

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.	21/00742/FULPP
Date Valid	14th September 2021
Expiry date of consultations	22nd October 2021
Proposal	Construction of new memorial square at Pennefathers (Zone G), Wellesley, Aldershot
Address	<b>Zone G – Pennefathers, Aldershot Urban Extension, Alisons Road, Aldershot, Hampshire</b>
Ward	Wellington
Applicant	Grainger (Aldershot Ltd) and Secretary of State for Defence
Agent	Bryony Stala, Savills
Recommendation	<b>GRANT</b>

## Description

### *Background & Site:*

On the 10th March 2014 hybrid outline planning permission (ref: 12/00958/OUT) was granted for the redevelopment of land at the Ministry of Defence's former Aldershot Garrison for up to 3,850 no. dwellings together with associated infrastructure, including a neighbourhood centre, employment provision, schools and a suite of Suitable Alternative Natural Greenspace (SANG). The Aldershot Urban Extension is known as Wellesley.

The Wellesley Masterplan approved as part of hybrid outline planning permission ref: 12/00958/OUT is divided into a series of manageable areas called Development Zones. Pennefather's Zone G is located to the south of Pennefather's Road and north of Knollys Road at the western edge of Wellesley. The zone is currently undeveloped but is identified in the Housing Delivery Strategy for 123 residential units.

The application site is located centrally within Zone G and comprises an existing landscaped area with memorial plaque to the victims of an IRA bomb on 22<sup>nd</sup> February 1972. The shape of the existing garden replicates the floor plan of the Officers' Mess building which previously stood on the site. The memorial is a locally listed heritage asset and the site lies within the Aldershot Military Conservation Area.

## *The Proposal*

Permission is sought for a newly designed memorial square which will form a public space within Pennefathers Development Zone G of the Wellesley development. The square will feature a central stone monument incorporating the existing memorial plaque and retained lamp post within the redesigned space. The memorial has been designed in consultation with the victims' families and the Aldershot Branch of the Parachute Regimental Association.

### **Consultee Responses**

RBC Conservation Officer: No objection.

RBC Arboricultural Officer: No objection.

RBC Ecology Officer: Comments (summarised/paraphrased):

The NPPF states that new developments should:

- Provide bird nesting and bat roosting provision erected on the newly planted trees.
- Use native species or species of known biodiversity benefit when planting new trees and shrubs, preferably of local provenance. Planting should focus on nectar-rich flowers and/or berries as these can also be of considerable value to wildlife.

*Case Officer's response: This advice has been forwarded to the developer. A condition is proposed to seek details of a revised planting schedule and biodiversity enhancements.*

Protected species: The Bat tree survey concludes that the 6 trees subject to felling do not have potential to host active bat roosts. Bats do not therefore appear to be a constraint to development.

The Ecology Officer also provided advice relating to the potential impacts of construction on Badger setts and breeding birds.

*Case Officer's response: This advice has been forwarded to the developer and relevant informatives can attached to the decision notice.*

Parachute  
Regimental  
Association  
(Aldershot Branch):

Comments: "...we whole heartedly support this application and look forward to seeing it come to fruition in time for the 50<sup>th</sup> anniversary on the 22<sup>nd</sup> February 2022."

## Neighbours notified

In addition to posting a site notice, 11 individual letters of notification were sent to neighbouring owner/occupiers. The neighbour consultation period expired on 12<sup>th</sup> October 2021.

One neighbour contacted the Council for further information. No representations / objections were received.

## Policy and determining issues

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 *Rushmoor Local Plan* was formerly adopted by the Council on 21st February 2019. In addition to the *Rushmoor Local Plan*, the development plan for Rushmoor includes the *Hampshire Minerals and Waste Plan* (adopted in October 2013) and saved Policy NRM6 of the *South East Plan* (adopted in May 2009).

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

- SP5 Wellesley
- HE1 Heritage
- HE3 Development within or adjoining a Conservation Area
- DE1 Design in the Built Environment
- NE3 Trees and Landscaping
- NE4 Biodiversity

The Council's adopted supplementary planning document (SPD) Aldershot Military Conservation Area Appraisal and Management Plan (RBC, February 2021) is also relevant.

The main determining issues in the assessment of the proposal are the principle of development; impact on neighbouring occupiers/uses; design and appearance; impact on the conservation area; and, impact on trees and biodiversity.

## Commentary

### The principle of development -

The principle of this development is established in Design Code: Document 1 – General Design Principles of the Hybrid Outline Planning Permission for Wellesley (12/00958/OUT dated 10/03/2014), which states in respect of Sub Character Area F2 Pennefather Heights “*The Memorial to the Victims of the IRA Bombing and its existing setting shall be sensitively incorporated into the design as a local focal point, within an area of publicly accessible open space.*”

### Impact on neighbours -

Pennefather's Zone G is currently undeveloped and the application site is not publicly accessible. There are no existing properties or uses that would directly adjoin or would be directly affected by the proposed memorial square. The submitted plans include indicative drawings of how the surrounding residential development might be laid out, however the relevant reserved matters application for the residential elements is yet to be submitted or approved. A site notice was posted on Pennefather's Road and consultation letters were sent

to the closest residential properties within the Corunna Development Zone to the north. No representations were received.

### **Design and appearance -**

The proposed memorial square would feature a newly commissioned 2.4m high by 1.26m diameter stone monument (plus 0.3m plinth) with a heptagonal base. The seven-sided memorial has been designed to represent the seven victims of the bombing and has been conceived in consultation with the victims' families. The memorial would incorporate name plaques for the victims together with historical and military plaques.

The monument would be centrally positioned within the newly designed square and seating would be provided around its southern side. The existing locally listed memorial plaque and retained lamp post would be incorporated.

The hard and soft landscape proposals have been designed to accord with the palettes contained within the approved Design Code: Document 2 for Wellesley. In this regard the northern half of the square would be predominantly hard-surfaced with high quality silver grey granite sets and grey block paving to complement the character and appearance of the stone monument. The southern half of the square would provide a garden with grass and ornamental planting framed by newly planted fastigate trees, selected from the Wellesley Design Code planting palettes.

It is considered that the proposed monument and newly designed public space would represent appropriate design which would enhance the setting of the retained locally listed memorial and the character and appearance of the Aldershot Military Conservation Area.

### **Trees & biodiversity -**

The planning application is accompanied by an Arboricultural Method Statement, Bat Tree Survey, Landscape Design Statement, Illustrative Landscape Masterplan, Planting Schedule and Landscape Management Plan.

Six (6) existing trees would be removed in order to implement the proposals for the memorial square. One of the trees is a U-grade tree (Common Lime) and is outside the application red line. It would require removal regardless of the current proposals due to its poor condition.

The five (5) trees within the existing memorial garden comprise of a centrally positioned Goat Willow surrounded by four Lawson Cypress Trees. The Arboricultural Method Statement submitted with the application includes a tree survey which identifies these trees as Category C (Low quality). The Council's Arboricultural Officer has therefore raised no objection to the removal of the trees, subject to their suitable replacement with the six (6) new native Beech trees (*Fagus sylvatica*).

The soft landscaping scheme comprises clipped yew hedges to frame the hard-landscaped frontage of the square, and an open area of amenity grass and ornamental bulb planting on the southern half, bordered by native Beech trees. Whilst the soft landscape proposals have been designed to accord with the Design Code: Document 2 of the Outline Planning Permission, the Council's Ecological Officer has highlighted the opportunity to include more native species of known biodiversity benefit. A planning condition is therefore proposed to seek details of a revised planting schedule, together with other appropriate biodiversity enhancements.

## Conclusion

The proposed development accords with the hybrid outline planning permission for the Aldershot Urban Extension, including the parameter plans and the principles of the approved Design Codes. Subject to appropriate planning conditions, the development would have no harmful impact on neighbouring amenity or uses and would enhance the setting of the locally listed memorial and the character and appearance of the Aldershot Military Conservation Area. The development would also provide opportunities for biodiversity enhancement.

## Full Recommendation

**GRANT** planning permission subject to the following conditions and informatives:-

### *Time limit*

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

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

### *Approved plans*

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

2519-PF-LA-03; 2519-PF-LA-02 Rev P1 and 2519-PP-Grainger-01.

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

### *Biodiversity Enhancements*

- 3 Notwithstanding the information contained within the application, a revised planting schedule, including replacement semi-mature tree planting and native plant species of known biodiversity benefit, together with other appropriate measures for biodiversity enhancement such as bird nesting and bat roosting provision, shall be submitted to and approved in writing by the Local Planning Authority within 6 months of the date of this permission. The scheme so approved shall be implemented in full in the first available planting season following approval of such details. Any tree/shrub removed, dying or becoming seriously diseased within five years of planting shall be replaced by trees/shrubs of similar size and species to those originally approved.\*

Reason: In the interests of the character and appearance of the area, nature conservation and biodiversity net gain.

- 4 Notwithstanding the information contained within the application, full details of the proposed seating features shall be submitted to and approved in writing by the Local Planning Authority within 6 months of the date of this permission. The scheme shall be implemented in accordance with the details so approved.\*

Reason - To ensure satisfactory quality and external appearance for the development and to safeguard the character and appearance of the conservation area and the setting

of adjoining heritage assets.

*Arboricultural Method Statement*

- 5 The development shall be carried out strictly in accordance with the Arboricultural Method Statement ref: JFA9025MS (JFA, August 2021) hereby approved.

Reason - To safeguard retained trees on and adjoining the site in the interests of the character and appearance of the area and nature conservation.

*Hours of Construction*

- 6 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.

**INFORMATIVES**

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

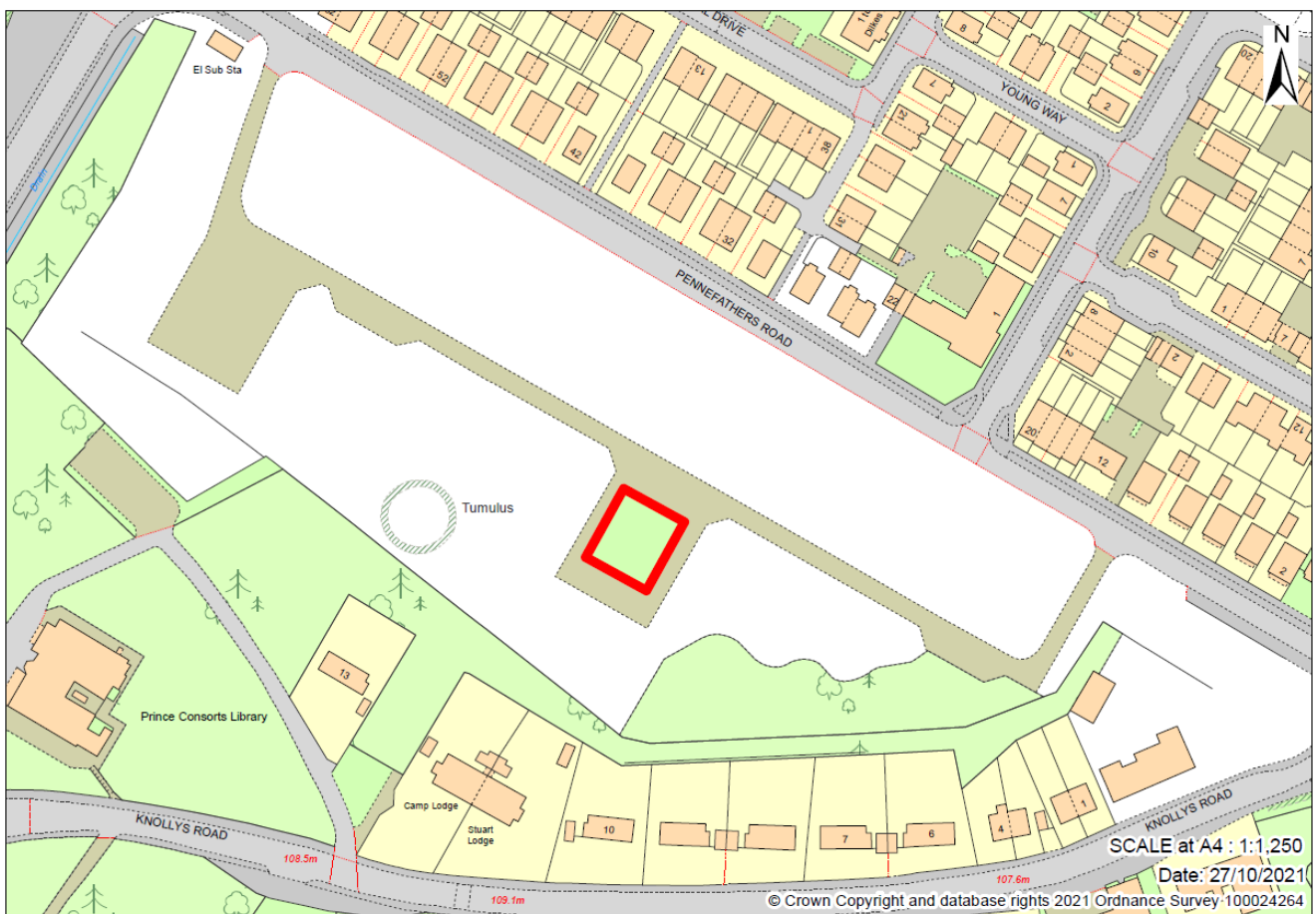
The proposed development accords with the hybrid outline planning permission for the Aldershot Urban Extension, including the parameter plans and the principles of the approved Design Codes. Subject to appropriate planning conditions, the development would have no harmful impact on neighbouring amenity or uses and would enhance the setting of the locally listed memorial and the character and appearance of the conservation area. The proposal would also provide opportunities for biodiversity enhancement. The proposal is consistent with Local Plan Policies SP5, HE1, HE3, DE1, NE3 and NE4 and the Council's supplementary planning document (SPD) Aldershot Military Conservation Area Appraisal and Management Plan (RBC, February 2021).

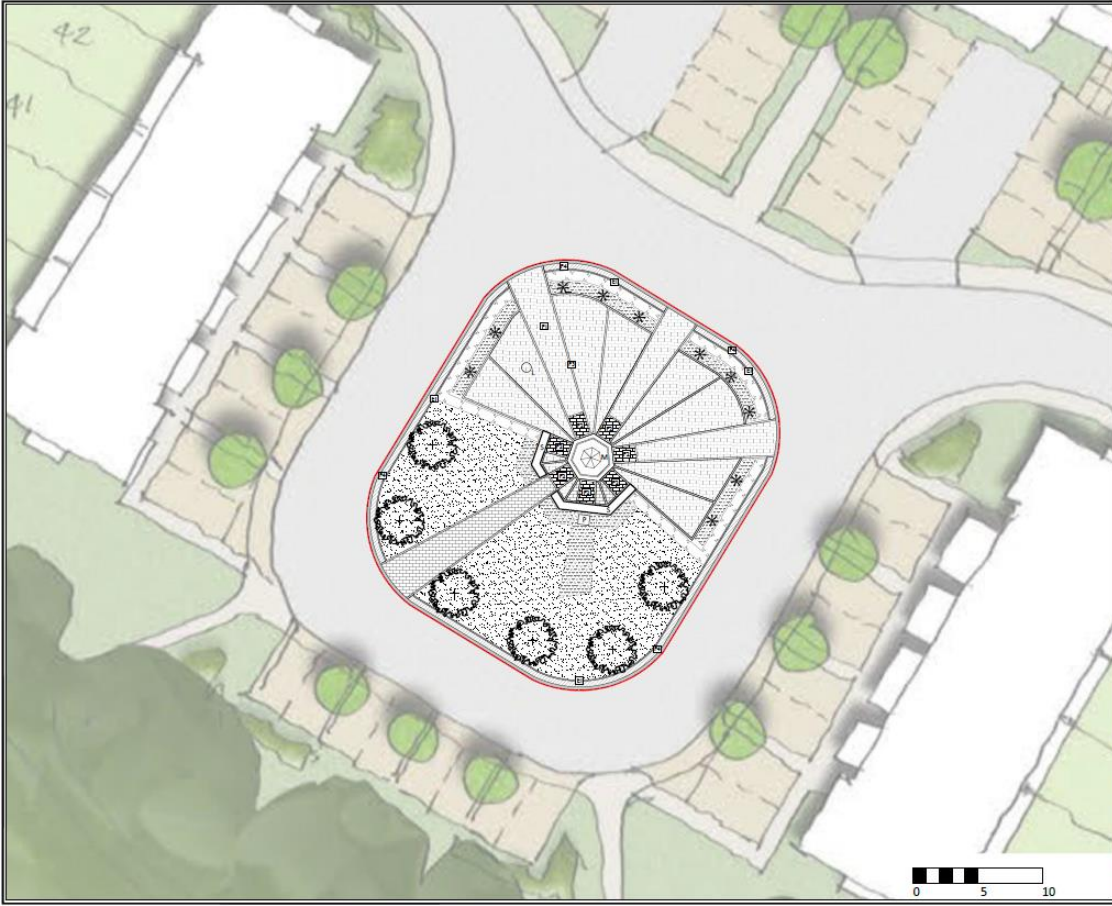
It is therefore considered that subject to compliance with the attached conditions, taking into account the provisions of the Development Plan and all other material planning considerations, the proposal is acceptable. This also includes a consideration of whether the decision to grant permission is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

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 or within a SET TIME PERIOD. 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** - 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.

4. **INFORMATIVE** - All wild birds and their nests are protected under the Wildlife and Countryside Act 1981 (as amended). If any trees are to be removed or buildings demolished during the bird breeding season (March-September inclusive) they should first be inspected by an experienced ecologist to ensure that no active nests are present. If an active nest is discovered it should be left in situ until the young have fledged.
5. **INFORMATIVE** – Terrestrial Mammals/Badgers - No heavy machinery should be used to facilitate works within a 30m buffer of a main Badger sett in line with best practice guidance. The applicant should also ensure that construction activities on site have regard to the presence of terrestrial mammals to ensure that these species do not become trapped in trenches, culverts or pipes. All trenches left open overnight should include a means of escape for any animals that may fall in.
6. **INFORMATIVE** – The Local Planning Authority's commitment to working with the Applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.





1714-1716 MEMORIAL SQUARE  
2519-PF-LA-02-PP-01.dwg

Notes:  
This drawing is subject to copyright.  
Do not scale from this drawing.  
Based on drawing by QMSA Partnership  
Drawing number 2300-SI-1003-A-A

North

### LEGEND

**PROPOSED ELEMENTS**

**PLANTING**

- Proposed Tree
- Specimen shrub with seasonal interest on site winter / early spring
- Clipped hedge or shrub to 1.2m height
- Sub planting with grass seedling to provide seasonal interest in late winter / early spring. Sub planting areas will appear as empty grass when not in flower
- Intervis grass seedling

**SURFACING**

- Shine grey colour Memorial City block paving by Memorial or similar approved
- Charcoal grey colour Memorial City block paving by Memorial or similar approved
- Grass pavers, Silver grey colour, use row to define the hexagonal pattern. Material to be added next to planting areas, verge by Kibby or similar approved
- Blacktop flush to edge along the perimeter

**EDGE**

- Edge - Shine grey Conservation pin bars, 40mm wide by Memorial or similar approved
- Edge along the road - 40mm x 40mm x 10mm, spaced 400mm maximum centres to the material

**STREET FURNITURE**

- Seating - Light grey colour Bruckley Concrete Bench by Group or similar approved
- Hexagonal Memorial
- Original lighting columns relocated and incorporated within the foster gathering space
- Existing memorial plaque relocated

NOTE:  
Bench labels to be attached to the benches explaining what the memorial is for, where the original plaque is situated and the relevance of the original lighting column. QR code to be included.

#1	Approved to site	PROVIDE	IS	OR
Yes	Exception	Done	Done	Checked

Drawing Date:  
**PLANNING**

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Client:  
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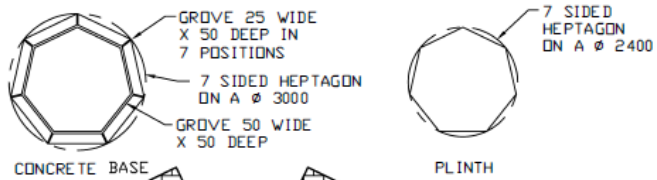
Project:  
PENTHEATHERS ZONE, WELLESLEY  
Phase:  
RUSK  
CD/PG

Drawing Title:  
MEMORIAL SQUARE  
GENERAL ARRANGEMENTS  
Date:  
07/07/21

Drawing Number:  
2519-PF-LA-02  
Sheet:  
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