 19/00587/FULPP Ward: Fernhill  
Applicant: Mr Timothy Lee  
Decision: **Permission Granted**  
Decision Date: 16 September 2019  
Proposal: Erection of a single storey side extension  
Address **13 All Saints Crescent Farnborough Hampshire GU14 9DD**

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Application No 19/00589/TPOPP Ward: St John's

Applicant: Mr David Regan

Decision: **Permission Granted**

Decision Date: 09 October 2019

Proposal: English Oak tree (T4 of TPO 410) crown thin by no more than 15%, crown clean to remove dead and structurally defective branches, crown lift to no more than 6 metres from ground level , trim to give no more than 2 metres clearance from built structures (secondary and tertiary growth only), remove stem feathers (epicormic growth)

Address **29 Howard Drive Farnborough Hampshire GU14 9TQ**

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Application No 19/00591/FULPP Ward: St John's

Applicant: Mr Brian Evans

Decision: **Permission Granted**

Decision Date: 11 September 2019

Proposal: Erection of a 1.3m high brick wall including brick pillars, stone capping and wrought iron railings to the side facing boundary of property

Address **16 Broadhurst Farnborough Hampshire GU14 9XA**

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Application No 19/00592/ADVPP Ward: Cherrywood

Applicant: Mr Kris Szramek - Zillwoods Ltd

Decision: **Permission Granted**

Decision Date: 14 October 2019

Proposal: Display of 1no externally illuminated with LED flex face fascia sign (Advert 1) and 1no folded powder coated aluminium pan (Advert 2)

Address **Unit 1D Hawley Trading Estate Hawley Lane Farnborough Hampshire GU14 8EH**

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Application No 19/00597/FULPP Ward: West Heath  
Applicant: Mr Robert Bykowski  
Decision: **Permission Granted**  
Decision Date: 02 October 2019  
Proposal: Erection of a part single and part two storey side and rear extensions, front porch and insulated render to external walls  
Address **24 Birchett Road Farnborough Hampshire GU14 8RG**

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Application No 19/00601/FULPP Ward: Fernhill  
Applicant: Vivid Homes  
Decision: **Permission Granted**  
Decision Date: 20 September 2019  
Proposal: Replacement of existing windows and doors to new Upvc brown windows and doors  
Address **Fernhouse Lodge Ashridge Farnborough Hampshire GU14 9UZ**

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Application No 19/00602/FULPP Ward: Fernhill  
Applicant: Vivid Homes  
Decision: **Permission Granted**  
Decision Date: 01 October 2019  
Proposal: Replacement of existing windows and doors to flats 1 -11 with new Upvc brown windows and doors.  
Address **Oakwood House North Farm Close Farnborough Hampshire GU14 9FD**

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Application No 19/00603/TPO Ward: St John's  
Applicant: Mrs Clare McAllister  
Decision: **Permission Granted**  
Decision Date: 10 October 2019  
Proposal: One Oak (T44 of TPO 407) crown lift to give no more than 5.5 metres clearance from ground level and remove deadwood  
Address **1 Juniper Road Farnborough Hampshire GU14 9XU**

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Application No 19/00604/FULPP Ward: Cove And Southwood

Applicant: Mrs Kathleen Andrews - North East Hamp

Decision: **Permission Granted**

Decision Date: 22 October 2019

Proposal: Formation of a new entrance lobby including a set of curved glazed sliding doors externally and a set of flat glazed sliding doors internally together with amendments to the landscaped areas (i.e. dropped kerbs) in order to allow for level access on site to the new health centre

Address **Voyager House 2 Apollo Rise Farnborough Hampshire GU14 0NP**

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Application No 19/00605/ADVPP Ward: Cove And Southwood

Applicant: Mrs Kathleen Andrews -North East Hamp

Decision: **Permission Granted**

Decision Date: 22 October 2019

Proposal: Display of non-illuminated high level signs on the North East facade and the South West facade of building and free standing post mounted information signs integrated into the landscaping

Address **Voyager House 2 Apollo Rise Farnborough Hampshire GU14 0NP**

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Application No 19/00608/TPOPP Ward: Fernhill

Applicant: Mr Flarty

Decision: **Permission Granted**

Decision Date: 11 October 2019

Proposal: Four Oaks ( numbered T311, T1312, T1313 and T1314 on submitted plan) to clear from adjacent built structures by no more than 2 metres. One Oak (T1315) re-pollard to previous points of reductions to 8 metres in height. Clear services and removal of epicormic growth on two Oak trees (T1316 and T1317). All the trees are part of group G1 of TPO 238

Address **Land Affected By TPO 238 - Brickersbury House Cold Harbour Lane Farnborough Hampshire**

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Application No 19/00610/FUL Ward: Empress

Applicant: Mrs Sadan Ferreira

Decision: **Permission Granted**

Decision Date: 01 October 2019

Proposal: Retention of canopy and decking

Address **16 Lion Road Farnborough Hampshire GU14 7GH**

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Application No 19/00614/TPOPP Ward: St John's

Applicant: Mrs Helen Sayers

Decision: **Permission Granted**

Decision Date: 11 October 2019

Proposal: One Oak (T6 of TPO 355A) crown reduce by no more than 3 metres all over and crown lift to no more than 5 metres from ground level

Address **21 Nightingale Close Farnborough Hampshire GU14 9QH**

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Application No 19/00616/TPOPP Ward: Knellwood

Applicant: Mr Christian Dutton

Decision: **Permission Granted**

Decision Date: 21 October 2019

Proposal: Two Oaks ( T51 and T55 of TPO 429A) overall crown reduction of no more than 3 metres

Address **190 Farnborough Road Farnborough Hampshire GU14 7JL**

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Application No 19/00618/CONDPP Ward: Empress

Applicant: Ms Helen Kyriacou

Decision: **Conditions details approved**

Decision Date: 21 October 2019

Proposal: Submission of details pursuant to condition 16 (Plant Noise Assessment) of application 19/00177/REVPP dated 17 June 2019

Address **4 Templer Avenue Farnborough Hampshire GU14 6FE**

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Application No 19/00625/FUL Ward: Empress

Applicant: Mr K Bishop

Decision: **Permission Granted**

Decision Date: 02 October 2019

Proposal: Erection of a single storey side and rear extension

Address **52 Union Street Farnborough Hampshire GU14 7QB**

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Application No 19/00626/FUL Ward: Empress

Applicant: Mr B Harper

Decision: **Permission Granted**

Decision Date: 14 October 2019

Proposal: Erection of a single storey rear extension and changes to ground floor window within front facing elevation of property

Address **4 Gloster Close Farnborough Hampshire GU14 7SX**

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Application No 19/00628/TPOPP Ward: Empress

Applicant: Mr Gavin Jones

Decision: **Permission Granted**

Decision Date: 21 October 2019

Proposal: One Plane tree (T6 of TPO 421A) reduction of diseased limb as per Hazard Evaluation Report by no more than 4 metres

Address **2 Woodstocks Farnborough Hampshire GU14 8BZ**

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Application No 19/00629/TPOPP Ward: Knellwood

Applicant: Mr Ric Busa

Decision: **Permission Granted**

Decision Date: 22 October 2019

Proposal: T28 Scots Pine - Fell and replace (T5 of TPO 351), T15 Douglas Fir - Fell and replace (G1 of TPO 351)

Address **Cooper Court Salisbury Road Farnborough Hampshire GU14 7AZ**

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Application No 19/00631/PDC Ward: North Town  
Applicant: Mr Gunner  
Decision: **Development is Lawful**  
Decision Date: 04 October 2019  
Proposal: Lawful Development Certificate for Proposed Development: Formation of a rear dormer window to facilitate a loft conversion  
Address **114 Holly Road Aldershot Hampshire GU12 4SG**

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Application No 19/00633/FUL Ward: St John's  
Applicant: Mrs Louise Dalton  
Decision: **Permission Granted**  
Decision Date: 02 October 2019  
Proposal: Realignment of fence  
Address **17 Chamomile Gardens Farnborough Hampshire GU14 9XY**

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Application No 19/00635/FUL Ward: Fernhill  
Applicant: Mr And Mrs Read  
Decision: **Permission Granted**  
Decision Date: 08 October 2019  
Proposal: Erection of part single and part two storey rear extension and external alterations  
Address **23 Ashbury Drive Blackwater Camberley Hampshire GU17 9HH**

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Application No 19/00638/PDCPP Ward: Rowhill  
Applicant: Mr Roots  
Decision: **Development is Lawful**  
Decision Date: 04 October 2019  
Proposal: Lawful Development Certificate for Proposed Development: Erection of a single-storey rear extension  
Address **17 Stovolds Way Aldershot Hampshire GU11 3LR**

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Application No 19/00639/NMA Ward: West Heath  
Applicant: Mr Kal Singh  
Decision: **Permission Granted**  
Decision Date: 08 October 2019  
Proposal: Non Material Amendment to 19/00420/FULPP for (part single storey, part two storey rear extension and single storey front extension) to allow the formation of pitch roof over existing porch and single storey front extension  
Address **20 Thames Close Farnborough Hampshire GU14 9ND**

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Application No 19/00644/FULPP Ward: St John's  
Applicant: Mr And Mrs Punchard  
Decision: **Permission Granted**  
Decision Date: 08 October 2019  
Proposal: Erection of a single storey side and rear extension  
Address **11 Chiltern Avenue Farnborough Hampshire GU14 9SE**

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Application No 19/00657/COND Ward: Wellington  
Applicant: Castilo UK Development Lt  
Decision: **Conditions details approved**  
Decision Date: 04 October 2019  
Proposal: Submission of details pursuant to Condition No.15 (validation details following remediation) of planning permission 16/00878/FULPP dated 3 March 2017  
Address **52 Victoria Road Aldershot Hampshire GU11 1SS**

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Application No 19/00658/FUL Ward: St John's  
Applicant: Mr Eaton And Mrs Dawson  
Decision: **Permission Granted**  
Decision Date: 16 October 2019  
Proposal: Erection of a single storey rear extension  
Address **17/18 Ladywood Avenue Farnborough Hampshire**

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Application No 19/00659/FUL Ward: North Town

Applicant: Mr And Mrs Gelder

Decision: **Permission Granted**

Decision Date: 10 October 2019

Proposal: Erection of a single storey side and rear extension

Address **117 Roberts Road Aldershot Hampshire GU12 4RA**

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Application No 19/00660/FULPP Ward: St John's

Applicant: Mr And Mrs Lehanne Jones

Decision: **Permission Granted**

Decision Date: 16 October 2019

Proposal: Erection of a single storey rear extension

Address **86 Sunnybank Road Farnborough Hampshire GU14 9NL**

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Application No 19/00663/FUL Ward: West Heath

Applicant: Mrs Paula Horsfall

Decision: **Permission Granted**

Decision Date: 21 October 2019

Proposal: Erection of a single storey rear extension

Address **125 West Heath Road Farnborough Hampshire GU14 8PL**

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Application No 19/00664/FULPP Ward: Cove And Southwood

Applicant: Mr And Mrs Osborn

Decision: **Permission Granted**

Decision Date: 16 October 2019

Proposal: Erection of a single storey side and rear extension

Address **14 McNaughton Close Farnborough Hampshire GU14 0PX**

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Application No 19/00669/NMAPP Ward: Manor Park  
Applicant: Mr & Mrs Watkins  
Decision: **Permission Granted**  
Decision Date: 03 October 2019  
Proposal: Non Material Amendment to planning permission 19/00133/FULPP dated 02 April 2019 (Erection of a single storey rear extension and new side door on east facing ground floor elevation) to allow the removal of the existing rear balcony at first floor level on rear facing elevation and replace balcony doors with a window.  
Address **22 Church Hill Aldershot Hampshire GU12 4JS**

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Application No 19/00671/FULPP Ward: West Heath  
Applicant: Mr Arthur Jenkins  
Decision: **Permission Granted**  
Decision Date: 16 October 2019  
Proposal: Erection of single storey side and rear extensions  
Address **113 Giffard Drive Farnborough Hampshire GU14 8QD**

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Application No 19/00676/FUL Ward: Knellwood  
Applicant: Ann And Maureen Denner  
Decision: **Permission Granted**  
Decision Date: 17 October 2019  
Proposal: Erection of a single storey rear extension, creation of new patio area with retaining and screen walls and other boundary treatments  
Address **140A Alexandra Road Farnborough Hampshire GU14 6RP**

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Application No 19/00681/FULPP Ward: Empress  
Applicant: Mrs Heather Fisher  
Decision: **Permission Granted**  
Decision Date: 21 October 2019  
Proposal: Erection of a first floor side extension  
Address **5 Bell Close Farnborough Hampshire GU14 8BS**

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Application No 19/00684/FUL

Ward: Empress

Applicant: Mr R Kempston

Decision: **Permission Granted**

Decision Date: 21 October 2019

Proposal: Formation of dropped kerb

Address **47 Highgate Lane Farnborough Hampshire GU14 8AE**

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**Esso Pipeline Project****1. Introduction**

This report sets out the current position with regard to an application submitted to the Planning Inspectorate for a Development Consent Order in respect of a Major Infrastructure Project to permit the renewal and partial realignment of an existing Southampton to London fuel pipeline which crosses Rushmoor Borough. The determining authority is the Planning Inspectorate acting on behalf of the Secretary of State. Rushmoor Borough Council as planning authority has the status of a consultee. Separately from its planning function, the Council is also an interested party as it is the affected landowner of parts of the route.

**2. The application**

- 2.1 The application was submitted to the Planning Inspectorate on 14<sup>th</sup> May 2019 following two rounds of public consultation carried out by the applicants. It is registered as a formal consultation of Rushmoor Borough Council under reference 19/00432/PINSIA with the following description:

“Southampton to London Esso Fuel Pipeline from the A327 crossing the western section of Southwood Country Park, through land to the west of Cove Brook, Cove Road and Nash Close, crossing the South Western main railway line to the west of Farnborough. Running east alongside the railway line to Stake Lane through Queen Elizabeth Park to the north of Farnborough Station, crossing open land at Farnborough Hill School under the North Downs railway line, A331, and River Blackwater.”

**3. Background**

- 3.1 ESSO operate an existing 105km length of underground fuel pipeline between Fawley Refinery near Southampton and their West London Terminal storage facility in Hounslow. The pipeline route currently passes through Rushmoor from Ively Road across Southwood Country Park, follows Cove Brook and leaves the Borough near Farnborough North Station after crossing Queen Elizabeth Park and Farnborough Hill School Grounds.
- 3.2 ESSO plan to replace and upgrade 90km of this pipeline, including the Rushmoor Section, and in some areas the route will follow a different course from the existing pipeline.
- 3.3 This project falls within the definition of a ‘Nationally Significant Infrastructure Project’. This means that rather than applying for planning permission to Rushmoor Borough Council or any other Local Authority through which it passes, ESSO are required to make an application for a Development Consent order directly to the Planning Inspectorate. This process is set out in Section 56

of the Planning Act 2008 and Regulation 8 of The Infrastructure Planning (Applications: Prescribed Forms and Procedures) Regulations 2009.

3.4 Rushmoor's role in the process is both as a consultee and interested party in respect of planning issues, and also as a landowner. We have submitted initial comments on the proposal and the appended Local Impact Statement (Appendix II) indicating matters arising from the proposed works which we will be expecting to be addressed by environmental mitigation and compensation.

3.5 The Development Consent process follows six stages:

- Pre-Application – Public consultation and notification of landowners leading to the formation of a preferred proposal prior to formal submission.
- Acceptance – A 28 day period within which the Secretary of State considers whether the applicants' consultation has been adequate and whether the submitted application meets the required standards to proceed to examination.
- Pre-Examination – During which initial comments can be submitted and interested parties can register to participate in the examination process. This culminates in a preliminary meeting to discuss procedural arrangements and hear representations regarding the conduct of the examination.
- Examination – a 6 month period within which the Inspectorate must consider the application, hold a public hearing and make a recommendation to the Secretary of State.
- Decision – a 3 month period for the Inspectorate to make a recommendation and a further 3 months within which the Secretary of state must issue a decision.
- Post-Decision – A period within which the decision may be subject to legal challenge.

3.6 ESSO carried out public consultation and notified landowners in the affected areas before determining their preferred route. They submitted their formal application to the Planning Inspectorate on 14th May 2019. The pipeline project has to date therefore completed stages 1 and 2, and 3 which culminated in a preliminary meeting to discuss procedural arrangements held on Wednesday October 9th at the Farnborough International Exhibition and Conference Centre.

3.7 On 16<sup>th</sup> October the Inspectorate issued its examination timetable and procedure (Appendix I).

#### **4. The Council's Objectives**

4.1 The Council's representations and submissions in respect of the project will cover matters relating to the planning consequences of the proposal, and additionally those in relation to effects on its land holdings. The principal planning objectives will be to ensure that environmental damage and disruption resulting from the proposed works is kept to a minimum, with particular regard to the new Southwood Country Park, Cove Brook, and Queen Elizabeth Park, and that adequate and legally binding arrangements will require the applicants to minimise and make good any adverse consequences in the short and long term.



- 4.2 Negotiations are already in progress between the Council and Esso through which we are seeking their agreement to fund and carry out measures we consider necessary to address the impact of the development in the event of a consent order being made. Any such agreed matters will be incorporated in a Statement of Common Ground which will be submitted to the examining panel (See 5.3 below) to be considered by them as part of the determination process.
- 4.3 The Council's representations as Landowner will be made in conjunction with those relating to planning, and will seek to ensure that adequate binding arrangements are in place to compensate for any short or long term impacts on its open spaces and facilities.
- 4.4 The Corporate Manager, Legal Services has instructed Counsel to act on our behalf. They will together coordinate our submissions and represent us throughout the examination proceedings.

## 5. The Next Steps

- 5.1 As required by the examination timetable, the Council's Local Impact Statement was submitted on October 24<sup>th</sup>.
- 5.2 Notification of hearings to be held during the weeks commencing 25<sup>th</sup> November and 2<sup>nd</sup> December 2019 is due on 28<sup>th</sup> October. A site inspection is scheduled for 26<sup>th</sup> November. Whilst we can make a request that the site visit is 'accompanied', as is the case with appeal site visits, the purpose is to allow the decision makers to gather factual information about the proposal site and route. There is no opportunity for the Council or any other interested party to engage with or make representations to them during such a visit. Further hearings will take place in the week commencing 24<sup>th</sup> February 2020.
- 5.3 In parallel with the examination process, the applicants and the Council are required to work together on the preparation of a 'Statement of Common Ground', in effect a statement signed by both parties setting out matters in respect of which they are in agreement, and also those on which they do not agree. An initial draft instigated by the applicants is being worked on and will be submitted by 14<sup>th</sup> November as required by the timetable. Further iterations of this document must then be submitted on 18<sup>th</sup> December, 30<sup>th</sup> January 2020, 13<sup>th</sup> February with the final version due on 5<sup>th</sup> March. The examination period ends on 9<sup>th</sup> April 2020.

## 6. Recommendation

- 6.1 It is recommended that the report be **NOTED**.

Tim Mills  
Head of Economy, Planning and Strategic Housing

BACKGROUND PAPERS  
*Planning File 19/00432/PINS*

## List of Appendices

- I Examination Timetable and Procedure 16<sup>th</sup> October 2019
- II The Council's Local Impact Report 24<sup>th</sup> October 2019

National Infrastructure Planning  
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2 The Square  
Bristol, BS1 6PN

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To Interested Parties, Statutory Parties  
and Other Persons invited to the  
Preliminary Meeting

Your Ref:

Our Ref: EN070005

Date: 16 October 2019

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Dear Sir/ Madam

**The Planning Act 2008 – Section 89 and The Infrastructure Planning  
(Examination Procedure) Rules 2010 – Rule 8**

**Application by Esso Petroleum Company, Limited for an Order Granting  
Development Consent for the Southampton to London Pipeline Project**

**Examination Timetable and Procedure**

This letter provides you with the Examination Timetable, details of the publication of the Examining Authority's Written Questions and other important information about the Examination.

All documentation associated with this project, including a note of the Preliminary Meeting and the audio recording taken at that meeting, can be found using this link:

<https://infrastructure.planninginspectorate.gov.uk/projects/south-east/southampton-to-london-pipeline-project/?ipcsection=docs>.

**The Examination Timetable**

We have made a Procedural Decision about the way the application will be examined. The final Examination Timetable is attached at **Annex A**.

The Examination Timetable replaces the draft timetable that was included in the Rule 6 letter dated 5 September 2019<sup>1</sup>. In finalising the Examination Timetable, we have sought to accommodate requests and suggestions made at the Preliminary Meeting and in representations submitted in advance of that meeting. The changes made to the draft timetable are explained further in Annex B to this letter.

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<sup>1</sup> Your invitation to the Preliminary Meeting

Please note that the Examination Timetable contains a number of deadlines for receipt of information by the Planning Inspectorate. All deadlines are at 23:59 on the date specified. Please ensure submissions arrive by the deadline. If you do not make your submissions by the dates specified in the timetable, we may disregard them.

We request that Interested Parties send, where practicable, electronic copies of their submission as email attachments to [SouthamptontoLondonPipeline@planninginspectorate.gov.uk](mailto:SouthamptontoLondonPipeline@planninginspectorate.gov.uk) on or before the applicable deadline. Electronic attachments should be clearly labelled with the subject title and not exceed 12MB for each email. Providing links to websites where your submissions can be viewed is not acceptable. All submissions must be made in a format that can be viewed in full on the National Infrastructure Planning website. Any submissions that exceed 1500 words should also be accompanied by a summary; this summary should not exceed 10% of the original text.

If we consider it necessary to vary the Examination Timetable during the Examination, notification will only be sent to Interested Parties and Other Persons<sup>2</sup> invited to the Preliminary Meeting. The changes will be published on the Southampton to London Pipeline project page of the National Infrastructure Planning website.

## Other Procedural Decisions

**Annex B** contains important details and clarifications about our other Procedural Decisions made at, or following, the Preliminary Meeting. These include:

- **Examination Timetable;**
- **Statements of Common Ground;**
- **Local Impact Reports;** and
- **Accompanied Site Inspection.**

## Written Representations

All Interested Parties are now invited to submit Written Representations and any comments on the Relevant Representations already submitted. These should be submitted by Deadline 2, **Thursday 14 November 2019** in the Examination Timetable (**Annex A**).

Written Representations can cover any relevant matter and are not restricted to the matters set out in our Initial Assessment of Principal Issues discussed at the Preliminary Meeting and included in our Rule 6 letter<sup>3</sup>. Nor are they restricted to the content of our Written Questions (see next heading, below).

Any person, other than the Applicant, who submits a Written Representation must identify those parts of the application with which they agree and those parts with which they do not agree, explaining the reasons why<sup>4</sup>. Interested Parties should also

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<sup>2</sup> Other Persons are persons that we chose to invite to the Preliminary Meeting, in addition to the prescribed persons listed in section 88(3) of the Planning Act 2008 – see 'Your status in the Examination and future notifications' below

<sup>3</sup> <https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/EN070005/EN070005-000485-20190905%20EN070005%20SLP%20Rule%206%20Letter.pdf>

<sup>4</sup> Required under Rule 10(4) of The Infrastructure Planning (Examination Procedure) Rules 2010

provide with their Written Representations “the data, methodology and assumptions used to support their submissions”<sup>5</sup>.

Further written submissions will be requested by the Examining Authority (ExA) at various points in the Examination.

Any Written Representations, and any further written submissions requested by the ExA in the course of the Examination which exceed 1500 words should also be accompanied by a summary which should not exceed 10% of the original text. The summary should set out the key facts of the written submission and must be representative of the submission made.

## ExA’s Written Questions

We have compiled Written Questions (WQ) about the application and the representations received so far. These questions are published on the National Infrastructure Planning website and can be accessed through the following link:

<https://infrastructure.planninginspectorate.gov.uk/document/EN070005-000674>

Answers to our WQs must be provided by Deadline 2, **Thursday 14 November 2019** in the Examination Timetable.

If you require a hard copy of our WQs, please contact the Case Team who will send you a copy.

## Hearings

We have decided to hold a series of Hearings on the weeks commencing Monday 25 November and Monday 2 December 2019. Details about what Interested Parties should include in a request to be heard at a Hearing and the procedure that will be followed at Hearings is provided at **Annex C**. A further week commencing Monday 24 February 2020 is reserved should additional Hearings be deemed to be necessary; a decision as to whether to hold such Hearings will be taken at a later date.

## Management of Information

The Planning Inspectorate has a commitment to transparency. Therefore, all information submitted for this project (if accepted by the ExA) and a record of any advice which has been provided, is published at:

<https://infrastructure.planninginspectorate.gov.uk/projects/south-east/southampton-to-london-pipeline-project/?ipcsection=overview>.

All Examination documents can also be viewed electronically at the locations listed in **Annex D**.

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<sup>5</sup> <https://www.gov.uk/government/publications/planning-act-2008-examination-of-applications-for-development-consent>

Please note that in the interest of facilitating an effective and fair examination, we consider it necessary to publish some personal information. To find out how we handle your personal information, please view our [Privacy Notice](#).

We look forward to working with all parties in the examination of this application.

Yours faithfully

*Richard Allen*

**Lead Member of the Examining Authority**

**Annexes**

- A** Examination Timetable
- B** Procedural Decisions made by the Examining Authority
- C** Requests to appear and procedure to be followed at Hearings
- D** Availability of representations and application documents

This communication does not constitute legal advice.  
Please view our [Privacy Notice](#) before sending information to the Planning Inspectorate.

## Examination Timetable

The Examining Authority (ExA) is under a duty to **complete** the examination of the application by the end of the period of six months beginning with the day after the close of the Preliminary Meeting.

Matters	Due Dates
<p><b>Preliminary Meeting</b></p>	<p><b>Wednesday 9 October 2019 (10.00)</b></p>
<p><b>Issue by the ExA of:</b></p> <ul style="list-style-type: none"> <li>• Examination Timetable;</li> </ul> <p><b>Publication of:</b></p> <ul style="list-style-type: none"> <li>• The ExA's Written Questions</li> </ul>	<p><b>Wednesday 16 October 2019</b></p>
<p><b>Deadline 1</b></p> <p>Deadline for receipt by the ExA of:</p> <ul style="list-style-type: none"> <li>• Notification of wish to speak at a Compulsory Acquisition Hearing (CAH);</li> <li>• Notification of wish to speak at an Open Floor Hearing (OFH);</li> <li>• Notification of wish to attend the Accompanied Site Inspection (ASI);</li> <li>• Submission of suggested locations/sites for the ExA to include as part of the ASI including the issues to be observed there, information on whether the site can be accessed on public land and reasoning for each nominated site;</li> <li>• Applicant's draft itinerary for the ASI;</li> <li>• Responses to Relevant Representations;</li> <li>• Response from the Ministry of Defence to Written Question SS.1.4;</li> </ul>	<p><b>Thursday 24 October 2019</b></p>

<ul style="list-style-type: none"> <li>• Comments on the Applicant's response to the Planning Inspectorate's s51 advice;</li> <li>• Local Impact Reports (LIR) from Local Authorities.</li> </ul>	
<p><b>Issue by the ExA of:</b></p> <ul style="list-style-type: none"> <li>• Notification of Hearings to be held during the weeks commencing 25 November and 2 December 2019</li> </ul>	<p><b>By Monday 28 October 2019</b></p>
<p><b>Deadline 2</b></p> <p>Deadline for receipt by the ExA of:</p> <ul style="list-style-type: none"> <li>• Responses to the ExA's Written Questions;</li> <li>• Written Representations (WRs);</li> <li>• Summaries of all WRs exceeding 1500 words;</li> <li>• Comments on LIR(s);</li> <li>• Initial Statements of Common Ground (SoCG) requested by the ExA (<b>see Annex B</b>);</li> <li>• A Statement of Commonality of Statements of Common Ground;</li> <li>• An updated Guide to the Application;</li> <li>• Compulsory Acquisition Schedule;</li> <li>• An updated version of the draft Development Consent Order (dDCO) in clean, tracked and word versions;</li> <li>• Any further information requested by the ExA under Rule 17 of the Examination Rules<sup>1</sup>.</li> </ul>	<p><b>Thursday 14 November 2019</b></p>
<p><b>Open Floor Hearing</b> Evening</p>	<p><b>Monday 25 November 2019</b></p>
<p><b>Accompanied Site Inspection</b></p>	<p><b>Tuesday 26 November 2019</b></p>

<sup>1</sup> The Infrastructure Planning (Examination Procedure) Rules 2010



<b>Issue Specific Hearing AM</b> on the dDCO	<b>Wednesday 27 November 2019</b>
<b>Compulsory Acquisition Hearing PM</b>	<b>Wednesday 27 November 2019</b>
<b>Reserve Date for Accompanied Site Inspection</b> (If required)	<b>Thursday 28 November 2019</b>
<b>Open Floor Hearing</b> (if required)	<b>Monday 2 December 2019</b>
<b>Issue Specific Hearing</b> on Environmental Matters	<b>Tuesday 3 December 2019</b>
<b>Issue Specific Hearing</b> on Environmental Matters	<b>Wednesday 4 December 2019</b>
<b>Open Floor Hearing</b> (if required)	<b>Thursday 5 December 2019</b>
<p><b>Deadline 3</b></p> <p>Deadline for receipt by the ExA of:</p> <ul style="list-style-type: none"> <li>• Written summaries of oral submissions put at any Hearings held during the weeks commencing 25 November and 2 December 2019;</li> <li>• Comments on Written Representations;</li> <li>• An updated Guide to the Application;</li> <li>• An updated version of the dDCO in clean, tracked and word versions;</li> <li>• An updated Compulsory Acquisition Schedule;</li> <li>• Comments on responses to the ExA's Written Questions;</li> <li>• Comments on responses submitted for Deadline 2;</li> <li>• Progressed Statements of Common Ground and an updated Statement of Commonality of Statements of Common Ground;</li> </ul>	<b>Wednesday 18 December 2019</b>

<ul style="list-style-type: none"> <li>Any further information requested by the ExA under Rule 17 of the Examination Rules.</li> </ul>	
<p><b>Publication of:</b></p> <ul style="list-style-type: none"> <li>The ExA's Further Written Questions (FWQ) (if required).</li> </ul> <p><b>Issue by the ExA of:</b></p> <ul style="list-style-type: none"> <li>Notification of Hearings to be held during the week commencing 24 February 2020 (if required).</li> </ul>	<p><b>Monday 13 January 2020</b></p>
<p><b>Deadline 4</b></p> <p>Deadline for receipt by the ExA of:</p> <ul style="list-style-type: none"> <li>Responses to the ExA's FWQ (if published);</li> <li>An updated Guide to the Application;</li> <li>An updated version of the dDCO in clean, tracked and word versions;</li> <li>An updated Compulsory Acquisition Schedule;</li> <li>Comments on responses submitted for Deadline 3;</li> <li>Progressed Statements of Common Ground and an updated Statement of Commonality of Statements of Common Ground;</li> <li>Any further information requested by the ExA under Rule 17 of the Examination Rules.</li> </ul>	<p><b>Thursday 30 January 2020</b></p>
<p><b>Deadline 5</b></p> <p>Deadline for receipt by the ExA of:</p> <ul style="list-style-type: none"> <li>Comments on responses to the ExA's FWQ (if published);</li> <li>An updated Guide to the Application;</li> </ul>	<p><b>Thursday 13 February 2020</b></p>

<ul style="list-style-type: none"> <li>• An updated version of the dDCO in clean, tracked and word versions;</li> <li>• An updated Compulsory Acquisition Schedule;</li> <li>• Comments on responses submitted for Deadline 4;</li> <li>• Progressed Statements of Common Ground and an updated Statement of Commonality of Statements of Common Ground;</li> <li>• Draft planning obligations (if applicable)</li> <li>• Any further information requested by the ExA under Rule 17 of the Examination Rules.</li> </ul>	
<p><b>Hearings</b></p> <p>Dates reserved for:</p> <ul style="list-style-type: none"> <li>• Any Compulsory Acquisition Hearing (if required);</li> <li>• Any Issue Specific Hearing(s) (if required);</li> <li>• Any Open Floor Hearing(s) (if required);</li> <li>• A further Accompanied Site Inspection (if required).</li> </ul>	<p><b>Week commencing 24 February 2020</b></p>
<p><b>Deadline 6</b></p> <p>Deadline for receipt by the ExA of:</p> <ul style="list-style-type: none"> <li>• Written summaries of oral submissions put at any Hearings held during the week commencing 17 February 2020;</li> <li>• An updated Guide to the Application;</li> <li>• An updated version of the dDCO in clean, tracked and word versions;</li> <li>• An updated Compulsory Acquisition Schedule;</li> <li>• Comments on responses submitted for Deadline 5;</li> </ul>	<p><b>Thursday 5 March 2020</b></p>

<ul style="list-style-type: none"> <li>• Finalised Statements of Common Ground;</li> <li>• Any further information requested by the ExA under Rule 17 of the Examination Rules.</li> </ul>	
<p>Issue by the ExA of:</p> <ul style="list-style-type: none"> <li>• The Report on the Implications for European Sites (RIES) (if required);</li> <li>• The ExA's dDCO (if required);</li> <li>• Any requests for information under Rule 17 of the Examination Rules (if required).</li> </ul>	<p><b>Thursday 12 March 2020</b></p>
<p><b>Deadline 7</b></p> <p>Deadline for receipt by the ExA of:</p> <ul style="list-style-type: none"> <li>• Comments on the RIES (if required);</li> <li>• Comments on the ExA's dDCO (if required) and/or an updated version of the dDCO in clean, tracked and word versions as required;</li> <li>• Any further information requested by the ExA under Rule 17 of the Examination Rules (if required);</li> <li>• An updated Guide to the Application;</li> <li>• An updated Compulsory Acquisition Schedule;</li> <li>• Signed and dated planning obligations (if required);</li> <li>• Comments on responses submitted for Deadline 6.</li> </ul>	<p><b>Thursday 2 April 2020</b></p>
<p>The ExA is under a duty to complete the Examination of the application by the end of the period of 6 months.</p>	<p><b>Thursday 9 April 2020</b></p>

**Publication dates**

All information received will be published on the project page of the National Infrastructure Planning website as soon as practicable after each deadline for submissions.

**Hearing agendas**

We will aim to publish a draft agenda for each hearing on the project page of the National Infrastructure Planning website at least five working days in advance of the hearing date. The actual agenda on the day of each hearing may be subject to change at the discretion of the ExA.

## Procedural Decisions made by the Examining Authority

We have made a number of Procedural Decisions following the Preliminary Meeting<sup>1</sup>:

### 1. Examination Timetable

We noted the request from a relevant planning authority to allow more time to produce its respective Local Impact Report (LIR); something which the Applicant drew to our attention in its letter of 25 September 2019 [AS-041]. This was not a request shared by all such authorities. The ExA has decided not to allow additional time as to do so would have serious consequences for the remainder of the timetable. Therefore LIRs must be submitted at Deadline 1, **Thursday 24 October 2019** as per the draft timetable as set out in our Rule 6 letter [PD-005].

The ExA has decided that Deadline 3, originally drafted for Wednesday 11 December 2019 in the Rule 6 Letter, should be moved back one week to **Wednesday 18 December 2019** so as to allow parties additional time to make written responses that may result from the Issue Specific Hearings.

We have accepted the request of a relevant planning authority to insert, at Deadline 5, **Thursday 13 February 2020** a request for submissions of draft planning obligations should it be applicable, with the final and signed obligations submitted at Deadline 7, **Thursday 2 April 2020** as per the draft timetable. We have also amended the requirements of the Applicant at Deadline 7 to ensure either comments on the Examining Authority's DCO be provided or a final Development Consent Order be provided.

### 2. Examining Authority's Written Questions

Some of our Written Questions (WQ) are directed to specific Statutory Parties which have not, at the time of writing, confirmed that they wish to become Interested Parties for the purposes of the examination of the application.

All relevant Statutory Parties will receive this correspondence and we request for each to check our WQs carefully in order that they may identify and respond to any questions posed to them. No party should feel inhibited or restricted in responding to any question we ask, even if it is directed elsewhere.

For the avoidance of doubt, Statutory Parties are defined as the parties listed in Schedule 1 to The Infrastructure Planning (Interested Parties and Miscellaneous Prescribed Provisions) Regulations 2015<sup>2</sup>.

### 3. Statements of Common Ground (SoCG)

The Applicant is taking the lead in the preparation of SoCGs and it will aid the smooth running of the Examination if all Interested Parties who are participating in the preparation of SoCGs liaise and co-operate with the Applicant in respect of their

<sup>1</sup> Section 89(1) of the Planning Act 2008

<sup>2</sup> <https://infrastructure.planninginspectorate.gov.uk/legislation-and-advice/legislation/>

production. Final signed versions of the SoCGs listed below are requested to be submitted by Deadline 6, **Thursday 5 March 2020**.

1. The Environment Agency.
2. The Surrey Wildlife Trust and the Hampshire and Isle of Wight Wildlife Trust.
3. Natural England.
4. Affinity Water, Portsmouth Water, South East Water, Southern Water and Thames Water.
5. National Grid, UK Power Networks, Southern Gas Networks, Scottish & Southern Electrics, ES Pipelines, CLH Pipelines and Cadent Gas.
6. Network Rail.
7. Historic England.
8. The Highways Agency.
9. The Forestry Commission.
10. East Hampshire District Council; Eastleigh Borough Council; Hampshire County Council; Hart District Council; the London Borough of Hounslow; Runnymede Borough Council; Rushmoor Borough Council; the South Downs National Park Authority; Spelthorne Borough Council; Surrey County Council; Surrey Heath Borough Council and Winchester City Council.

The Examining Authority has accepted the Applicant's suggestion that matters concerning the Basingstoke Canal can be covered by both Hampshire County Council and/or Surrey County Council.

The Examining Authority notes the response received by the Health and Safety Executive (HSE) in its correspondence dated 23 September 2019 [AS-066] that it would not engage in the Examination and will not sign a SoCG with the Applicant. Nevertheless, the Examining Authority wishes to make a procedural decision for the Applicant to submit a draft SoCG with the HSE into the Examination.

**All of the SoCGs listed above should cover the Articles and Requirements in the draft DCO.** Any Interested Party seeking for an Article or Requirement to be reworded should provide in the SoCG the form of words which are being sought.

The content of SoCGs is necessary to help inform us as to the need to hold any Issue Specific Hearings and to enable us and the Applicant to give notice of such hearings at least 21 days in advance of them taking place.

#### **4. Local Impact Reports (LIRs)**

A LIR is a report in writing giving details of the likely impact of a Proposed Development on a local authority's area (or any part of that area). For more information about the importance and content of LIRs see our Advice Note One: Local Impact Reports<sup>3</sup>.

Local authorities<sup>4</sup> are invited to submit LIRs by Deadline 1, **Thursday 24 October 2019**.

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<sup>3</sup> <https://infrastructure.planninginspectorate.gov.uk/legislation-and-advice/advice-notes/>

<sup>4</sup> Defined in s56A of the Planning Act 2008

## **5. Accompanied Site Inspection (ASI)**

Time has been reserved in the Examination Timetable to undertake an ASI on Tuesday 26 November 2019, with a reserved date of Thursday 28 November should it be needed.

We now invite comments from any Interested Party on suggestions for the ASI. The Examining Authority requests that this should be done after having read the Unaccompanied Site Inspection note [EV-004]. Requests by Interested Parties to attend the ASI should be provided to the same deadline. As explained in our Rule 6 letter, the Interested Parties attending the ASI will include representatives of the Applicant, relevant planning authorities, together with other Interested Parties (or their representatives).

It may be necessary to limit the numbers of persons who accompany us for logistical and safety reasons, but it should be possible for arrangements to be made for Interested Parties (or their representatives) to join the inspection at specified locations within the itinerary. Given the linear nature of the Proposed Development, the ExA considers that Interested Parties might not wish to attend all of the locations to be visited. Please contact the Case Team if you wish to meet the inspection at a specific location within the itinerary, or at a new location, as proposed in your comments.

The final itinerary for the ASI will be published on the project page of the National Infrastructure Planning website approximately one week before the inspection takes place.

Interested Parties should be aware that **ASIs are not an opportunity to make any oral representations to the ExA about the Proposed Development.** However, we may invite participants to indicate specific features or sites of interest.



## Requests to Appear and Procedure to be Followed at Hearings

The Examination Timetable reserves two weeks; week commencing Monday 25 November 2019 and Monday 2 December 2019 for Hearings to be held. A further week commencing Monday 24 February 2020 is reserved should further hearings be deemed to be necessary. Formal notification of whether to hold Hearings will be made **by Monday 28 October 2019** (see **Annex A**). A decision as to whether to hold the February 2020 Hearings will be made at a later date.

Having considered the request made at the Preliminary Meeting for holding regionalised Issue Specific Hearings, the ExA has decided that holding such events is not practicable and as a consequence, Issue Specific Hearings will be held on a topic basis and at an appropriate location.

The ExA has reserved, and set out a draft running order for the November/December Hearings as follows:

Monday 25 November:	Open Floor Hearing to be held in the evening in the Farnborough/Lightwater area
Tuesday 26 November:	ASI (details to be confirmed)
Wednesday 27 November:	Issue Specific Hearing on draft Development Consent Order and Compulsory Acquisition Hearing
Thursday 28 November:	Reserve Date for ASI (if required)
Monday 2 December:	Open Floor Hearing (if required)
Tuesday 3 December:	Issue Specific Hearing on Environmental Matters
Wednesday 4 December:	Issue Specific Hearing on Environmental Matters
Thursday 5 December:	Open Floor Hearing (if required)

## Requests to Appear at Hearings

Interested Parties are required to notify the Examining Authority in writing of their wish to take part in an Open Floor Hearing (OFH) or Compulsory Acquisition Hearing (CAH). We remind Interested Parties of the Procedural Decision issued with the Rule 6 letter requesting notification from Interested Parties in this regard on or before Deadline 1, **Thursday 24 October 2019**.

If no written requests to take part in an OFH or CAH are received by the above deadline, we are not required to hold such a hearing; although we may choose to do so nonetheless.

We may also choose to hold Issue Specific Hearings (ISH) about topics that we think need to be explored orally.

The time, date and place of any confirmed hearing will be notified in writing to all Interested Parties, providing at least 21 days' notice.

If an Interested Party wishes to attend an OFH or ISH they should indicate which topics in their Relevant Representation or Written Representation they wish to address at the hearing. Similarly, any Affected Person wishing to attend a CAH should identify clearly the plots of land about which they wish to speak.

Notifications from Interested Parties in respect of the above should be sent separately from any other written submission, and appropriately titled to allow us to quickly identify which event the notification relates to.

### **Procedure at Hearings**

The procedure to be followed at hearings is set out in The Infrastructure Planning (Examination Procedure) Rules 2010<sup>1</sup>. Any oral representations must be based on either the Relevant Representation or Written Representation made by the person by whom, or on whose behalf, the oral representations are made.

The ExA is responsible for the oral questioning of a person giving evidence and the process affords very limited scope to allow cross-questioning between parties<sup>2</sup>. Our Examination will be principally undertaken through the exchange of written submissions, and we will decide whether a hearing on a particular issue or topic is necessary. This decision is not connected to how relevant or important we consider an issue or topic to be.

### **Hearing Agendas**

We will aim to publish a draft agenda for each hearing on the project page of the National Infrastructure Planning website at least five working days in advance of the hearing date. The actual agenda on the day of each hearing may be subject to change at the discretion of the ExA.

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<sup>1</sup> Rule 14

<sup>2</sup> Rule 14(5)

## Availability of representations and application documents

All application documents and representations submitted to the Examination are available to view on the project page on the National Infrastructure Planning website:

<https://infrastructure.planninginspectorate.gov.uk/projects/south-east/southampton-to-london-pipeline-project/?ipcsection=docs>.

For ease of navigation, we recommend that you use the Examination Library (EL) which is accessible via a blue button under the 'Documents' tab. The EL is updated regularly throughout the Examination.

The EL records:

- each application document;
- each representation accepted to be read in conjunction with the Examination; and
- each Procedural Decision made by the Examining Authority.

Each document is provided with a unique reference which will be fixed for the duration of the Examination. A hyperlink to each document on the National Infrastructure Planning website is provided. **Please use the unique reference numbers applied in the EL when referring to any Examination documents in representations that you make.**

Documents can also be viewed electronically at the following locations close to the application site, free of charge. If you have difficulty accessing any documentation please contact the Case Team using the details provided at the top of this letter.

### Electronic deposit locations

Local authority	Library/ address	Opening hours
Hampshire County Council	Alton Library - Vicarage Hill, Alton, GU34 1HT	Monday: 09:00 – 17:00 Tuesday: 09:00 – 17:00 Wednesday: 09:00 – 13:00 Thursday: 09:00 – 19:00 Friday: 09:00 – 17:00 Saturday: 09:00 – 17:00 Sunday: CLOSED Free Computer Access to library members only, no ID required to join.

**Annex D**

Hampshire County Council	Bishop's Waltham Library - Free Street, Bishop's Waltham, Southampton, SO32 1EE	Monday: CLOSED Tuesday: 14:00 – 19:00 Wednesday: 10:00 – 17:00 Thursday: CLOSED Friday: 10:00 – 17:00 Saturday: 09:00 – 13:00 Sunday: CLOSED Free Computer Access to library members only, no ID required to join.
Hampshire County Council	Farnborough Library - Pinehurst Roundabout, Farnborough, GU14 7JZ	Monday: 09:00 – 19:00 Tuesday: 09:00 – 18:00 Wednesday: 09:00 – 18:00 Thursday: 09:00 – 18:00 Friday: 09:00 – 18:00 Saturday: 09:00 – 17:00 Sunday: CLOSED Free Computer Access to library members only, no ID required to join.
Surrey County Council	Addlestone Library - Runnymede Civic Centre, Station Road, Addlestone, Surrey, KT15 2AF	Monday: CLOSED Tuesday: 09:00 – 17:00 Wednesday: 09:00 – 17:00 Thursday: 09:00 – 17:00 Friday: 09:00 – 17:00 Saturday: 09:00 – 17:00 Sunday: CLOSED
Surrey County Council	Ashford Library - Church Road, Ashford TW15 2XB	Monday: CLOSED Tuesday: 09:00 – 17:00 Wednesday: 09:00 – 17:00 Thursday: 09:00 – 17:00 Friday: 09:00 – 17:00 Saturday: 09:00 – 17:00 Sunday: CLOSED
Surrey County Council	Chertsey Library - Guildford Street, Chertsey, KT16 9BE	Monday: 14:00 – 17:00 Tuesday: 10:00 – 13:00, 14:00 – 17:00 Wednesday: CLOSED Thursday: 10:00 – 13:00, 14:00 – 17:00 Friday: 10:00 – 13:00, 14:00 – 17:00 Saturday: 10:00 – 16:00 Sunday: CLOSED

**Annex D**

Surrey County Council	Frimley Green Library – Beech Road, Frimley Green, Camberley GU16 6LQ	Monday: 13:00 – 17:00 Tuesday: 10:00 – 13:00, 14:00 – 17:00 Wednesday: CLOSED Thursday: 10:00 – 13:00, 14:00 – 17:00 Friday: 10:00 – 13:00, 14:00 – 17:00 Saturday: 09:00 – 16:00 Sunday: CLOSED
Surrey County Council	Guildford Library – 77 North Street, Guildford, Surrey, GU1 4AL	Monday: 09:00 – 17:30 Tuesday: 09:00 – 19:00 Wednesday: 09:00 – 17:30 Thursday: 09:00 – 19:00 Friday: 09:00 – 17:30 Saturday: 09:00 – 17:00 Sunday: Closed
Surrey County Council	Lightwater Library – 83A Guildford Road, Lightwater GU18 5SB	Monday: CLOSED Tuesday: 10:00 – 13:00, 14:00 – 17:00 Wednesday: 10:00 – 13:00, 14:00 – 17:00 Thursday: CLOSED Friday: 10:00 – 13:00, 14:00 – 17:00 Saturday: 10:00 – 13:00 Sunday - CLOSED
Surrey County Council	Shepperton Library - High Street, Shepperton, TW17 9AU	Monday: 14:00 – 17:00 Tuesday: 10:00 – 13:00, 14:00 – 17:00 Wednesday: CLOSED Thursday: 10:00 – 13:00, 14:00 – 17:00 Friday: 10:00 – 13:00, 14:00 – 17:00 Saturday: 09:00 – 16:00 Sunday: CLOSED
Surrey County Council	Staines Library - Friends Walk, Staines, TW18 4PG	Monday: 09:00 – 17:30 Tuesday: 09:00 – 19:00 Wednesday: 09:00 – 17:30 Thursday: 09:00 – 17:30 Friday: 09:00 – 17:30 Saturday: 09:00 – 17:00 Sunday: CLOSED
Surrey County Council	Stanwell Library - Library, Hadrian Way, Stanwell, Staines, TW19 7HF	Monday: 14:00 – 17:00 Tuesday: 10:00 – 13:00, 14:00 – 17:00 Wednesday: CLOSED Thursday: 10:00 – 13:00, 14:00 – 17:00

**Annex D**

		Friday: 10:00 – 13:00, 14:00 – 17:00 Saturday: 10:00 – 16:00 Sunday: CLOSED
Surrey County Council	Weybridge Library - Church Street, Weybridge, KT13 8DE	Monday: CLOSED Tuesday: 09:00 – 17:00 Wednesday: 09:00 – 17:00 Thursday: 09:00 – 17:00 Friday: 09:00 – 17:00 Saturday: 09:00 – 17:00 Sunday: CLOSED

**All printing charges quoted are correct as of 5 September 2019**

## Appendix II Rushmoor Local Impact report

### Terms of reference

#### Acronym/Abbreviation Meaning/ Description

CEMP	Construction Environment Management Plan
CP	Cathodic Protection
DCLG	Department of Communities and Local Government
DCO	Development Control Order
EA	Environment Agency
EIA	Environmental Impact Assessment
LIR	Local Impact Report
NERC Act 2006	Natural Environment and Rural Communities Act 2006
NPPF	National Planning Policy Framework 2019
NPS EN-4	National Policy Statement for gas supply infrastructure and gas and oil pipelines
PIGS	Pipeline Inspection Gauges
PINS	Planning Inspectorate
PT	Pressure Transducer
RBC	Rushmoor Borough Council
SANGS	Suitable Alternative Natural Greenspaces
SINC	Site of Interest for Nature Conservation
SLP	Southampton to London Pipeline
SoCG	Statement of Common Ground
SPA	Special Protection Area
SSSI	Site of Special Scientific Interest
TPO	Tree Protection Order
WFD	Water Framework Directive

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## **1. Introduction**

- 1.0.1 This Local Impact Report (LIR) has been prepared by Rushmoor Borough Council (RBC), with input from officers specialising in Planning Policy, Development Management, Council Property and Landholdings, Open Spaces, Ecology and Legal Services. The LIR forms part of Rushmoor Borough Council's response to ESSO's proposals for the replacement of the Southampton to London Pipeline (SLP).
- 1.0.2 Rushmoor Borough Council is an "interested party" under the Planning Act 2008 with respect to the project, as a landowner of open spaces and sports facilities which will be impacted within Farnborough, and as a planning authority in relation to the proposed works. Additionally, Rushmoor Borough Council has other statutory responsibilities including a Duty to Conserve Biodiversity under the Natural Environment and Rural Communities Act 2006 (NERC) ss40. The council will be responsible for discharging requirements within their administrative boundary and will become one of the enforcement authorities for the scheme.
- 1.0.3 The purpose of a LIR is defined in section 60(3) of the Planning Act 2008 (as amended) as '*a report in writing giving details of the likely impact of the proposed development on the authority's area (or any part of that area)*'. In preparing this report, Rushmoor Borough Council has considered the purpose of LIR detailed within *DCLG's Guidance for the examination of applications for development consent* and *PINS Advice Note One, Local Impact Reports*. This document therefore, sets out details of the likely impacts of the proposed development on the local authorities' administrative areas.
- 1.0.4 The council has endeavoured to cover all topics that we consider relevant to the impact of the proposed development, using our local knowledge and evidence on local issues in conformity with PINS Advice Note One. Additionally, as recommended by guidance, this LIR includes a statement of positive, neutral and negative local impacts.
- 1.0.5 The report contains a section on the existing characteristics of the sites on which the Scheme impacts. Where possible the report identifies the impacts of the proposals on the ecology and the hydrological processes associated with the natural and semi-natural habitats. Where relevant the LIR also assesses the community value of the sites and the impact to public use by the scheme. Finally, an assessment of the compliance of the Scheme against the local plan policies has also been undertaken.
- 1.0.6 The site-based sections contain an assessment of positive, neutral and negative impacts, during construction operation and decommissioning of the Scheme. These sections also highlight areas where the council considers there are further opportunities to provide enhancement, which the Scheme does not thus far fully realise. Where negative impacts are identified mitigation and compensation measures are recommended to remedy the impact as far as possible and ideally provide biodiversity gain.

## **2. Summary of the proposed development**

- 2.0.1 ESSO Petroleum Company have submitted an application to the Secretary of State for a Development Consent Order (DCO) to replace 90km of ESSO Petroleum Company Limited's 105km aviation fuel pipeline that runs from Fawley Refinery near Southampton to ESSO's

West London Terminal Storage Facility in Hounslow. The proposed DCO will authorise works to lay 97km of high-pressure fuel pipeline, with the route running adjacent to the existing pipeline where possible, but with deviations from the current route where space is limited.

2.0.2 Part of the proposed development falls within RBC's administrative boundary. The London to Southampton Pipeline project comprises of:

- 97km of new steel pipeline, approximately 300mm in diameter;
- A new pigging station at Boorley Green to allow the entry and exit points for Pipeline Inspection Gauges (PIGs);
- 14 remotely operated in-line valves along the pipeline to allow isolation of sections of Pipeline for maintenance or in case of emergency;
- A Pressure Transducer (PT) to monitor pressure;
- 6 new above ground Cathodic Protection (CP) transformer rectifier cabinets to supply power to the existing CP system;
- Pipeline markers along the route at all roadside crossings and boundaries as well as new red and black colour coded flight marker posts to track the pipeline route when inspected by helicopter; and
- Modifications at the pigging station at the ESSO west London Storage Facility including installation of a new PIG receiver, and connection to the replacement pipeline.

2.0.3 Temporary infrastructure will be required to install the pipeline. This would include:

- 6 logistics hubs at strategic locations to store and distribute the pipes and provide site offices;
- Construction compounds close to the route to be used to store equipment, provide staff; facilities and lay down pieces of pipe and equipment;
- Access tracks to link the pipeline installation areas with the local road network.

### **3. Consenting Regime – Nationally Significant Infrastructure Project**

3.0.1 The Southampton to London Pipeline is a National Infrastructure Project under the Planning Act 2008 Nationally Significant Infrastructure Projects. The inspectorate will also be guided by NPS EN-1 Overarching National Policy Statement for Energy and NPS EN- 4 National Policy Statement for gas supply infrastructure and gas and oil pipelines (EN-4). As an NSIP the applicants require planning permission in the form of a DCO granted under the Planning Act 2008.

3.0.2 ESSO submitted an application under Section 37 of the Planning Act 2008 for PINS to obtain a DCO for the Southampton to London Pipeline on 14<sup>th</sup> May 2019. The application was accepted by PINS on 11<sup>th</sup> June 2019. PINS, as the examining body for NSIP, will assess the project and make recommendations to the Secretary of State. The Secretary of State will then determine the application, taking into consideration whether it is in conformity with NPS EN-4 and applying the relevant statutory tests in the Planning Act 2008 and related regulations.

### 3.1 Assessment of the Southampton to London Pipeline

- 3.1.1 The SLP will be determined in accordance with the Planning Act 2008, NPS EN-4, and other relevant international and national policies such as the National Planning Policy Framework 2019 (NPPF) and legislation for protected nature conservation sites and species.
- 3.1.2 The guidance contained within NPS EN-1 Overarching National Policy Statement (EN-1) and EN-4 will form the primary criteria which will be used to determine the application and any ancillary or associated works. RBC accepts the principle that the development of a NSIP is acceptable as the replacement pipeline will ensure an aviation fuel supply to Gatwick and Heathrow Airport in the future.

## 4. Policy Context

### 4.1 National Planning Policy Framework 2019 / Planning Practice Guidance

- 4.1.1 The NPPF and the associated guidance sets out the Government's policies and how they are to be implemented. No specific policies relating to NSIP are contained within the NPPF; however, the weight to be given to Government policy is detailed within paragraph 5 of the NPPF 2019.

*The Framework does not contain specific policies for nationally significant infrastructure projects. These are determined in accordance with the decision-making framework in the Planning Act 2008 (as amended) and relevant national policy statements for major infrastructure, as well as any other matters that are relevant (which may include the National Planning Policy Framework). National policy statements form part of the overall framework of national planning policy and may be a material consideration in preparing plans and making decisions on planning applications.*

- 4.1.2 Despite no specific policies for NSIP within the NPPF, it is stated that Local Planning Authorities should work with other authorities and providers to take account of the need for strategic infrastructure within their administrative boundaries. Therefore, the NPPF and any guidance will be given consideration when determining NSIP applications.
- 4.1.3 RBC concurs with the Local Planning Policies which have been identified for consideration within the Planning Statement (7.1) Table 6.1. In respect of RBC, the development plan comprises Hampshire Minerals and Waste Plan 2013 and Rushmoor Borough Council Local Plan 2014 -2032, adopted in February 2019, and a single saved policy of the South East Plan (NRM 6).

### 4.2 Relevant Local Plan Policies

- 4.2.1 **IN1 – Infrastructure and Community Facilities** - provides a criteria-based policy that seeks to ensure that there will be no loss or reduction in capacity of existing infrastructure, including community facilities. Infrastructure includes community facilities such as sports pitches and facilities. This development will lead to at least the temporary loss of two football pitches, a cricket club and a bowling club.
- 4.2.2 **HE1 – Heritage** -The route travels through the grounds of a listed building (Farnborough Hill School). However, our assessment is that the proposed works are unlikely to impact on the

building and the retention of the tree cover ensures its setting.

- 4.2.3 **HE3 – Development within or adjoining a Conservation Area** - The route travels through Farnborough Hill Conservation Area which will cause a temporary impact to the integrity of the historic character. However, as the pipeline is going to be installed underground, in the long term the development is unlikely to cause an impact.
- 4.2.4 **DE6 – Open Space, Sport and Recreation** - Multiple open spaces will be impacted by the pipeline route including Southwood Country Park, Southwood Playing Fields, Cove Cricket Club, Queen Elizabeth Country Park, Prospect Road Allotments, Farnborough Hill Recreation Ground and Ship Lane Cemetery.
- 4.2.5 **DE7 – Playing Fields and Ancillary Facilities** - The route will cross a number of playing fields including Farnborough Hill Playing Fields, Cove Cricket Club and Southwood Playing Fields.
- 4.2.6 **DE10 – Pollution** - There is a risk of polluting of international, national and local designated sites through polluted runoff from the adjacent construction works.
- 4.2.7 **PC2 – Strategic Employment Site & PC5 – Cody Technology Park** - The route travels through a strategic employment site at Cody Technology Park. However, as the pipeline follows an existing pathway there is unlikely to be a long-term significant impact on this site.
- 4.2.8 **NE1 – Thames Basin Heaths Special Protection Area & Policy NRM6 (Thames Basin Heaths Special Protection Area) South East Plan** - This policy remains part of the development plan – The route intersects the Thames Basin Heaths before it enters Rushmoor. It then runs adjacent to Eelmoor Marshes in the western most part of the route within the borough. Further SPA habitat is impacted within the Surrey Heath area,
- 4.2.9 **NE2 – Green Infrastructure** – The proposed development will run through many of the open spaces and green corridors within and surrounding Farnborough. Farnborough Hill Convent is defined as an important Open Area
- 4.2.10 **NE3 – Trees and Landscaping** -There will be significant tree loss within open spaces such as Southwood Country Park and Queen Elizabeth Country Park and along the railway lines. The proposed route runs close to the root zones of significant trees within the green corridors.
- 4.2.11 **NE4 – Biodiversity** The proposed route runs through natural habitats, green corridors and open spaces which are likely to support protected flora and fauna species. NE4 also requires development to show a biodiversity gain.
- 4.2.12 **NE5 – Countryside** Sections of the route travel through areas defined as countryside in the Local Plan.

## **5. Relevant Development Proposals**

- 5.0.1 A number of planning applications were scoped in within the Environmental Impact Assessment (EIA) Scoping Report for possible cumulative impacts in combination with the Southampton to London Pipeline. RBC agrees with the applicant that none of these developments are likely to have a significant impact in-combination with the pipeline.

## **6. Pre-Application Process**

6.0.1 RBC has engaged with ESSO throughout the pre-application process. The council has responded in detail to the preferred route and detailed design consultation and participated in several meetings and a site visit. RBC has endeavoured to work constructively with ESSO to try to minimise impacts and to ensure the scheme benefits the populace and wildlife within the borough. Since the examination process commenced RBC has been working with ESSO on a Statement of Common Ground (SoCG). The first draft of the SoCG will be submitted to the Inspector on the 14<sup>th</sup> November 2019. Both parties have communicated well throughout the process with changes being made to the route and the development design to reduce impacts on the natural environment. Some issues still require resolution, and these will be further explored within the Council's Written Representations.

### **6.1 Preferred Corridor Consultation 19 March and 30 April 2018**

6.1.1 In March 2018 ESSO consulted on six 200m wide corridors for the replacement pipeline, three to the north of ESSO's Alton pumping Station and three to the South. Corridors G and J were selected as the preferred option as these routes were as close as possible to the existing route. As the original pipeline was delivered in 1972, new development means that the existing route could not be followed in its entirety.

### **6.2 Preferred Route Consultation 6 September and 19 October 2018**

6.2.1 In October 2018 ESSO consulted on the preferred route with order limits of between 20m and 30m. A number of sub-options were proposed along the route. The route was divided into eight sections with sections D and E falling into RBC administrative boundaries.

6.2.2 Within the design refinements process Option E1a was selected within Southwood Country Park, in part due to RBC concerns regarding E1b's proximity to Cove Brook.

6.2.3 Neither of the sub-option E2a and E2b from the preferred corridor route were selected within the design refinements process but an alternative route was selected which meant that a compound is placed close to Cove Brook adjacent to West Heath Road within Cove Brook Greenways.

6.2.4 Sub-option E3a was selected within the design refinement process as it followed the existing route, causing the least disruption.

6.2.5 Sub-option E4a was selected as it was the option the majority of landowners preferred and will cause the least disruption to Henry Tyndale School. The applicant acknowledged that there were environmental concerns with this option due to the disturbance of the historic landfill present within the area and its proximity to the River Blackwater and Blackwater Valley Frimley Bridge SINC.

### **6.3 Design Refinements Consultation 21 January 2019 and 19 February 2019**

6.3.1 In January 2019 ESSO published their design refinements. Within this consultation, the final route was proposed. The route included the alternative route for E2a and E2b. As this route had not previously been consulted on, the impact on Cove Brook was not noted by the RBC ecologist. It was suggested within the design that open trenching could occur within the

historic landfill site to the north of the borough.

#### **6.4 Statement of Common Ground**

6.4.1 As noted above, the extent of agreement and the areas still to be agreed is being negotiated within the SoCG. RBC and ESSO have met on one occasion and are due to meet again in early November. RBC has responded to the applicant's first draft, and it is proposed that the second draft of the SoCG will be submitted to the inspector on the 14<sup>th</sup> November 2019. RBC has endeavoured to highlight where further information, mitigation and compensation are required, to endeavour that the adverse impacts on the population and biodiversity within Farnborough can be alleviated as much as possible. RBC will continue to work with ESSO throughout the examination process to try to resolve the list of outstanding matters.

#### **6.5 Assessment of Intra and Inter Project Cumulative Effects**

6.5.1 RBC and ESSO have agreed on a list of major projects within the vicinity of the pipeline. The applicant has provided an assessment of Intra project cumulative impact and cumulative impacts with other projects within Chapter 15. Due to the pipeline route largely running through open spaces and along roads, RBC agrees there is unlikely to be a cumulative impact with the projects within the Local Plan directly.

### **7. Site Description and Surroundings**

7.0.1 Within the administrative boundaries of RBC, the land uses within and adjacent to the order limits comprise predominantly dense urban development, green corridors, natural, semi-natural habitat and amenity open spaces.

#### **7.1 The Thames Basin Heaths Special Protection Area (SPA)**

7.1.1 The Thames Basin Heaths SPA is a network of heathland sites that cover 8,274ha of Berkshire Hampshire and Surrey, across 13 Sites of Special Scientific Interest (SSSI), within nine Local Authority areas. The Local Authorities that impact on the Thames Basin Heaths SPA have worked in partnership to provide mitigation for in-combination recreational impacts, brought about by increases in housing. The mitigation requires Suitable Alternative Natural Green Spaces (SANGs) to be provided at 8ha/1000 people, with set up and 80-year management being funded by developer contributions. Payments are also required to fund the Sustainable Access Management and Monitoring Strategy (SAMMS) which provides a team of wardens to educate the users of the SPA, regarding its ecological sensitivities and responsible behaviour

7.1.2 Although the pipeline will not be having a direct impact on the SPA within our boundaries, as a planning authority it is our duty to ensure no impact on the heathlands from any plans and projects.

7.1.3 Within the order limits there is 47.6ha of supporting habitat for SPA birds. Although some habitat is being preserved due to trenchless methods, there appears to be no information regarding the area of SPA supporting habitat that will be lost due to the project.

#### **7.2 Basingstoke Canal Site of Special Scientific Interest (SSSI) and the A323 Green Corridor**

- 7.2.1 The proposed pipeline route enters the borough by directional drilling under the A323, a major access route connecting Fleet to the A325. The A325 provides good links to Farnborough, Aldershot and Farnham, as well as to neighbouring planning authorities. The directional drill will continue under the Basingstoke Canal (SSSI) before surfacing on Old Ively Road. The Basingstoke Canal SSSI is designated for its dragonfly and damselfly populations and its aquatic and marginal vegetation.

### **7.3 Old Ively Road Green Corridor**

- 7.3.1 Old Ively Road forms a green corridor linking the Basingstoke Canal and the Thames Basin Heaths to Southwood Woodlands and Southwood Country Park SANGs and associated Sites of Interest for Nature Conservation (SINC's). Along Old Ively Road there are several ecological designations, with Eelmoor Marshes SSSI to the south of the road and Ball Hill SINC to the north.
- 7.3.2 Eelmoor Marshes is part of the Thames Basin Heaths Special Protection Area (SPA). The SSSI is of ecological importance for its acid bog, heathland and invertebrate communities, as well as supporting significant numbers of SPA ground nesting birds. It is an important site within Rushmoor as it contains the headwaters/ the source of Cove Brook. From here the brook runs through the airport and out into Southwood Country Park. Ball Hill SINC has been designated at a County level for its heathland and acidic grassland. Both Eelmoor Marsh SSSI and Ball Hill SINC provide important stepping stones to enable biodiversity to move along the green corridor and colonise the new Country Park.
- 7.3.3 Old Ively road is lined with mature trees and contains a cycleway. Due to the significant ecological value of the trees and the amenity value of the cycleway, ESSO have proposed that the pipeline is laid within Old Ively Road.

### **7.4 A327 Ively Road Green Corridor**

- 7.4.1 From Old Ively Road the pipeline then runs into Ively Road before entering Southwood Country Park SANG. Ively Road has been identified as a green corridor running through the borough as well as being a key route into Farnborough Town Centre and Farnborough airport from Junction 4a of the M3 and the North of Fleet.

### **7.5 Southwood Country Park SANG**

- 7.5.1 Southwood Country Park was formally a golf course which contained the previous ESSO pipeline. In early 2018 it was agreed that the golf course should be closed, and the site transformed into a Suitable Alternative Natural Greenspace (SANG). This would provide alternative natural space for residents and will become an important recreational resource. It serves the purposes of deflecting people from recreating in the SPA, thereby avoiding adverse effects on the integrity of the SPA from increased recreational pressure from a growing local population. Further, the Country Park will be managed for biodiversity and already provides an important biodiversity resource for the Borough. The closure of the golf course came earlier than expected as the company running the golf course went into receivership in October 2018.

- 7.5.2 Since closure, the pumps that drained the site have been deactivated and the site has been allowed to re-wild. Although within the west much of the habitat has regenerated to rough grassland, the habitat within the eastern parcel is richer and more biodiverse. Acidic grassland containing tender grasses has formed, with large beds of heath bedstraw colonising the site. Flora species associated with wetland and acid grassland are present and orchid species have been recorded throughout the summer months. This quick regeneration to acid grassland is thought to be due to the proximity of the seed bank held within the SINCS associated with Cove Brook and because the golf course did not use fertiliser when it was operational. The Country Park has a large population of slow worms common lizards and palmate newts, with signs that badgers, bats and otter foraging within the site. Within a terrestrial invertebrate survey, 2019t two nationally rare, two nationally scarce and one near threatened invertebrate species were found within the Country Park.
- 7.5.3 The Ively stream runs through the western parcel, with the headwaters/source, of the stream, situated largely within Southwood Woodlands, extending into the Country Park along the northern boundary. Cove Brook and Marrow Brook run through the eastern parcel. Cove Brook is largely abutted by floodplain habitats, rush pasture and wet woodland. The brook and its surrounding habitats are designated as SINCS at a County level and have been managed for nature conservation from the early 1990's
- 7.5.4 Cove Brook and its catchment have been assessed as "bad" under the Water Framework Directive (WFD). This is thought to be due to the heavy engineering and canalisation that has occurred around the headwaters and the upper reaches of the Cove catchment. Alongside the re-wilding of the area, RBC and the EA are working on a jointly funded strategic project, known as the Cove Brook and Southwood Floodplain Enhancement Project. This aims to connect the Ively stream headwaters to the main brook, remove the culverts and heavy engineering from the waterways and create and re-establish meanders, backwaters and rills within the streams. The associated floodplain will be allowed to regenerate, with scrapes and ponds created and existing drains and ditches naturalised. This project is likely to be delivered within 2020 and will be completed before the ESSO pipeline construction period commences.
- 7.5.5 There are three SINCS associated with the Country Park. Southwood Golf Course West SINC is a stretch of wet woodland and floodplain grazing marsh adjacent to the Ively stream. This area was identified within surveys undertaken to establish an ecological baseline for Southwood Country Park SANG and designated in 2017. Cove Valley Southern Grasslands SINC and Cove Brook SINC are situated adjacent to Cove Brook forming a wide habitat complex containing floodplain grazing marsh, rush and Molina pasture and wet woodland along the riparian corridor. Within the flora survey in 2017, additional areas were identified as being of County significance for their flora. The Cove Valley Southern Grassland SINC was extended to include much of the habitat within the Southern half of the eastern parcel of the Country Park. The lack of disturbance within the floodplain habitats over several decades has provided a mature seedbank, which will be used to enrich the areas with poorer ecology, as part of the future management of the Country Park.
- 7.5.6 On exiting the Country Park, the route runs along the boundary of Cove Playing Fields, with



the haul road bisecting Cove Cricket Club car park, before again entering the Country Park, running through the EA Flood Storage Area. The playing fields and cricket club are important recreational assets in the Borough.

- 7.5.7 The EA have created the flood storage area to ensure no flooding downstream. This area is officially classed as a reservoir and supports semi mature wetlands. Cove Brook is a flashy stream and often overtops its banks within the winter period. The Basingstoke Canal also discharges any excess water into the Country Park to ensure the canal does not flood. To ensure no flooding further downstream, excess water is held within the storage area by the bund and slowly released into Cove Brook when water levels are lower. The route trenches through the bund before entering Cove Brook SINC.

## **7.6 The Cove Brook Greenways Group**

- 7.6.1 The Cove Brook Greenways Group has managed Cove Brook since 1996. They have cared for the SINCS abutting Cove Brook, the EA flood storage area and the Cove Brook Greenway through the urban areas. It is due to this group that Cove Brook is such an asset to the borough.

## **7.7 Cove Brook Greenway**

- 7.7.1 On leaving the Country Park the pipeline runs along the B3014 Cove Road. This is a busy road which provides a through route to Farnborough Main Station, Farnborough Road and the town centre beyond. At the roundabout, the route is deflected into Nash Close which is a small residential cul-de-sac, with the only access and exit being Cove Road, before directional drilling under Cove Brook and the South Western Main railway line.
- 7.7.2 To the north of the Country Park, Cove Brook becomes more urban. However, the waterway continues to run through public open space through much of the urban area, creating a green corridor linking the Country Park to the Cove Brook Greenway. Although the directional drill turns at right angles, the order limits extend through the southernmost part of the greenway with a compound situated within the greenway to the north of West Heath Road.
- 7.7.3 The EA, RBC and Network Rail are discussing The Cove Brook Greenways Enhancement Project, a green infrastructure initiative to enhance the Cove Brook corridor through the urban area. The project will include works to the river to increase the meanders, provide backwaters and rills. Some sycamore will be felled to increase light levels within the corridor. The project will also establish improved river bank management. This project will promote community involvement and ownership of the Cove Brook corridor whilst hopefully growing the Cove Brook Greenways Group. It is planned to undertake the work required in the winter of 2020 and therefore these enhancements will be delivered, and the management well underway before the pipeline is laid in 2021.

## **7.8 South Western Main Railway Green Corridor**

- 7.8.1 Once under the railway the pipeline route follows the railway with a directional drill under Prospect Road allotments (a community facility managed by RBC), ending at the Queen

Elizabeth Park play area. The stringing out area extends west along the railway line, leading to the loss of a significant length of the treeline.

7.8.2 The South Western Main green corridor is of great importance to the fauna within Farnborough as it provides a safe route through the urban area with the larger sites along its route providing habitat stepping stones. West of the Borough boundaries, adjacent to the railway, lay Bramshott Farm SANG and Fleet Pond Nature Reserve. Both sites are managed for wildlife and are likely to provide important ecological sites for wetland and woodland species. The railway then passes through Cove, linking Southwood Country Park, Cove Brook Greenways, Prospect Road Allotments, Queen Elizabeth Park, Farnborough Hill School and St Michael's Abbey with the Blackwater Valley.

7.8.3 The South Western Main Line has been identified as one of Farnborough's green corridors providing a tree-lined corridor for wildlife connecting the countryside around North Camp and Fleet to the River Blackwater.

## **7.9 Queen Elizabeth Park**

7.9.1 Queen Elizabeth Park is the only large area of woodland with open public access outside the SANGS network. It is well used as a commuting corridor for cyclists and pedestrians, as it provides a green route to Farnborough Main Station and into the town centre. The park is also a popular recreational and dog-walking destination and used by local schools for natural history lessons. It is a significant community resource for Farnborough. The proposals will lead to the temporary loss of the playground, though the applicants have committed to providing a new playground and some temporary facilities as part of the scheme.

7.9.2 The broadleaf woodland in the Park is around 50 years old, with some older specimens, which are of importance due to their age and ecological and amenity value. The site forms an important stepping stone for biodiversity within the South Western Main Green Corridor. Queen Elizabeth Park requires significant management in particular due to the presence of *Rhododendron Ponticum*.

## **7.10 Farnborough Hill Conservation Area & A325 Green Corridor**

7.10.1 On exiting Queen Elizabeth Park, the Pipeline crosses the A325, a key north-south route through the Borough, providing links to Frimley Park Hospital, Farnborough Town Centre, Farnborough Main Rail Station and Farnborough Airport. The pipeline then runs through Farnborough Hill Convent School. The school is a grade 1 listed building and within the Farnborough Hill Conservation Area. This site is relatively wooded with a significant tree belt along much of the boundary and within the south-western corner of the school. ESSO have agreed that the route of the pipeline will run away from the trees within the school grounds.

7.10.2 On leaving the school the route of the pipeline then runs up Ship Lane past the Ship Inn, a building of Local Importance, and Ship Lane Cemetery SINC which is designated for its acid and neutral semi-improved grassland. It then passes down Ringwood Road and bisects Farnborough Hill Football Field. This facility is licenced to Aldershot Town FC and is used extensively within the football season. This a significant recreational resource for the Borough as it provides good changing facilities, not present in many other pitches.

## **7.11 A331 Green Corridor & Blackwater Valley Green Corridor**

- 7.11.1 Finally, the route crosses the railway and the A331 using directional drill. This road is a key arterial route connecting the M3 to the A31, which in turn connects to the A3 at Junction 10. The route then enters Blackwater Valley, bisecting the Blackwater Valley Frimley Bridge SINC. The Blackwater Valley, along with Cove Brook, is one of the most important green corridors for people and wildlife within the borough. Rowhill Nature Reserve in Aldershot contains the headwaters of the River Blackwater, with a long-distance path stretching throughout the river's length. The path passes through five boroughs providing an ecological and access connection throughout the Blackwater catchment. The path, the surrounding floodplain and the standing water habitats are managed by Blackwater Valley Countryside Partnership, in partnership with the owners of the sites adjacent to the river.
- 7.11.2 The application is unclear regarding the method of crossing the Blackwater Valley Frimley Bridge SINC, implying that open trenching is likely to be used. The SINC is designated for its floodplain and grazing marsh habitats and contains a historic landfill. On crossing the Blackwater River, the route passes out of Rushmoor Borough and into Surrey Heath.

## **8. Impact Assessment**

- 8.0.1 As required by legislation, within this section RBC will assess the impacts of the project, using their local knowledge to determine whether the impacts are positive negative or neutral. RBC has identified that the proposals could have an effect on ecology, public amenity and hydrology and drainage. Where possible RBC has suggested avoidance mitigation and compensation measures, which will lessen any negative impacts. As stated, earlier Policy NE4 requires all development to provide a biodiversity gain. As the authority will be determining the conditions on these proposals, we would hope to achieve a biodiversity net gain, in line with our Local Plan policies.

### **8.1 Habitat loss within the Thames Basin Heaths**

- 8.1.1 RBC does not agree with the conclusion of the information for the HRA, that direct habitat loss will not cause significant impacts on SPA birds and thus site integrity. The application documents states that it will take at least five years for acidic grassland and pioneer heathland to regenerate, and therefore any loss is likely to deplete habitats used by the SPA birds for at least a five-year period. As both Dartford warbler and woodlark prefer to nest in mature heathland a longer period of time is likely to be required to replace any nesting sites that have been lost.
- 8.1.2 In respect of the woodland to be lost, this cannot be replaced within the order limits, due to planting restrictions and will take far longer to regenerate. Although RBC acknowledge that in some cases felling woodland can be beneficial to heathland ecology, as this allows the heathland habitat complex to regenerate, areas of coniferous woodland are required by the male nightjars to undertake their breeding displays.
- 8.1.3 It is RBC's view that the impact caused to the bird populations, by the loss of feeding and breeding territories in the short and medium term, needs to be considered within any HRA. The Conservation of Habitats and Species Regulations 2018 63(2) state that, "A person

*applying for any such consent, permission or other authorisation must provide such information as the competent authority may reasonably require for the purposes of the assessment or to enable it to determine whether an appropriate assessment is required.”*

RBC recommends that the applicant be required to provide adequate information on the area of heathland and woodland to be lost and its value as feeding, breeding or displaying habitat.

- 8.1.4 In conclusion it is RBC’s view that the proposals could have a direct negative impact on the Thames Basin Heaths SPA, due to the habitats that will be lost and disturbed within the order limits. If further information shows that feeding and breeding habitat will be lost, it is RBC’s view that avoidance mitigation and compensation measures should be required to ensure the impact is neutral.

## **8.2 Impacts on the Basingstoke Canal SSSI**

- 8.2.1 In relation to the Basingstoke Canal although the order limits include the SSSI, the proposed directional drill will ensure that no bankside, marginal or aquatic habitats or dragonfly and damselfly habitat will be disturbed. Therefore, RBC assesses the impact as neutral.

## **8.3 Major transport routes**

- 8.3.1 The route crosses the A323, A327 and A331 which are all identified as green corridors within the Local Plan. The roads will be crossed using directional drill and therefore, providing the surrounding vegetation is avoided, these works should have a neutral impact.

## **8.4 Pollution on Eelmoor Marsh SSSI and Ball Hill SINC**

- 8.4.1 As the pipeline route does not enter Eelmoor Marsh SSSI and Ball Hill SINC there will be no direct impact on the designated sites. However, as with many wetland sites to be impacted, RBC is concerned that there are no details within the Construction Environment Management Plan (CEMP) as to how the hydrology and water quality is to be protected from pollution due to dewatering and contaminated runoff. Without a detailed CEMP there is a risk that the wetland within the SSSI and wet heath within the SINC could be negatively impacted. Providing a requirement is made within the DCO for a detailed Construction Environment Management Plan containing safeguards and working practices to ensure no pollution, the impacts on Eelmoor Marshes would be assessed as neutral.

## **8.5 Impacts on the mature treeline along Old Ively Road**

- 8.5.1 RBC notes that the route will follow Old Ively Road. Although the applicant has agreed to work within the road, to limit impact on the significant tree line, we would value details regarding how root zones are to be avoided during construction. The council is happy for this information to be incorporated into the detailed CEMP proposed.

## **8.6 Loss of amenity (and therefore function) within the Suitable Alternative Natural Green Space (SANGS) Network**

- 8.6.1 Southwood Country Park is already becoming a busy site and RBC hope that its use will increase significantly when the café and visitor centre are delivered, and the habitat

matures. RBC is very concerned that the tranquillity of and access to Southwood Country Park SANG and the adjacent Southwood Woodlands SANG, could be impacted by the proposed works for a significant period. It is the council's view that works proposed within Southwood Country Park are likely to lead to residents from a number of new developments within Farnborough being unable to access parts of the SANG or being deterred from using the SANG due to construction activities. Visitor research undertaken within the SPA showed that the users valued the ability to experience undisturbed natural habitats. To ensure that the SANGS network provided a similar experience to that gained within the SPA, the Thames Basin Heaths Partnership agreed SANG criteria. The criteria included the following specifications:

- SANGS must be perceived as semi-natural spaces with little intrusion of artificial structures except in the immediate vicinity of car parks.
- Access within the SANGS must be largely unrestricted with plenty of space provided where it is possible for dogs to exercise freely and safely off lead.
- SANGS must be free from unpleasant intrusions

- 8.6.2 The route of the pipeline will bisect the Country Park, running through the middle of both the eastern and western sections. This will compromise RBC's ability to fulfil the above criteria. There is uncertainty as to the timing and duration of the works. This lack of information makes it hard to quantify the level of impact to the SANG, and the consequential threat of the public using the SPA during the sensitive nesting season.
- 8.6.3 Recent visitor research has shown that less people are using the SPA with the new SANGS being used due to their proximity to residential areas. The potential impact of the works is that users will use the SPA in preference to the new SANGS, with a risk of recreational disturbance in the SPA.
- 8.6.4 RBC also notes that there is no indication of the length of the works within the SANGS. The applicant has indicated that the SANGS could be disturbed on several separate occasions over the construction period of 2021 – 2023. This timetable could have a cumulative impact on visitor numbers, with visitors being repeatedly excluded from the SANGS. There is a risk that this could lead to the SPA being used over a protracted period. In the worst-case scenario visitor pressure on the SPA could increase over three breeding seasons.
- 8.6.5 Finally, a number of Local Authorities are concerned regarding the in-combination impacts on the SANG network across Surrey and Hampshire. Five SANGS will be disturbed along the route. Due to the lack of construction information, there is a risk that access to all these sites could be impacted at the same time.
- 8.6.6 In conclusion, currently the application does not provide certainty that the proposals will not impact on the access and amenity of the Country Park, or increase visitor pressure on the SPA, particularly within the sensitive breeding season. There is a significant risk that visitors could be deflected from the SANGS onto the SPA due to works proposed at Southwood Country Park individually, and from all five SANGS in-combination.
- 8.6.7 There has been no consideration of the mitigation and avoidance measures for recreational impacts in the applicant's assessment. RBC recommends that consideration is given to a

requirement in the DCO for a construction plan that ensures: -

- No work will be undertaken within the SANG network during the sensitive bird nesting season.
- Multiple periods of work within the SANGS are kept to a minimum and will be agreed by the Local Authority.
- No two SANGs are disturbed at the same time.
- Clear information will be provided to Local Authorities and SANG visitors regarding the timing and longevity of periods of disruption well in advance of the works to ensure that temporary disruption does not lead to long term changes in recreational habits.

8.6.8 It is RBC's view that the applicant should commit to site specific enhancements on and off site within all SANGs to be disturbed, to compensate visitors for any disruption to access and amenity caused during the works. In the case of Southwood Country Park any compensation that cannot be delivered on site could be delivered as part of the Cove Brook Greenways Enhancement Project.

### **8.7 Impacts on the Sites of Interest for Nature Conservation (SINC) within Southwood Country Park**

8.7.1 There are two SINC's to be directly impacted by the scheme within Southwood Country Park; Cove Brook SINC and Cove Valley Southern Grasslands SINC. Both SINC's have been managed for many years by the Cove Brook Greenways Group a dedicated community group. The pipeline passes through Cove Brook and Cove Valley Southern Grasslands SINC's and runs adjacent to the Southwood Golf Course West SINC, an area of wet woodland and grazing marsh. Hedgerow 218, linked to Cove Valley Southern Grasslands SINC, has been assessed as likely to be of importance under the Hedgerow Regulations, but has not been surveyed.

8.7.2 Currently little mitigation is proposed for the scheme's impact to these sites, with only a commitment to habitat being restored. Due to the maturity of the habitats within the SINC network, it is unlikely that habitat restoration will be able to provide like for like habitat replacement. Without mitigation RBC would assess the impact as negative. However, provided appropriate mitigation was negotiated for impacts on Southwood Country Park and Cove Brook the negative impact could be compensated in the medium term. In respect of Hedgerow 218 RBC would request that a requirement be included in the DCO that auger drilling is used under all hedgerows thought to be important to maintain their integrity.

### **8.8 Impacts on the ecology of Southwood Country Park and Cove Brook**

8.8.1 Southwood Country Park is an important site within the Cove Brook Catchment. Due to its position at the top of the catchment, the ecology and water quality of the streams within the Country Park influence the health of Cove Brook further downstream. At present Cove Brook has poor water quality due to historic culverting and deflection of hydrological flows by the military and the golf course.

8.8.2 RBC and the EA have jointly funded the Cove Brook and Southwood Enhancement Project. This is an ambitious plan to naturalise the river network, removing culverts, connecting the

headwaters to the rest of Ively brook, creating meanders, rills and backwaters and restoring the adjacent floodplain. It is hoped that the historic habitat complex of grazing marsh, rush pasture, acid grassland and wooded heath will regenerate in the longer term

- 8.8.3 The project undertaken within Southwood Woodlands and the Country Park will cover 87ha and provide a hub from which the Farnborough green infrastructure can grow. In addition to this project, RBC and the EA are in the early stages of planning a scheme of river enhancements and increased management to naturalise and enhance Cove Brook lower down the catchment, within the urban area.
- 8.8.4 The Cove Brook and Southwood Floodplain Enhancement Project and the works proposed for the urban river corridor will have been completed by 2021. Significant habitat creation and enhancement will have been undertaken, with grassland and floodplain habitats having matured.
- 8.8.5 Due to Cove Brook being classified as “bad” under the WFD, it is imperative that the enhancements to the river are carried out as soon as possible. RBC is concerned that the proposals will lead to a delay in some of the works both within the Country Park and further downstream
- 8.8.6 RBC is particularly concerned that the proposals will lead to a trench through the Ively Brook. As the Cove Brook and Southwood Floodplain Enhancement Project intends to do significant works to the brook and surrounding habitat, we would not wish to see the newly created habitats and brook being disturbed. We would request that the directional drill proposed under Ively Road is extended to ensure no disturbance of the river corridor or the adjacent habitats.
- 8.8.7 The Council also notes that, a haul road is to be sited across Cove brook. The haul road would lead to further disturbance of newly created and restored bankside habitats and create fragmentation of the ecological corridor in the short term. RBC wishes to explore the need for the road within the application process, to determine whether a less ecologically damaging solution can be found. However, if there is no other solution, RBC requests that details are provided as to the impact of the road on the brook and how the waterway is to be protected from any contaminants present.
- 8.8.8 Within the ecological survey undertaken in 2017, the grassland within the Country Park was classed as largely amenity grassland. At this time the site was still being used as a golf course with much of the grassland being closely mown. However since the relaxation of management in 2018 there has been a rapid regeneration of acid grassland and wetland within the eastern parcel, with a richer species composition than would usually be expected (*see section 7.5.2 for further details on the grassland ecology*) The proposals are likely to disturb mature acid grassland habitats within the east of the site that could be classed as permanent grassland. Permanent grassland is defined as: -

*Permanent grassland and permanent pasture (together referred to as permanent grassland) means land used to grow grasses or other herbaceous forage naturally (self-seeded) or through cultivation (sown) and that has not been included in the crop rotation of the holding*

*for five years or more.*

- 8.8.9 RBC note that the applicant has obligated to replace the habitats disturbed on a like for like basis or provide a richer habitat. However, the grassland habitats within the east of the park will have matured significantly and are likely to contain significant biodiversity value. Surveys have shown that good communities of uncommon invertebrates are present across much of the terrestrial grassland in the east. Any newly created habitats will be less biodiverse requiring at least five years to attain the maturity of grassland lost. The trenching is also likely to lead to the mortality of rare and scarce invertebrate species, with less mature habitat being present to support the existing populations. The council are also concerned that the seed to be used for restoration will not be of local provenance and will dilute the genetic makeup of the adjacent grassland.
- 8.8.10 The pipeline will impact on a significant number of trees within the golf course. Due to the age of the trees, it is unlikely that the applicant will be able to provide trees of the same maturity and ecological value as the existing trees. TPO 043 is adjacent to the order limits. It is important that all TPO root zones are protected within the DCO
- 8.8.11 The hydrology within Southwood Country Park is essential to the survival of the grazing marsh, rush pasture and wet woodland habitats both within and outside the SINCs. RBC is concerned that the proposed trenching across the park will disturb the sensitive hydrological processes. There are currently no detailed proposals within the application documents to safeguard the hydrology or detail how runoff and contaminants will be contained to ensure no pollutants enter the hydrological system.
- 8.8.12 In relation to the flood storage area, RBC support the concerns of the EA that the proposals to trench through the bund that holds back the flood waters, would weaken its integrity and could lead to its failure when water levels are high. If the bund fails, there will be significant flooding throughout the Cove Brook Catchment which is heavily urbanised further downstream. RBC support any measures suggested by the EA to resolve this issue and will rely on their expertise in this matter. As the proposals stand, it is RBC's view that trenching through the bund could have significant negative impacts to the populace in the long term.
- 8.8.13 In conclusion the proposals will cause a significant negative impact on the ecology and hydrology within Southwood Country Park. The trenching proposed will impact on restored aquatic habitat within Ively brook, with the proposed haul road likely to fragment bankside habitats along Cove Brook. The breaching of the EA bund could lead to significant flooding. Mature and semi-mature terrestrial habitats of acid grassland, wet woodland, rush pasture grazing marsh and significant numbers of trees will be lost throughout the park, and there is a high risk that hydrological processes will be permanently changed.
- 8.8.14 To lessen the ecological damage to the riparian habitats, RBC recommends that the directional drill under Ively Road is extended to cover the Ively Stream and an alternative option to the haul road across Cove Brook is explored. If Cove brook does need to be crossed, site specific safeguards should be required within the proposed CEMP to ensure as little impact as possible from the haul road and ensure rigorous safeguards are in place to contain any contamination and preserve the hydrology within the park.



8.8.15 Further mitigation and compensation should be provided within the Country Park and along the Cove Brook corridor to ameliorate the ecological impacts to the Country Park and provide biodiversity net gain. It is RBC's view that a biodiversity offsetting calculation should be undertaken to quantify all ecological impact within the Country Park and throughout the borough, with habitat recreation; restoration and enhancement throughout the Cove Brook corridor negotiated to ensure impacts are neutral.

## **8.9 Disruption to Southwood Playing Fields and Cove Cricket Club**

8.9.1 The pipeline will run along the boundary of Southwood Playing Fields and the car park within Cove Cricket Club (CCC). Southwood Playing Fields is the home to Rushmoor Community Football Club (RCFC), a Charter Standard Club with 40 teams and a hugely important asset for grass-roots football within the borough. In respect of the playing pitches the management restrictions imposed by the existing pipeline have meant that RBC has needed to shorten one of the pitches. If possible, we would like to agree a form of management that would ensure the council could again manage the full pitch. We would like to seek the same understanding/agreement as with Farnborough Gate to permit ongoing pitch maintenance which would then allow the possibility to extend this pitch back to its original size.

8.9.2 The use of Southwood Playing Fields will be restricted within the construction phase causing a negative impact, especially if within the football playing season and a pitch cannot be used. The loss of even one pitch for a club the size of RCFC is significant and in the extreme deny teams a place to play. In such a circumstance the council would seek compensation to provide an alternative pitch elsewhere for the duration of any disruption.

8.9.3 Cove Cricket Club are also a significant club within the borough and an important sporting asset providing cricket for adults, boys & girls locally and across the wider area. The council is concerned that the proposed route may impact on the use of the club. A significant area of concern is the proposed new practice nets which the club are due to construct (on the footprint of the old original nets) as these are planned to be used for training and coaching both within and outside of the cricket playing season. Disruption to the club car park could also have a detrimental impact in terms of accessibility and use of the clubhouse itself. RBC is happy to work with the applicant to help minimise any impact, however, if this is impossible then there will be a negative impact in the recreational resource. RBC requests that there is agreement within the examination process to ensure appropriate compensation for alternative facilities, loss of income or damage to the property of the club during the works.

## **8.10 Traffic disruption along Cove Road and Restricted Access to Nash Close**

8.10.1 RBC is concerned that the works planned around Cove Road could cause significant disruption to traffic and restrict the movement of the residents within Nash Close for a considerable period of time. Cove Road is currently a main East West route through the borough as well as a busy route into the Town Centre. The proposals to close one side of the road are likely to lead to significant congestion and delay. As the only access and exit points to Nash Close are via Cove Road the residents are concerned that their movement could be

hampered for a significant period due to the directional drill planned under the railway.

- 8.10.2 Within the DCO RBC requests that there is a requirement for a detailed transport plan to ensure impacts on Cove Road are kept to a minimum and access to Nash Close remains open throughout the construction works. There will need to be engagement with RBC and local residents in respect of the way in which road closures are managed.

#### **8.11 Habitat loss within the Cove Brook Greenways**

- 8.11.1 As stated previously the Cove Brook Greenways has been managed for many years by the Cove Brook Greenways Group. There are plans to enhance the Cove Brook Greenways to increase the biodiversity within the brook. *(See section 7.6 -7.7 for further details of the Cove Brook Greenways, the Cove Brook Greenways Habitat Enhancement Project and the Cove Brook Greenways Group.)* The compound South of West Heath Road is sited adjacent to Cove Brook. In this area the project is intending to create a meander and therefore the River may have changed its position by the time the pipeline is laid. Although RBC has no objection to a compound within the open space, we request that a requirement is attached to the DCO for negotiation of the exact location nearer to the construction period. Any habitat lost should be replaced with a richer more biodiverse habitat, with contributions to the Cove Brook Greenways project to mitigate any disruption to the users.

#### **8.12 Habitat loss along the South Western Main Railway Line Green Corridor and within Queen Elizabeth Park**

- 8.12.1 The ESSO pipeline will lead to significant negative impacts on much of the woodland habitat within the South Western Main Railway Line Green Corridor, as it passes through Farnborough. The green corridor is of great importance to the fauna within Farnborough, as it provides a safe route through the urban area. *(See section 7.8.2 for further details)* The pipeline will cause significant habitat fragmentation along this corridor as the route follows the railway line closely.
- 8.12.2 To provide space for the stringing out of the directional drill under Prospect Road Allotments, a 65m corridor of broadleaved trees will be felled. To the east of the directional drill a 15m swathe of 50-year-old broadleaf trees will be lost throughout Queen Elizabeth Park, 5.8 acres of the 23.15 acres will be clear felled with 25.1% of the woodland being lost.
- 8.12.3 The loss of trees in two areas of the corridor will sever the continuous woodland and impact on the ecological carrying capacity of the woodland habitat within Queen Elizabeth Park. This habitat loss is likely to limit the roosting, nesting and foraging opportunities for bats, birds and invertebrates, as well as weakening the connecting corridor likely to be used by ground dwelling reptiles, amphibians, badgers and otter. This fragmentation could limit the recolonization of habitats within Southwood Country Park by severing the ecological links between the Country Park and the natural habitat to the east and west.
- 8.12.4 There are a number of TPOs within and adjacent to the railway. It will be important within the proposed CEMP that safeguards are provided to ensure the route zones of TPO 044 – 047 remain undisturbed.

- 8.12.5 In conclusion, the proposals will cause a significant negative impact on one of the most important ecological corridors in Farnborough. As woodland is to be felled is likely to be at least 50 years old, it will not be possible to compensate for the loss in the short, medium and long term. Due to the tree planting restrictions within the order limits 6.5m will need to be left clear of trees within Queen Elizabeth Park. This will amount to a significant permanent change to the character of the Park.
- 8.12.6 The council has endeavoured to negotiate a compensation package for the impact on the ecology within Queen Elizabeth Park with the applicants, throughout the pre application process. However, thus far the council has received no commitments from the applicant that would provide appropriate compensation for the long term or permanent loss of woodland habitat within the park.
- 8.12.7 To endeavour to compensate the losses within Queen Elizabeth Park and the wider corridor we recommend that the applicant undertakes a Biodiversity Offsetting calculation to assess the true ecological impact to the corridor. This should include the trees to be lost in Southwood Country Park, along the South Western Main railway line and within Queen Elizabeth Park.
- 8.12.8 To increase the ecological resilience of the remaining woodland within Queen Elizabeth Park and to offset the harm, we propose that either a planning obligation is entered into or a requirement is attached to the DCO for the ecological compensation package below: -
- A full habitat survey
  - A fully funded 10yr – 25yr management plan including provision for community work parties
  - Establishment of alternative habitat such as acidic grassland
  - Other offsetting works such as clearance of non-native species

### **8.13 Impacts on Access and Amenity within Queen Elizabeth Park**

- 8.13.1 RBC is also extremely concerned regarding the impact the proposed works will have on the amenity value of Queen Elizabeth Park. Due to the clear fell, the directional drilling, the trenching and any habitat restoration, it is likely that the site will be inaccessible for a significant period of time. As there is only one main entrance in or out of the site, the public will be totally excluded from the site unless satisfactory temporary access measures are provided. The existing main footpath will not be accessible during the works. The works will also lead to the temporary loss of the playground adjacent to the woodland. RBC assess the impact on the access and amenity of Queen Elizabeth Park as negative.
- 8.13.2 The community that use the site are alarmed by the prospect of the permanent loss of a large portion of the woodland and have set up a group to campaign against the proposals. The Park is an important local amenity space for the local population and the views of this group should be considered.
- 8.13.3 RBC's view is that further measures to mitigate and where necessary compensate for these adverse impacts are required. These should be secured through a requirement in the DCO and/or a planning obligation. As a minimum they should address the management of the whole Park during construction and after construction. It is suggested that such proposals

should cover: -

- The funding of a public consultation to enable the community to input any future plans for Queen Elizabeth Park
- A new playground
- A temporary playground whilst the works are undertaken
- Restoration of the car park
- Temporary and permanent footpath and access arrangements

#### **8.14 Farnborough Hill Conservation Area & A325 Green Corridor**

8.14.1 As stated previously Farnborough Hill School is a grade 1 listed building with the Ship Inn being a building of importance. There is also a TPO tree and an important group of trees along Ship Lane that appear not to have been mapped. Due to the changes made to the route around Farnborough Hill School as part of the pre application consultation, providing the TPO and important trees and their root zones are protected the impact on the conservation area will be neutral.

8.14.2 The council is also concerned that traffic using Ship Lane will be disrupted by the proposed works. Although more of a local route than Cove Road the council feels that a Traffic Management Plan including alternative option for traffic should be produced as a requirement within the DCO.

#### **8.15 Pollution to Ship Lane Cemetery SINC**

8.15.1 As the pipeline route does not enter Ship Lane Cemetery there will be no direct impact on the SINC. However, RBC is concerned that there are no details within the Construction Environment Management Plan (CEMP) as to how SINCs are to be protected from pollution due to dewatering and contaminated runoff. Without a detailed CEMP there is a risk that the acidic habitats for which the SINC is designated could be negatively impacted. Providing a requirement is made within the DCO for a detailed CEMP containing safeguards and working practices to ensure no pollution, the impacts should be neutral.

#### **8.16 Disruption to Farnborough Hill Road Football and Bowls Club**

8.16.1 The pipeline will bisect the Farnborough Gate Sports Complex main car park and football pitch and potentially also restrict access to the bowls club. There will be a definite negative impact on the use of the football pitch as open trenching will disrupt the playing surface requiring significant refurbishment works unlikely to permit use for at least a season. It is likely that the council will need to relocate the football club within the construction and recovery period.

8.16.2 Of greater concern however is the impact that the pipeline could have on the long-term use of the site. Considering the restrictions on management of Cove Playing Fields due to the pipeline, RBC has sought reassurances that this football pitch can be appropriately managed. Despite repeated requests, and information regarding management being submitted to the applicant, RBC is yet to receive any reassurances that management will not be hampered. Unlike Cove Playing Fields, Farnborough Hill Road Football pitch is used by an established

club with any restrictions more likely to require the permanent relocation of the team. The inability to manage the pitch would also lead to the grounds becoming unusable. As Farnborough is a heavily urbanised borough, it would be unlikely that an alternative pitch could be provided and therefore disruption of the pitch would lead to a significant negative impact permanently.

8.16.3 Within the construction period RBC would expect the applicant ensure that the football club can be relocated. In the longer term the council would wish to negotiate terms within the DCO that enable us to manage the pitch as a sporting facility.

8.16.4 In relation to the bowling club providing access is maintained the impact should be neutral.

### **8.17 Tree loss along the North Downs Railway Green Corridor**

8.17.1 A 380m of trees will need to be felled along the railway in order to undertake the directional drill under the railway's roads and the Blackwater River, 180m of which are within Rushmoor Borough. RBC acknowledge that the loss is unavoidable due to the stringing out process and the need to protect the Blackwater River and the SINC. The Council requests that impact to the tree line within North Downs Railway Green corridor should be included within the proposed Biodiversity Offsetting calculation with compensation provided within the Farnborough area.

### **8.18 Habitat loss within Blackwater Valley Frimley Bridge SINC**

8.18.1 In the case of the Blackwater Valley Frimley Bridge SINC, RBC is concerned regarding the habitat loss within and adjacent to the SINC, the possible disturbance of contaminants within the landfill and the threat to the ecology within the Blackwater River, due to pollution. Although the stretch within our boundaries is to be directionally drilled, the council is keen to ensure the protection of the Blackwater River and the integrity of the SINC within both boroughs.

8.18.1 Within the application documents there are no details regarding the nature of the landfill or safeguards to ensure there is no contamination of the natural habitats. RBC recommends that the nature of the landfill is ascertained whilst the proposals are within examination. If there are contaminants that could be deleterious to the River Blackwater and the associated SINC habitats, RBC would request that there is a requirement for directional drill under the entire SINC and landfill or that the option to the South is again considered. The Council requests that a requirement is included within the DCO for a Construction Environment Management Plan (CEMP) detailing how working practices are ensure no pollution of the SINC or the River Blackwater as a result of the works.

### **8.19 Decommissioning of the existing and new pipelines**

8.19.1 Nowhere in the application documents is the decommissioning of the existing or new pipelines mentioned. RBC has therefore been unable to ascertain the in-combination impacts of the construction and decommissioning on the Thames Basin Heaths SPA or the natural habitats and open spaces to be impacted. Within meetings the applicant has stated that currently they have not decided how to decommission the existing pipeline, but that it

is likely to be filled in. Without details of the decommissioning process the council is unable to ascertain whether adverse impacts will occur. RBC would request that the applicant produce an in-combination assessment relating to the decommissioning of both pipelines so a true assessment of impact can be undertaken

## **9. Conclusion**

9.0.1 These proposals will negatively impact many of the green corridors, open spaces, natural habitats and sports facilities within Farnborough. This will cause negative community impacts particularly in respect of the Borough's recreational resources. The significant tree loss along the railway lines and within Queen Elizabeth Park is also likely to fragment contiguous habitat causing impacts to the protected species that use the green corridors to commute between the larger sites with negative impacts on biodiversity. RBC does not feel that the avoidance, mitigation and compensation proposed within the application are adequate to ensure that impacts on ecology, hydrology and amenity are adequate to ensure no adverse impact in the short, medium and long term. Further there are potential direct and indirect impacts on the Thames Basin Heaths SPA which need to be further examined. Within the Local Impact Statement RBC has endeavoured to recommend avoidance, mitigation and compensation measures to endeavour to alleviate impact. By requesting these measures be required as part of the DCO process, RBC feels that there is potential to reduce the negative effects.

**Development Management Committee**  
**6<sup>th</sup> November 2019**

**Head of Economy, Planning and  
Strategic Housing**  
**Report No. PLN1954**

## **Enforcement and possible unauthorised development**

### **1. Introduction**

This report considers current matters of enforcement and possible unauthorised development. Authority to take planning enforcement action is delegated to the Head of Economy, Planning and Strategic Housing. Matters that require a Committee decision are reported, together with delegated decisions to take action.

It is not an offence to carry out works without planning permission and the National Planning Policy Framework (NPPF) states that enforcement action is discretionary and that local planning authorities should act proportionately in responding to suspected breaches of planning control. Local authorities are also advised to take action only where it is appropriate to do so. The purpose of this report is therefore to report to Committee decisions with regard to enforcement action and/or to seek approval for further action.

### **2. Policy**

The Council's Approach to Planning Enforcement is set out in the adopted Local Enforcement Plan. The essential thrust of the Plan is that we will not condone wilful breaches of planning law, but we will exercise our discretion regarding enforcement action if it is considered expedient to do so. Our priorities with regard to enforcement are:

- To focus our resources to ensure that the most pressing and harmful issues are addressed appropriately.
- In determining the expediency of enforcement action we will have regard to the seriousness of any harm which is evident as a result of a breach of planning control.
- Matters which can potentially have a serious impact on the safety or amenity of residents or occupiers of property or on the natural environment will take priority over minor infractions and matters of dispute between neighbours.

### **3. Items**

Each item contains a full description, details of any investigation, and an assessment of the situation and concludes with a recommendation.

This report relates to:

Item 1 109 Giffard Drive

All information, recommendations and advice contained in this report are understood to be correct at the time of writing this report. Any change in circumstances will be updated verbally 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.

#### **4. Human rights**

The Human Rights Act 1998 (the Act) has incorporated part of the European Convention on Human Rights into English law. Any recommendation either to take or not to take enforcement action has been assessed to make sure that the decision is compatible with the Act. If there is a potential conflict this will be highlighted in the individual report on the relevant item.

#### **5. Financial implications**

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 enforcement cases 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  
Head of Economy, Planning and Strategic Housing

#### **BACKGROUND PAPERS**

*Rushmoor Local Plan (2019)*

*Rushmoor Local Enforcement Plan (2016)*

*National Planning Policy Framework (NPPF)*



**Item 1**

**Site location**                      **109 Giffard Drive, Farnborough**

**Alleged breach**                      **Change of use of garage to form habitable room**

**Recommendation**                      **No Further Action**

The garage was built in 1981. A planning condition placed on the development required its retention for parking purposes. The garage has been converted into a habitable room in breach of this condition. A site visit to the property has established that the owners can meet the council's current adopted car parking standard of three spaces for a property of this size by providing it on the existing driveway and frontage. Consequently if an application were to be submitted to regularise the conversion of the garage it would receive a recommendation that permission be granted.



**Full recommendation:**

**NO FURTHER ACTION**

Associated Documents                      Planning reference: RSH02932/1. Enforcement Reference  
19/00089/COUGEN

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## Appeals Progress Report

### 1. Appeal decisions

#### 1.1 Pinehurst House, 117 Farnborough Road, Farnborough

At the 7 November 2018 meeting, the Development Management Committee refused planning permission (18/00466/FULPP) for: "Erection of extensions and alterations to existing office building (Use Class B1) to facilitate conversion and change of use to residential use (Use Class C3) to provide 113 flats (comprising 7 X studio, 52 X 1-bedroom, 52 X 2-bedroom and 2 X 3-bedroom units); retention/provision of 199 on-site parking spaces and use of existing vehicular access to Farnborough Road; and landscaping including creation of new landscaped podium amenity courtyard" for the following reasons:-

1. *The proposal, by virtue of the design, mass, bulk, and height of the additions to the building and the proximity of windows of new residential units, would have a detrimental effect on the amenities of neighbouring residential properties within The Convent, 115 Farnborough Road by virtue of enclosure and loss of privacy due to actual and perceived overlooking. The proposal is therefore contrary to adopted Rushmoor Core Strategy Policy CP2; saved Local Plan Policy ENV16; and emerging New Rushmoor Local Plan (2014 to 2032) Policy DE1. The proposal further fails to address the requirement for high quality design set out in the National Planning Policy Framework and Planning Practice Guidance.*
2. *In the absence of a s106 Planning Obligation, the proposal fails to make provision for an appropriate Special Protection Area Mitigation and Avoidance contribution towards strategic access management measures in order to address the impact of the proposed development upon the nature conservation interests and objectives of the Thames Basin Heaths Special Protection Area. The proposals are thereby contrary to the requirements of retained South East Plan Policy NRM6; Policies CP13 and CP15 of the adopted Rushmoor Core Strategy (October 2011); and Policies NE1 & NE4 of the emerging New Rushmoor Local Plan (2014 to 2032).*
3. *In the absence of a s106 Planning Obligation, the proposal fails to make provision for public open space in accordance with the requirements of Policies CP11 and CP12 of the adopted Rushmoor Core Strategy (October 2011); saved Local Plan Policies OR4 and OR4.1; emerging New Rushmoor Local Plan (2014 to 2032) Policy IN2; and the Council's continuing Interim Advice Note (dated August 2000 and updated July 2006) "Financial Contributions towards Provision of Open Space in Association with New Housing Development".*

4. *In the absence of a s106 Planning Obligation, the proposal fails to make provision for appropriate transport contributions to address the impact on local highway infrastructure as required by Policies CP16 and CP17 of the adopted Rushmoor Core Strategy (October 2011); saved Local Plan Policy TR10; emerging New Rushmoor Local Plan (2014 to 2032) Policy IN2; and the Council's adopted "Planning Contributions : Transport" Supplementary Planning Document, April 2008."*

In allowing the appeal the Inspector considered the main issues to be the effect of the proposals on:-

- The effect of the proposed development on the living conditions of the occupiers of The Convent, 115 Farnborough Road with particular regard to privacy and outlook;
- The effect of the proposed development on the Thames Basin Heaths SPA; and
- Whether the proposal makes adequate provision for any additional need for public open space and transport infrastructure arising from the development.

The decision included the following comments in these respects:

**Impact Upon The Convent :** The eastern wall of the upper ground floor and first floor of Pinehurst House which faces and is closest to The Convent currently has extensive glazing, yet the proposals would alter this façade to a solid wall with a reduced number of windows with obscure glazing to the habitable rooms and partially obscure oriel windows to the bedrooms that would direct views away from The Convent. Accordingly, the Inspector concluded that, whilst the separation distance between the buildings would remain the same, the proposed windows would not result in undue breach of privacy.

The Inspector then considered the impact of the new second, third and fourth floor windows of the east elevation facing The Convent, but noted that they would be a substantial distance away. Moreover, windows in this elevation would also be either obscured or partially obscured oriel windows that would direct views away from The Convent such that no undue overlooking would arise. Whilst the Inspector acknowledged the Council's reference to perceived overlooking, they did not consider that there would be adverse impacts given the limited number of windows involved.

Areas of flat roof would not be accessible by future occupiers of the development and, where balconies and terraces were proposed on the north and south elevations, these would be provided with tall modesty screens such that no undue overlooking of The Convent would occur.

In terms of the outlook of occupiers of The Convent, the Inspector noted that the proposed scheme generally utilised the existing footprint of Pinehurst House, such that the building-to-building separation would remain unaltered. In terms of mass, the proposal at upper ground-, first and second-floor was not considered to be significantly different to the impact of the existing Pinehurst House and, as such, the proposals would not detrimentally affect the outlook of The Convent.

The proposed third- and fourth-floors would be significantly set back from the east edge of the building such that only a limited portion of these new floors would be visible from the ground floor flats of The Convent. Therefore the living conditions of occupiers of ground-floor flats would not be adversely affected in terms of outlook.

The Inspector noted that the rear-facing windows of the first-floor flats of the southern side of The Convent look out across the first-floor and roof of Pinehurst House. However, although the third and fourth storeys of the proposed development would be more visible, they would be set-back significantly such that no overbearing impact would arise.

Windows of the second-floor flats on the southern side of The Convent look out over the roof of Pinehurst House. However, whilst again the proposed additional floors of the proposal would be visible from these windows, they would also be located a significant distance away and, as such, no overbearing impact would occur. Furthermore, the Inspector considered that the proposed green roofs facing The Convent would soften the effect of the additional storeys.

The dormer windows of both of the third-floor flats at The Convent were noted to look out over the roof of Pinehurst House and would look down upon the proposed additional storeys and at a significant separation distance. As a result the inspector considered that the outlook from these flats would not be unduly affected by the proposals.

Finally, the Inspector considered the flats on the northern side of The Convent are generally a significant distance from Pinehurst House such that they would be less affected than flats on the southern side. Although the proposed additional storeys would be readily visible from these flats, the Inspector concluded that the proposed development would not appear overbearing from these flats. Furthermore, the proposed green roofs and landscaping would soften the impact when viewed from these neighbouring flats.

The Inspector acknowledged the concerns of residents of The Convent arising from the proposed change of use to residential, but concluded overall that the living conditions of occupiers of The Convent flats would not be harmed in terms of privacy and outlook.

**Special Protection Area:** The Inspector accepted that the Appellant's had submitted a s106 Planning Obligation with their appeal and that the Council had provided the appropriate allocation of SPA mitigation capacity, in this instance from the Bramshot Farm SANG. Since the SANG and SAMM contributions were necessary to make the development acceptable in planning terms, directly related to the development; and fairly and reasonably related in scale and kind to the proposals, the Inspector concluded that the SPA impact was satisfactorily addressed.

**Other S106 Contributions:** The Inspector sought additional information from the Highway Authority (Hampshire County Council) during the consideration of the appeal in respect of the justification for the Transport contribution. However, they concluded that they were satisfied that both the public open space and transport contributions were necessary to make the development acceptable in planning

terms, directly related to the development, and fairly and reasonably related in scale and kind to the proposals. Accordingly, the Inspector accepted that the other financial contributions secured with the s106 Planning Obligation were reasonable and that the proposals made adequate provision in respect of these forms of infrastructure in accordance with adopted Development Plan policies and the National Planning Policy Framework.

## **DECISION : APPEAL ALLOWED**

### **1.2 1 Coldharbour Lane, Farnborough.**

Against the refusal of planning permission for 'the demolition of garage and outbuildings and erection of a two -storey building comprising two flats with associated parking, access and amenity space and retention of 1 Coldharbour Lane on a reduced curtilage' (18/00677/FUL).

Planning permission was refused for the following reasons:

- 1. As a consequence of the sub division of the existing curtilage and the introduction of a two-storey building containing flats with a large building footprint on a constrained plot which is currently garden, the proposal is considered to result in a cramped form of development which does not reflect the prevailing character of the area to its detriment. Furthermore the proposal would result in the substantial loss of the front boundary hedge which makes a positive contribution to the landscape character of the area. The proposal would therefore constitute an unacceptable overdevelopment of the site contrary to the provisions of Rushmoor Core Strategy Policies CP1 and CP2, "saved" Local Plan Policy ENV17, the Council's adopted "Housing Density and Design" and "Sustainable Design and Construction" Supplementary Planning Documents, April 2006 and the National Planning Policy Framework/Practice Guidance. Regard has also been had to policies D1, DE11 and NE3 of the Rushmoor Local Plan Draft Submission 2017 as proposed to be amended.*
- 2. It has not been satisfactorily demonstrated that the proposal would provide appropriate external amenity space for future residents. As such the proposal conflicts with policy CP2 of the Rushmoor Core Strategy and "saved" local plan policies ENV17 and H14. Regard has also been had to policy DE3 of the Rushmoor Local Plan Draft Submission June 2017.*
- 3. The proposal fails to provide mitigation for the impact of the development on the Thames Basin Heaths Special Protection Area in accordance with the Council's Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy and is therefore contrary to Policy CP13 of the Rushmoor Core Strategy and policy NRM6 of the South East Plan. Regard has also been had to policy NE1 of the Rushmoor Local Plan Draft Submission 2017 as proposed to be amended.*

The site comprises the side curtilage of 1 Cold Harbour Lane which is a triangular shaped piece of land tapering to the west laid to lawn with a driveway and garage. The site has a tall evergreen hedge along the front boundary.

The Inspector agreed that although the height and front of the proposed flat building follows the established building line, its close relationship to the rear property boundary due to the shallow plot depth would be apparent in the streetscene and would make the development appear uncharacteristically cramped given the spacious nature of surrounding plots. This, and to a lesser extent, the removal of the front hedge, would have a harmful impact on the character of the area and be contrary to the Council's Local Plan policies. The Inspector also agreed that the proposal would not offer satisfactory outdoor amenity space for future occupants in terms of quality, usability or privacy as it would be open to public views, as it is located to the side of the building behind car parking spaces.

The Inspector did not pursue further comments from other parties on the unsigned section 106 agreement submitted by the appellant to address mitigation on the Thames Basin Heaths SPA due to the reasons for dismissal set out above.

## **DECISION APPEAL DISMISSED**

### **1.3 6 Church Avenue, Farnborough.**

Against the refusal of planning permission for "demolition of side extension and outbuilding and erection of one detached three-bedroom house with attached garage and new access to highway for existing property (18/00697/FULPP refers).

Planning permission was refused under delegated powers for the following reasons:

- 1 The proposed development, by reason of the excessive width and footprint of the proposed dwelling relative to the restricted size and shape of the plot in which it would be sited, would result in a cramped and contrived form of development in a prominent location, which would be at odds with the established character of the area and to its detriment. The proposed dwelling would also have a detrimental impact upon the privacy and amenity of the of the occupiers of 6 Pirbright Road by reason of the positioning of the rear-facing first floor windows of the new property relative to the boundary. The proposal would therefore constitute an unacceptable overdevelopment of the site contrary to the provisions of Rushmoor Core Strategy Policies CP1 and CP2 and "saved" Local Plan Policy ENV17; the Council's adopted "Housing Density and Design" and "Sustainable Design and Construction" Supplementary Planning Documents, April 2006 and the National Planning Policy Framework/Practice Guidance. Regard has also been had to policies D1 and DE11 of the Rushmoor Local Plan Draft Submission 2017.
- 2 The proposed development threatens prominently located amenity trees worthy of retention by reason of the inappropriately close location of the new dwelling to these trees. This will necessitate the canopies of the trees to be cut back to accommodate the development, thus reducing their amenity value, and is then likely to require regular and otherwise unnecessary maintenance

works to these trees to maintain light into dwellinghouse, to the detriment of the trees' amenity value. The proposal is contrary to saved Policy ENV13 of the Rushmoor Local Plan Review and to Policy NE3 of the emerging Rushmoor Local Plan.

- 3 The proposed development makes no provision to address the likely significant impact of the additional residential unit on the objectives and nature conservation interests of the Thames Basin Heaths Special Protection Area. The proposals are thereby contrary to the requirements of retained South East Plan Policy NRM6, Rushmoor Core Strategy Policies CP13 and CP15, and emerging Rushmoor Local Plan Policies NE1 and NE4.
- 4 The proposals fail to provide details of sustainable energy performance measures as required by adopted Rushmoor Core Strategy Policy CP3 and emerging Rushmoor Local Plan Policy DE1.
- 5 The proposals fail to provide details of appropriate surface water drainage for the development as required by adopted Rushmoor Core Strategy Policy CP4 and emerging Rushmoor Local Plan Policy NE8.

In dismissing the Appeal, the Inspector broadly agreed the Council's reasons for refusal in respect of the impact upon the character and amenity of the area and the impact upon amenity trees, commenting that :

"I conclude that the development would result in significant harm to the character and appearance of the area, including a potential adverse impact upon trees protected by Tree Preservation Order. The proposal, therefore, conflicts with Policies DE1, DE11 and NE3 of the LP. The policies, when taken together and amongst other things, require new development to improve the quality of the built environment including high quality design that respects the character and appearance of the local area, takes account of established and adjacent building lines, scale, massing, layout and the street scene, and will not permit adverse effects on existing trees worthy of protection."

The Inspector also supported the Council's reason for refusal in respect of impact upon the Thames Basin Heaths Special Protection Area.

The Inspector did not support the Council in its concerns over the loss of privacy and amenity at the adjoining property 6 Pirbright Road. He commented that the different alignment of the building lines of the property would ensure that the only direct relationship between the habitable windows of the proposed development would be with the side windows of 6 Pirbright Road. In that regard, the provision of an appropriate boundary treatment would prevent any direct overlooking between the ground floor windows following the removal of the hedge, whilst there is only a high level window in the first floor side elevation of 6 Pirbright Road which would prevent any direct overlooking between the upper floors of the properties or the rear garden of the proposed dwelling.

The Inspector noted that the Council did not seek to defend its fourth reason for refusal in respect of energy efficiency as the currently adopted policy does not



replicate the requirements of Rushmoor Core Strategy Policy CP3.

The Inspector considered that the Council's fifth reason for refusal in respect of provision for SUDS could have been dealt with by means of a planning condition, were he minded to allow the appeal.

## **DECISION APPEAL DISMISSED**

### **2. Recommendation**

2.1 It is recommended that the report be **NOTED**.

Tim Mills  
Head of Economy, Planning and Strategic Housing

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Development Management Committee  
6<sup>th</sup> November 2019

Planning Report No. PLN1956

## Planning (Development Management) summary report for the quarter Jul-Sept 2019

### 1. Introduction

- 1.1 The purpose of this report is to update Members on the position with respect to Performance Indicators and overall workload of the Development Management Section of Planning. This report covers the quarter from 1<sup>st</sup> July to 30<sup>th</sup> September 2019.

### 2. Planning Applications

- 2.1 The three tables below set out figures relating to determination of Major, Minor and 'Other' planning applications for the second quarter. We are required to provide the government with statistical returns in relation to decision times. It should be noted that the returns required by government do not include some application types including applications for the approval of details pursuant to conditions, applications to fell or carry out works to TPO trees and trees in Conservation Areas, Non-Material Amendments, Screening Opinions, Adjacent Authority Consultations and applications for approval in relation to conditions. These however constitute a source of demand on our service numbering 17 cases in the quarter and are included in the total figures reflecting workload set out at 3.1 below.

#### Major and small scale major Applications determined within 13 weeks

Decisions in quarter	Jul-Sept 2019	Government Target	2018/2019 Total %
7	100%	60%	91.5%

\* Whilst four of the 7 decisions in quarter 2 fell outside the statutory period, all were the subject of agreed extensions of time and are therefore recorded as 'in time'.

#### Minor (Non householder) Applications determined within 8 weeks

Decisions in quarter	Jul-Sept 2019	Government Target	2018/2019 Total %
17	88.2%	65%	80.4%

\* Whilst eight of the 17 decisions in quarter 2 fell outside the statutory period, six were the subject of agreed extensions of time and are therefore recorded as 'in time'.

#### 'Other' (Including Householder) Applications determined within 8 weeks

Decisions in quarter	Jul-Sept 2019	Government Target	2018/2019 Total %
91	83.3%	80%	93.8%

2.2 The following table sets out figures relating to appeals allowed against the authority’s decision to refuse permission.

% of appeals allowed against the authority’s decision to refuse

Government Target	Apr-Jun 2019	Appeal Decisions
40% max	50%	2

### 3. Workload

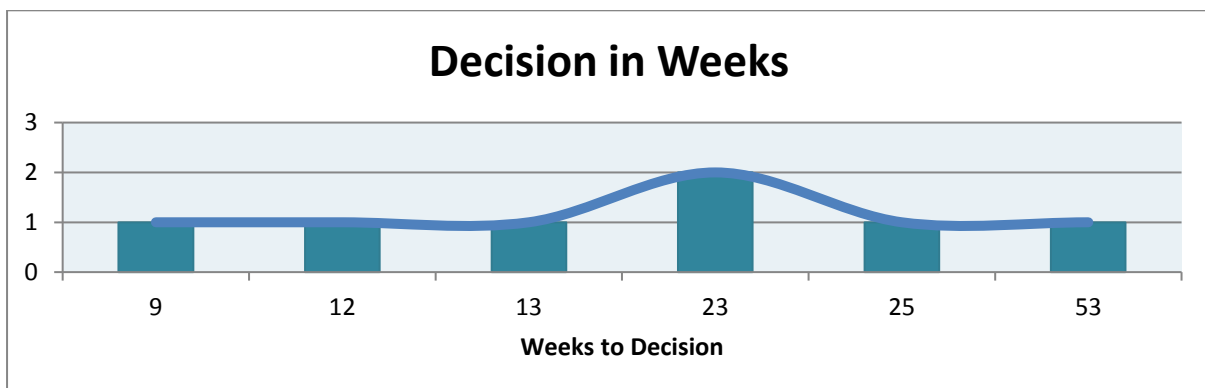
3.1 This section deals with workload demand on the Development Management Section in the past three months and the financial year.

Departmental Work Demand Jul-Sept 2019

Applications Submitted (All types)	Pre-Application Cases	Incoming Telephone Calls	Applications Determined (All types)	Appeals Submitted
167	70	1798	133	4

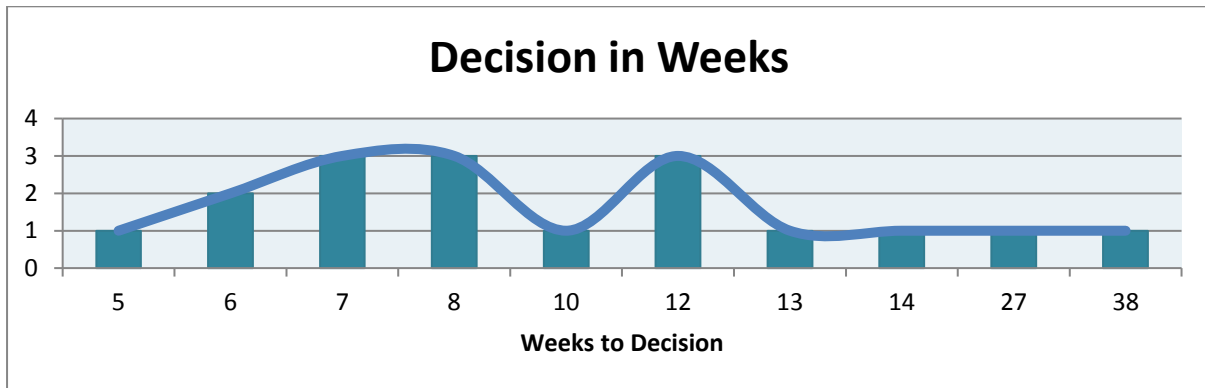
3.2 The following graphs present the time period being taken to determine different types of application in the second quarter of 2019-20.

Major and small-scale majors Total 7



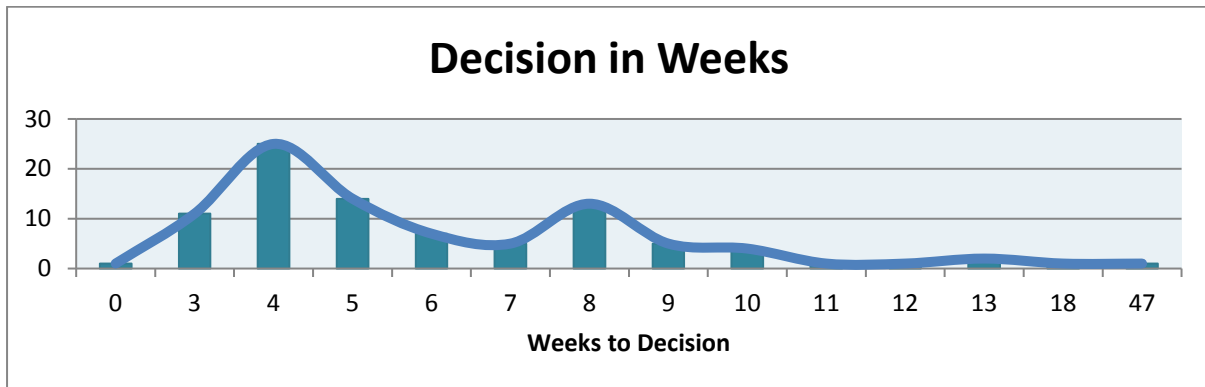
3.3 Performance in the first quarter of 2019-20 with regard to Major applications remains above the Government target with all cases determined within the statutory 13 week period or subject to agreed extensions of time.

Minor (Non householder) applications Total 17



3.4 This second graph illustrates the determination times for minor applications, 88.2% of which were determined within the statutory period or in accordance with agreed extensions of time in the second quarter of 2019-20.

'Other' (Including Householder) applications Total 91



3.5 This third graph shows that in the first quarter of this financial year a significant proportion of householder applicants received decisions in the fourth and fifth weeks after their validation date.

#### 4. Fee Income

4.1 The total planning fee income received for the quarter was £56,341 against a budget estimate of £120,000.

4.2 The total pre-application income received for the quarter was £5,306 against a budget estimate of £9,000.

## 5. Section 106 contributions

5.1 Information in this section relates to financial contributions secured by way of section 106 planning obligations. The allocation of capacity in the Hawley Meadows, Southwood II and Rowhill Copse SANGs is now complete and there will henceforth be no further contributions or reports in respect of these projects. Allocation with a view to collection of contributions in respect of the first phase of the new Southwood Country Park SANG commenced in August 2019 to date no associated project has reached the stage where payment is due.

Section 106 contributions received	Jul-Sept 2019
Contributions received (Rushmoor and Hampshire) apportioned as set out below~	£56,394
Open Space (specific projects set out in agreements)	£0
Affordable Housing (In lieu of on-site provision)	£0
SANGS a) Hawley Meadows * b) Southwood II c) Rowhill	a) £3,640 b) £28,990 c) £18,200
SAMM* a) Hawley Meadows b) Southwood II c) Rowhill d) Wellesley Woodland e) Bramshot Farm (Hart)	a) £399 b) £3,174 c) £1,991 d) £0 e) £0
Transport (specific projects set out in agreements)*	£0

~This figure also includes monitoring charges, interest and receipts for the Farnborough Airport Community Environmental Fund.

\*Contributions relating to SAMM contributions and Transport are paid to Hampshire County Council.

Six new undertakings/legal agreements were signed in the period Jul-Sept 2019.

## 6. Comment on workload for this quarter

6.1 This second quarter saw a small fall in numbers of application submissions and determinations and a slight fall in pre-application submissions. Both Planning Application fees and Pre-application receipts are currently significantly below the budgetary estimates. Demand continues for minor and householder proposals but, in particular the submission of at least two major regeneration project applications, which have been under discussion for a considerable length of time and which would command fees at the larger end of the scale, has been subject to slippage arising from matters outside the applicants' and the Council's control. The expectation remains that at least one of these will be submitted in the next quarter.

## **7. Wellesley**

- 7.1 There have been 426 residential occupations to date at Wellesley. Maida Development Zone A is substantially complete. This contains 228 units of which 226 are occupied. The remaining two will be constructed/occupied once the sales suite is no longer required in connection with the Corunna Development Zones B1 & B2.
- 7.2 The Corunna Zone, opposite Maida on the west side of Queen's Avenue is at an advanced stage on site for Phases B1 & B2 (227 residential units) and to date 137 units are occupied, including affordable housing. Works are well under way on Corunna Phases B3 & B4 to provide a further 454 residential dwellings of which 26 are occupied.
- 7.3 Gunhill (Development Zone E) which consists of 107 residential units. This is located west of the Cambridge Military Hospital and north of Hospital Road. 33 units of private rented accommodation are occupied to date.
- 7.4 Works are under way on phase 1 of McGrigor Zone D. This is located north of the Cambridge Military Hospital and east of Maida Zone. It will provide a total of 116 residential units. 4 of the phase 1 units are currently occupied.
- 7.5 Work has now lawfully commenced on the first phases of the Cambridge Military Hospital Development Zone C. This follows the approval of details pursuant to pre-commencement conditions attached to the reserved matters and listed building consents for the main hospital, Louise Margaret Hospital and Gunhill House & Water Tower. Work is in progress with the developer, Weston Homes on approving pre-commencement condition submissions to enable further phases to be implemented. Weston Homes will also be delivering the final phase of the McGrigor Zone, which comprises the conversion of Cambridge House and St Michaels House together with some new build housing.

## **8. Recommendation**

- 8.1 That the report be NOTED

Tim Mills

Head of Economy, Planning and Strategic Housing

Contact: John W Thorne 01252 398791

*BACKGROUND PAPERS: None.*

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