

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

Case Officer	David Stevens
Application No.	21/00844/FULPP
Date Valid	1st November 2021
Expiry date of consultations	23rd November 2021
Proposal	Proposed external alterations to existing building to facilitate conversion and change of use of former clubhouse to cafe and visitors centre; and change of use of existing ancillary bungalow to storage use; both in association with Southwood Country Park SANG
Address	Proposed Visitor Centre Southwood Country Park Ively Road Farnborough
Ward	Cove and Southwood
Applicant	Rushmoor Borough Council
Agent	Arcus Consulting LLP
Recommendation	GRANT

Description

The site is on the east side of Ively Road (A237) approximately 75 metres north of the Ively Roundabout and south of a watercourse which joins with Cove Brook further to the east. The application site is of an irregular shape surrounding the existing former Southwood Golf Course Clubhouse and its associated detached ancillary caretakers' accommodation. This area, measuring approximately 0.18 hectares, is mostly currently hoarded but also incorporates an area of grassed frontage onto the road enclosed with some rustic fencing that faces the western area of Southwood Country Park on the opposite side of the road. A wider area encompassing land extending south to the roundabout and Elles Road, including the Council's adjacent Property Maintenance Team compound; and also north to include the former Clubhouse car park; is shown surrounded by a blue line, denoting that it is also within the ownership and control of the Council.

The former Clubhouse buildings, both of which are single-storey, have been vacant and unused since 2019, when the Golf Course was closed prior to conversion into the Southwood Country Park SANG (Suitable Alternative Natural Green Space). The buildings, dating from the 1970's, are brick-built and have shallow mono-pitched roofs finished with green mineral

felt.

In July 2021 the Council's Cabinet approved progression of design development for a Southwood Country Park Visitor Centre and Café. The current application seeks planning permission for detailed proposals that have emerged. In this respect the planning application proposes that the existing buildings be retained and altered to facilitate their conversion and change of use into the Southwood Country Park SANG Visitor Centre and Café, incorporating a classroom, kitchen, toilet facilities and a rangers' office; with the detached ancillary accommodation being used for ancillary storage purposes.

The proposals mainly involve opening up the building facades, removal of some internal walls, creation of some covered external areas, and comprehensive external refinishing of the buildings with timber, together with modification to create 'green' roofs incorporating solar panels and rooflights.



The existing internal layout would remain generally similar, with the main entrance retained

at the north-west corner of the building. A wheelchair access ramp would be added. This would lead into the café area, with kitchen and servery to one side. A 'stable-door' would be provided in the front elevation of the building from the servery area for takeaway customers. The café would be provided with a number of Velux-type rooflights and doors opening onto a terrace area to the rear (east) of the building partly under an extension of the existing roof. A secondary entrance from the front elevation to the building adjoining the kitchen would lead into a corridor, with access to lavatories, rangers' office and classroom. A separate uncovered terrace area would be provided outside the classroom.

The building would be provided with security shutters and sliding hit & miss timber screens to the main doorways and windows.

There is an existing vehicular entrance from Ively Road used for deliveries and caretaker parking. This would be retained for deliveries/servicing and also to provide a pair of disabled parking bays adjoining the front of the building. The general parking needs for the site are, as existing, provided by the car park approximately 60 metres to the north, which is linked to the application site with pedestrian footpaths. This car park provides approximately 70 spaces and is to be upgraded as part of the wider improvement works to the Southwood Country Park SANG.

The application is accompanied by a Design & Access Statement; a Bat Survey Update Report; and a Tree Survey Plan. The Design & Access Statement was submitted in updated form on 18 November 2021 to include responses from the Council's separate public consultation exercise concerning the proposals undertaken in early October 2021.

Consultee Responses

HCC Highways Development Planning	No highway objections.
Environmental Health	No objections.
Ecologist Officer	No objections subject to conditions and informatives.
Aboricultural Officer	No objection subject to standard tree protection measure condition.
Environment Agency	The EA advise that they do not wish to be consulted on these proposals and refer the Council to their Standing Advice.
Hampshire Fire & Rescue Service	No objections and makes a number of recommendations in terms of fire safety and precautions.
Natural England	No objections in terms of impact upon the Thames Basins Heaths Special Protection Area. Natural England advises that they have not assessed this application for impacts on protected species on site and, in this respect, their Standing Advice is applicable.
Thames Water	No comments received..

Neighbours notified

In addition to posting a site notice and press advertisement, 12 individual letters of

notification were sent to residential properties in Tarn Close, being the nearest neighbouring properties to the application site.

Neighbour comments

At the time of writing this report no comments have been received.

Community Consultation : In addition to the formal consultation and notification processes undertaken with the planning application, the Council also separately undertook a neighbourhood consultation exercise in early October 2021 and the amended Design & Access Statement submitted on 18 November 2021 summarises the feedback received as follows:-

“Looking at the proposed designs for the visitor centre and café, what do you think of them? In total 354 respondents completed this question. The vast majority (96.3% - 341 respondents) liked the overall plans for the visitor centre and café. Only 13 respondents (3.7%) did not like the plans.

What design features do you like, and why? In total 292 respondents completed this question. Features mentioned 5 or more times were:

- The café
- The solar panels
- General comments about the sustainable features
- The green roof
- The wood/cladding/natural finish

Do you like the proposed finish to the outside of the building? In total 354 respondents completed this question. The vast majority (92.9% - 329 respondents) liked the proposed finish to the outside of the building. Only 12 respondents (3.4%) did not like the proposed finish and 13 respondents (3.7%) didn't know.

Thinking about the café area, do you think it is: In total 335 respondents completed this question. The majority (87.5% - 293 respondents) thought the café area was the right size, 5.1% (17 respondents) thought it was too big and 7.5% (25 respondents) thought it was too small.

Thinking about the covered external space, do you think this is? In total 339 respondents completed this question. The majority (72.9% - 247 respondents) thought the covered external space was the right size, 2.7% (9 respondents) thought it was too big and 24.5% (83 respondents) thought it was too small.

We are proposing to include green energy features in the building. What do you think of the design of these? In total 345 respondents completed this question. The majority (84.3% - 291 respondents) liked the design of the green energy features, 0.9% (3 respondents) didn't like the design of the green energy features and 14.8% (51 respondents) didn't have strong views on the energy features.”

Policy and determining issues

The adopted Rushmoor Local Plan (2014-2032) identifies the land as being 'Countryside' and 'Open Space' located outside the defined Urban Area of Farnborough where Local Plan Policies NE5 (Countryside) and DE6 (Open Space, Sport & Recreation) are relevant.

Policy NE5 (Countryside) states: *“Development within countryside will only be permitted*

where:

- a. *The location is considered sustainable for the proposed use;*
- b. *It preserves the character and appearance of the countryside; and*
- c. *It does not lead to harmful physical or visual coalescence between Aldershot and Farnborough and neighbouring settlements.*

The Council will encourage schemes that result in environmental and landscape improvement, enhance biodiversity and nature conservation, and support better accessibility.”

Policy DE6 (Open Space, Sport & Recreation) states, inter alia: *“The Council will support good provision of high quality and accessible open space and sport facilities to meet a wide range of recreation, sport, and open space needs in Rushmoor by maintaining and improving provision and accessibility for all.*

Development will not be permitted on areas of open space used for recreation or outdoor sport or having visual amenity unless:-

1. *Re-provision is made elsewhere of equivalent or better community benefit in terms of quality, quantity and accessibility; or*
2. *The development is for sports and recreation provision, the need for which clearly outweighs the loss; or....”*

Local Plan Policies SS1 (presumption in Favour of Sustainable Development), SS2 (Spatial Strategy), IN2 (Transport), IN3 (Telecommunications), DE1 (Design in the Built Environment), NE1 (Thames Basin Heaths Special Protection Area), NE2 (Green Infrastructure), NE3 (Trees & Landscaping), NE4 (Biodiversity), NE6-8 (Flood Risk) are also relevant.

The main determining issues are considered to be:-

1. Principle;
2. Visual Impact including impact on trees;
3. Impact on Neighbours;
4. Highways Considerations;
5. Impact on Wildlife;
6. Flood Risk & Drainage Issues;
7. Access for People with Disabilities.

Commentary

1. Principle -

The proposals are for a facility to complement and enhance the use of Southwood Country Park as a Suitable Alternative Natural Green Space. The proposals involve the refurbishment, alteration and re-use of an existing building and is supported by a Cabinet resolution.

The Clubhouse has existed on the land since the 1970s and was used as an ancillary facility to the Golf Course. It is an existing recreational facility. The relatively minor extensions and cosmetic improvements to re-purpose it as a new use as a Visitor Centre and Cafe ancillary to Southwood Country Park is considered to be supported by Policy NE5 in terms of

sustainability, preservation of the character and appearance of the Countryside and impact on existing open areas. The Policy provides clear support and encouragement for schemes that, as proposed, would result in environmental and landscape improvements; enhance biodiversity and nature conservation; and support better accessibility to the Country Park.

With respect to Policy DE6, primarily concerned with protecting areas of Open Space from loss to development and encouraging creation of new areas of Open Space, the proposals do not result in any material loss of existing Open Space.

The proposals involve the change of use of an existing detached caretakers' lodge from residential to storage use. Local Plan Policy DE5 (Proposals Affecting Existing Residential (C3) Uses) seeks to minimise the loss of homes in the Borough by seeking to resist proposals that result in a net loss of residential units unless it can be demonstrated that one or more specified exceptions apply. This includes the criterion that the proposed development:- *"f. Provide an essential community facility which cannot be provided elsewhere."* In this case, this accommodation was ancillary to the use and operation of the former Golf Course and Clubhouse and does not have a residential planning use in its own right.

Having regard to the above matters it is considered that the principle of the proposed use is acceptable.

2. Visual Impact -

The site is located in a publicly visible location since it adjoins a busy local distributor road. The buildings are dated in design and appearance. The proposals would result in significant cosmetic improvements in the visual appearance of the buildings which are (and would remain) single-storey and relatively small in scale. In this respect the use of timber external finishes and green roofs is considered to blend the site into the surrounding countryside.

No trees on and around the site are intended to be removed and the usual planning conditions in respect of tree protection measures can be imposed to ensure that none are damaged or lost as a result of the proposed works at the site.

It is considered that the proposals are acceptable and to be welcomed in visual terms.

3. Impact on Neighbours –

The nearest neighbours are houses at Tarn Close located opposite on the west side of Ively Road a minimum of approximately 60 metres distant. Although it is understood that an element of catering existed with the Clubhouse previously, a Cafe use can give rise to Environmental Health requirements for means and measures to be installed to extract cooking fumes from food preparation and cooking areas. However, given the location is reasonably remote from nearby residential properties it is considered unlikely that any significant nuisance due to cooking and other odours would arise. The extraction equipment would primarily be needed for ventilation of the interior of the café rather than suppressing and filtering the release of cooking odours outside. As a result, the application indicates the provision of some small low-profile external extraction ducts cowls to serve the kitchen, café areas and internal refuse storage areas. The Council's Environmental Health Team raises no objections to the proposals.

It is considered that the proposals would have no material and harmful impacts upon the nearest neighbouring residential properties.

4. Highways Considerations -

The proposed Visitor Centre and Café would continue to use the existing long-established car parking area nearby; and no new vehicular access from Ively Road is required. Provision is made for disabled parking adjoining the main entrances into the building. Combined with the other car park at Kennels Lane, it is considered that the functional parking needs of the proposed Country Park SANG Visitor Centre and Café would be met.

When the application site was the Clubhouse for the Golf Course it was necessary for patrons to cross Ively Road to golf holes to the west of the road. The current planning application does not include provision of an improved road crossing since this is a matter for the Highway Authority, Hampshire County Council. Nevertheless, it is indicated with the current application that a pedestrian crossing across Ively Road is being pursued with Hampshire County Council in order to improve safety and connectivity between the areas of Southwood Country Park SANG east and west of the road.

The Highway Authority, Hampshire County Council raise no highway objections in respect of the current proposals and it is considered that the proposals are acceptable in highway terms.

5. Impact on Wildlife –

Special Protection Area : The proposals relate to the provision of additional facilities to support and enhance the function of Southwood Country Park as a Suitable Alternative Natural Green Space (SANGS) as part of the Council's strategic measures to address the impact of new residential development in the Borough on the nature conservation interests and objectives of the Thames Basin Heaths Special Protection Area (SPA). Significant funding for the provision and upkeep of the Council's SANGSs is gained from SPA financial contributions secured from developers of residential developments within the Borough in order to mitigate the SPA impacts of those developments. In this respect the purpose of a SANGS is to attract people to use that area for recreational walking in a natural environment in preference to seeking to do so on areas of land within the SPA itself. As a result the current proposals are part of the Council's overall strategy for the addressing SPA impact and are to be welcomed as a significant enhancement to the facility.

On-Site Wildlife : In addition to the requirements of adopted Local Plan Policy NE4, Paragraph 175 of the National Planning Policy Framework (2018) (NPPF) explains that if significant harm to biodiversity cannot be avoided, mitigated or compensated for then permission should be refused. Government Circular 06/2005 (Biodiversity and Geological Conservation) Paragraph 99 states that:-

"It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision. The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances, with the result that the surveys are carried out after planning permission has been granted."

Taking the appropriate precautionary approach, the applicants have had the site surveyed,

with particular focus on assessing the potential for the roofs of the buildings to harbour roosting bats because the proposals involve the total re-roofing of the buildings. All species of bat and their roosts are protected under Schedule 2 of the Conservation of Habitats and Species Regulations 2017, as amended. They are also afforded additional protection under the Wildlife and Countryside Act 1981, as amended, making it an offence to kill, injure or disturb an individual; damage, destroy or obstruct access to a breeding site or resting place of that individual. Destruction of a bat roost is therefore an offence, regardless of whether a bat is present at the time of roost removal.

The Council's Ecology & Biodiversity Officer has considered the Ecology Survey undertaken on behalf of the applicants submitted with the application, which concludes the likely absence of active bat roosts within the development site. The Ecology & Biodiversity Officer is satisfied that the submitted report is appropriate in both scope and methodology; and is satisfied that bats do not appear to present a constraint to the proposed development. It is considered that the submitted Survey Report has appropriately assessed the site and that no further surveys are necessary before planning permission can be granted.

Bats are highly mobile and move roost sites frequently and unidentified bat roosts may still be present. A precautionary approach to the undertaking of the proposed works is advised. In this respect, any roof works affecting potential roost features should be dismantled by hand to ensure any bats which may be sheltering beneath them are not harmed. Furthermore, these works should be timed to avoid the hibernation season (November to February inclusive). If a bat is seen work should cease immediately and advice sought from Natural England or a qualified specialist. In that circumstance the developer would then need to apply for a bat mitigation licence for any activity that may adversely impact on a potential bat roost or disturb bats, in order to avoid contravention of the relevant legislation. It is considered that standard informatives could provide appropriate information on these responsibilities.

Five species of bats have been identified as present in the vicinity of the application site. This is not surprising given the position of the site adjoining a significant watercourse and a substantial open land area beyond the built-up boundary of Farnborough; together with the presence of trees. Bat species are sensitive to any increase in artificial lighting of their roosting and foraging places and commuting routes and, in this respect NPPF Para.185 states that planning policies and decisions should "*limit the impact of light pollution from artificial light on ... dark landscapes and nature conservation*". In this respect, the Ecology & Biodiversity Officer comments that the Council should ensure that the proposed development will result in no net increase in external artificial lighting at the development site : it is considered that this matter can be dealt with by use of a suitably worded planning condition.

It is also commented that the development should seek to retain the tree lines to the east, south and north of the application site as these have been identified as providing bat foraging and commuting routes. Whilst these features extend beyond the application site they are, nevertheless, located on land within the ownership and control of the Council (and applicant) located within the Southwood Country Park. The retention of these tree lines can thereby be assured.

Biodiversity Enhancement : In addition to Policy NE4, Local Plan Policy NE2 (Green Infrastructure) requires that development provides green infrastructure features within the development and maximises opportunities for improvement to the green infrastructure network, including restoration of fragmented parts of the network. This approach is also supported by the NPPF : indeed Para.174) states that "*Planning policies and decisions*

should contribute to and enhance the natural and local environment by; minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures". Further, Para.179 requires the promotion of "the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity". Para.180 also states that "opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity".

No ecological information is provided with regard to the external areas surrounding the application buildings nor are there specific proposals in respect of the landscaping of these areas. It is noted that it is a key objective of the proposals to enhance biodiversity. In this respect the proposed development offers clear opportunities to restore or enhance biodiversity and such measures will assist in meeting this objective; and also help offset any localised harm to biodiversity caused by the development process. In addition to requiring a fully detailed landscaping scheme, the Ecology & Biodiversity Officer recommends the imposition of a condition to require the submission of detailed proposals for biodiversity enhancement. These submissions should demonstrate how the development will incorporate ecological enhancement measures within the new built form and the surrounding landscaping, including where appropriate;

- bird nesting and bat roosting provision erected on or integral within the areas detailed above.
- Using native species or species of known biodiversity benefit when planting new trees and shrubs, preferably of local provenance from seed collected, raised and grown only in the UK, suitable for site conditions and complimentary to surrounding natural habitat. Planting should focus on nectar-rich flowers and/or berries as these can also be of considerable value to wildlife.

Subject to the imposition of appropriate conditions and the use of informatives it is considered that the requirements of the NPPF and Local Plan Policies NE2 and NE4 can be satisfactorily addressed.

6. Flood Risk & Drainage Considerations –

Despite being located in proximity to land at moderate and high risk of fluvial flooding (Flood Risk Zones 2 & 3) as a result of the nearby ordinary watercourse and confluence with Cove Brook (a main river) to the east of the site, land at the application site itself is located on land at lowest risk of fluvial flooding (Flood Risk Zone 1). Further, being a non-residential use, the proposed uses of the site are classed as 'less vulnerable'. As a result, no Flood Risk Assessment is required in respect of the proposals and there is no issue to address with regard to Local Plan Policy NE6 (Managing Fluvial Flood Risk). The Environment Agency has, in response to consultation, referred the Council to their Standing Advice which in this case suggests that existing finished floor levels are maintained at their current level.

Since the proposals involve the refurbishment and re-use of existing buildings, they also fall below the threshold requiring statutory consultation with the Lead Local Flood Authority.

The application site is not identified with the adopted Rushmoor Local Plan as being an area at risk of surface water flooding where Policy NE7 (Areas at Risk of Surface Water Flooding) applies, although, given the location close to watercourses, risk of flooding due to high groundwater cannot be ruled out and this may limit the possibilities for installation of a SUDS

drainage system on site. Local Plan Policy NE8 (Sustainable Drainage Systems) requires that developments include the implementation of integrated and maintainable Sustainable Urban Drainage Systems (SUDS) in all flood zones for both brownfield and greenfield sites. The application proposes the installation of green roofs that would absorb and attenuate some existing surface water drainage. Permeable paving can be used to further reduce the extent of hard-surfacing at the site. It is indicated that a surface water attenuation tank would be installed beneath the proposed disabled parking bays.

In the circumstances, subject to the drainage measures identified, it is considered that the proposals would comply with the requirements of Local Plan Policy NE8.

7. Access for People with Disabilities -

The proposals would provide access for people with disabilities in accordance with Building Regulation requirements. It is considered that adequate means and measures would be incorporated into the development to achieve a good standard of access for people with disabilities, including provision of mobility accessible parking bays and an access ramp.

Conclusions – It is considered that the proposed development is to be welcomed as an enhancement of the existing facilities for the Southwood Country Park SANGS. The proposals are acceptable in principle, visual and highway terms; would have no material and adverse impact on neighbours; have no harmful impact upon the nature conservation interests and objectives of the Thames Basin Heaths Special Protection Area; and provide adequate means of access for people with disabilities. Subject to the imposition appropriate conditions, it is considered that the proposed development would have an acceptable impact on local surface water drainage and adequately address ecology and biodiversity issues. The proposals are thereby considered to be acceptable having regard to Policies SS1, SS2, DE1, DE6, IN2, IN3, NE1, NE2, NE3, NE4, NE5 and NE6-8 of the adopted Rushmoor Local Plan (2014-2032).

Full Recommendation

It is recommended that planning permission be **GRANTED** subject to the following conditions and informatives:-

- 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 Drawing numbers:- P-00, P-01, P-02, P-03, P-04, P-05, P-06, P-07; Tree Survey Plan; TS21-461-1; CGI Sheet 1; CGI Sheet 2; CGI Sheet 3; Design & Access Statement (amended version received 18/11/2021); and Bat Survey Report 2021.

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

- 3 Construction of the following elements of the development hereby approved shall not start until a schedule and/or samples of the materials to be used in them have been submitted to, and approved in writing by, the Local Planning Authority. Those elements of the development shall be carried out using the materials so approved and thereafter retained:
External wall cladding;
Roof edging materials;
Rainwater goods;
Door and Window frames; and
External Ground Surfacing Materials.

Reason - To ensure satisfactory external appearance.*

- 4 The existing trees and hedges on and adjoining the application site which are to be retained shall be adequately protected from damage during site clearance and works in accordance with the following:-
(a) stout exclusion fencing erected and retained for the duration of the site clearance and construction period located outside the extent of the root protection area(s) of the trees/hedges as identified in the Tree Survey Report submitted with the application hereby approved;
(b) no building materials, plant or equipment shall be stored during the site clearance and construction period within the rooting zone of any trees or hedges on or adjoining the application site;
(c) no burning of materials shall take place on site; and
(d) care should be taken to ensure that any vehicles entering or leaving the site, or deliveries made to the site, do not cause damage (including ground compression within rooting zones) of any trees on or adjoining the application site.
These measures shall be put in place before any excavation, construction, vehicle parking or storage of building materials commences in the vicinity of the trees or hedges.

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

- 5 No construction works pursuant to this permission shall take place until a detailed surface water drainage scheme for the site incorporating, as appropriate, a SUDS drainage installation, has been first submitted to, and approved in writing by, the Local Planning Authority. The submitted details should include:-

Details for the long-term maintenance arrangements for the surface water drainage and/or SUDS systems shall be submitted to and approved in writing by the Local Planning Authority prior to the first use of the development hereby permitted. The submitted details shall include appropriate maintenance schedules for each drainage feature type and its ownership.

Such details as may be approved shall be implemented in full prior to the first use of the new development and retained thereafter in perpetuity.

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

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

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

- 7 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the building or the practical completion of the development hereby approved, whichever is the sooner.

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

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

Reason - In the interests of visual amenity.

- 9 The development hereby approved shall not be brought into use until a biodiversity enhancement plan and a pro-forma checklist clearly setting out the steps required to implement these enhancements has been submitted to, and approved by, the Local Planning Authority.

Note: the enhancement plan and checklist should be based on the recommendations in the various wildlife reports submitted in support of the application, presenting them in a clear and concise format suitable for use during construction site project management.

The development hereby permitted shall not be brought into use until the checklist approved under this condition has been completed and signed off by the project ecologist/ wildlife consultant and approved in writing by the Local Planning Authority.

Reason: to protect and enhance biodiversity in accordance with Policy NE4 of the New Rushmoor Local Plan (2014-2032) and para 175 of the NPPF. *

- 10 The development hereby permitted shall not be occupied until the disabled parking spaces shown on the approved plans have been constructed, surfaced and made available to occupiers of, and visitors to, the development as shown on the approved plans. Thereafter these parking facilities shall be kept available at all times for their intended purpose as shown on the approved plans.

Reason - To ensure the provision, allocation and retention of disabled parking on-site.

Informatives

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

It is considered that the proposed development is to be welcomed as an enhancement of the existing facilities for the Southwood Country Park SANGS. The proposals are acceptable in principle, visual and highway terms; would have no material and adverse impact on neighbours; have no harmful impact upon the nature conservation interests and objectives of the Thames Basin Heaths Special Protection Area; and provide adequate means of access for people with disabilities. Subject to the imposition appropriate conditions, it is considered that the proposed development would have an acceptable impact on local surface water drainage and adequately address ecology and biodiversity issues. The proposals are thereby considered to be acceptable having regard to Policies SS1, SS2, DE1, DE6, IN2, IN3, NE1, NE2, NE3, NE4, NE5 and NE6-8 of the adopted Rushmoor Local Plan (2014-2032).

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

- 2 **INFORMATIVE -** Your attention is specifically drawn to the conditions marked *. These condition(s) require the submission of details, information, drawings etc. to the Local Planning Authority BEFORE a certain stage is reached in the development. Failure to meet these requirements is in contravention of the terms of the permission and the Council may take enforcement action to secure compliance. As of April 2008 submissions seeking to submit details pursuant to conditions or requests for confirmation that conditions have been complied with must be accompanied by the appropriate fee.
- 3 **INFORMATIVE -** The applicant is recommended to achieve maximum energy efficiency and reduction of Carbon Dioxide emissions by:
a) ensuring the design and materials to be used in the construction of the building are consistent with these aims; and
b) using renewable energy sources for the production of electricity and heat using efficient and technologically advanced equipment.
- 4 **INFORMATIVE -** No materials produced as a result of site preparation, clearance, or development should be burnt on site. Please contact the Council's Environmental Health Team for advice.
- 5 **INFORMATIVE -** The applicant is advised that during the construction phase of the development measures should be employed to contain and minimise dust emissions, to prevent their escape from the development site onto adjoining properties. For further information, please contact the Council's Environmental Health Team.

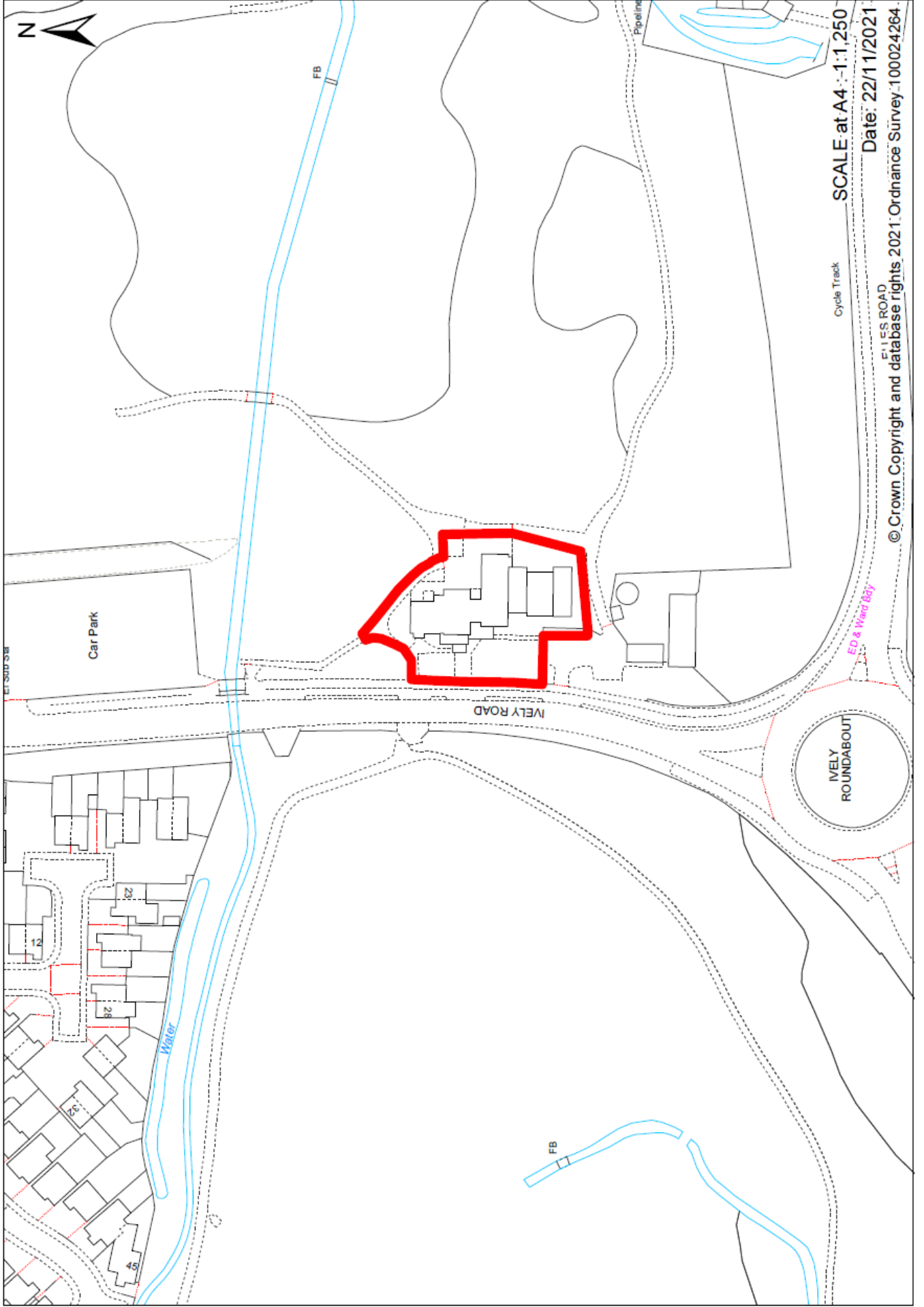
- 6 INFORMATIVE - It is a legal requirement to notify Thames Water of any proposed connection to a public sewer. In many parts of its sewerage area, Thames Water provides separate public sewers for foul water and surface water. Within these areas a dwelling should have separate connections: a) to the public foul sewer to carry waste from toilets, sinks and washing machines, etc, and b) to public surface water sewer for rainwater from roofs and surface drains. Mis-connections can have serious effects: i) If a foul sewage outlet is connected to a public surface water sewer this may result in pollution of a watercourse. ii) If a surface water outlet is connected to a public foul sewer, when a separate surface water system or soakaway exists, this may cause overloading of the public foul sewer at times of heavy rain. This can lead to sewer flooding of properties within the locality. In both instances it is an offence to make the wrong connection. Thames Water can help identify the location of the nearest appropriate public sewer and can be contacted on 0800 316 9800.
- 7 INFORMATIVE - The applicant is reminded that under the provisions of the Food Safety Act 1990 there is a requirement to register all food premises with the Local Authority at least 28 days before the commencement of any business operations. The applicant must therefore contact the Head of Operational Services for advice.
- 8 INFORMATIVE - The applicant is reminded that the premises should be made accessible to all disabled people, not just wheelchair users, in accordance with the duties imposed by the Equality Act 2010. This may be achieved by following recommendations set out in British Standard BS 8300: 2009 "Design of buildings and their approaches to meet the needs of disabled people - Code of Practice". Where Building Regulations apply, provision of access for disabled people to the premises will be required in accordance with Approved Document M to the Building Regulations 2000 "Access to and use of buildings".
- 9 INFORMATIVE - Part I of the Wildlife and Countryside Act 1981 (as amended), makes it an offence to intentionally kill, injure or take any wild bird, or intentionally to damage, take or destroy its nest whilst it is being built or in use.

Development activities such as vegetation or site clearance should be timed to avoid the bird nest season of March to August inclusive. If this is not possible and only small areas of dense vegetation are affected, the site should be inspected for active nests by an ecologist within 24 hours of any clearance works. If any active nests are found they should be left undisturbed with a buffer zone around them, until it can be confirmed by an ecologist that the nest is no longer in use.

- 10 INFORMATIVE - All species of bat and their roosts are protected under Schedule 2 of the Conservation of Habitats and Species Regulations 2017, as amended. They are afforded additional protection under the Wildlife and Countryside Act 1981, as amended, making it an offence to kill, injure or disturb an individual; damage, destroy or obstruct access to a breeding site or resting place of that individual. Destruction of a bat roost is therefore an offence, regardless of whether a bat is present at the time of roost removal. The grant of planning permission does not supersede the requirements of this legislation and any unauthorised works could constitute an offence. If bats or signs of bats are encountered at any point during development then all works must stop immediately and you should contact Natural England in order to avoid breach of the above referenced legislation.

- 11 INFORMATIVE - The applicant is requested to bring the conditions attached to this permission to the attention of all contractors working or delivering to the site, in particular any relating to the permitted hours of construction and demolition; and where practicable to have these conditions on display at the site entrance(s) for the duration of the works.

- 12 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.



Car Park

IVELY ROAD

IVELY ROUNDABOUT

Water

FB

FB

Cycle Track

SCALE at A4 : 1:1,250

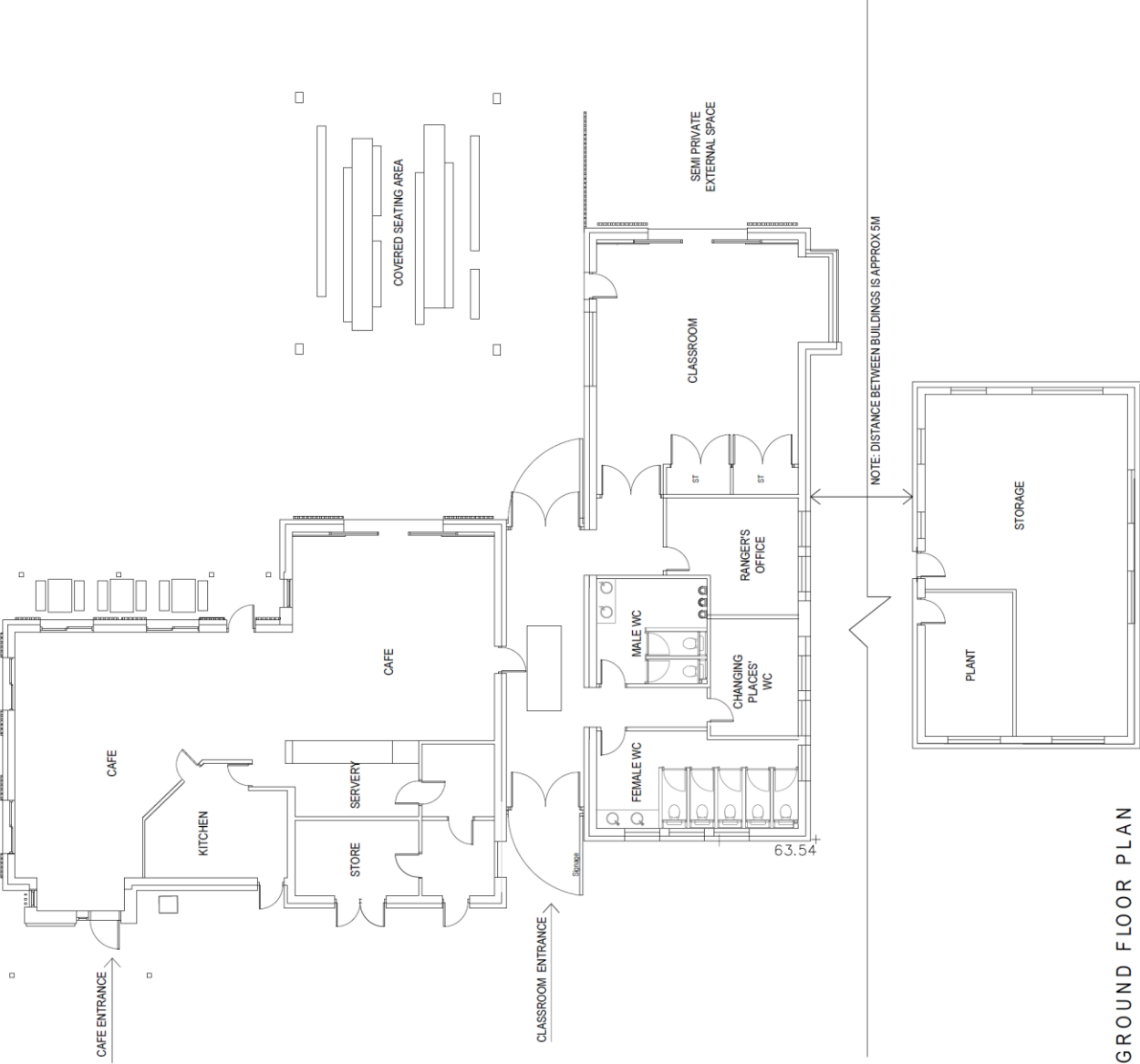
Date: 22/11/2021

IVELY ROAD

ED & Wind Bay

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No.	Date	Description



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 Liverpool 0151 705 1080 Newcastle 0191 272 5181 Rugby 01788 267 127
 info@arcus.co.uk www.arcus.co.uk

Client: RUSHMOOR BOROUGH COUNCIL

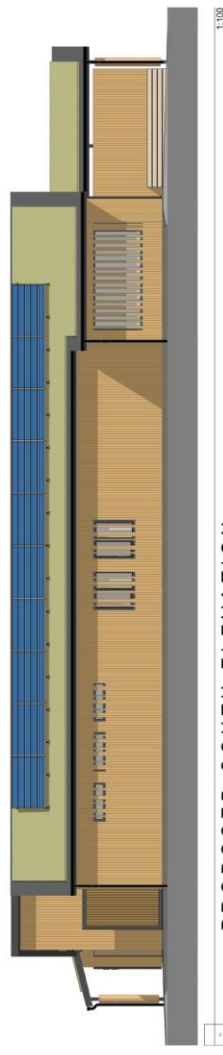
Project: SOUTHWOOD VISITOR CENTRE

Title: PROPOSED GROUND FLOOR PLAN

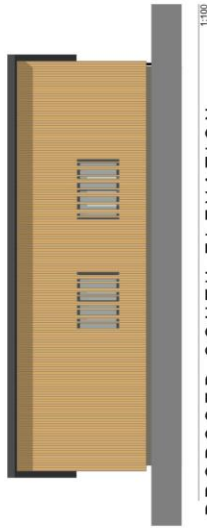
Issue	Date	By	For
A2 - 1:00	21.10.21	PLANNING	PLAN
0871		P-04	REV

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PROPOSED GROUND FLOOR PLAN



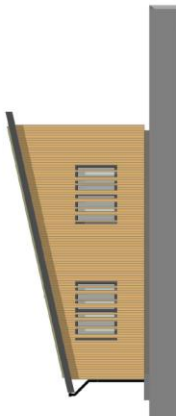
PROPOSED SOUTH ELEVATION



PROPOSED SOUTH ELEVATION



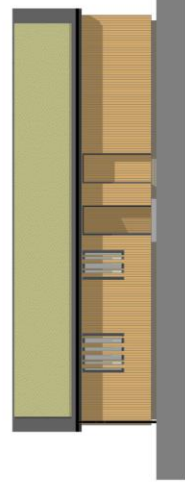
PROPOSED WEST ELEVATION



1:100



PROPOSED NORTH ELEVATION



1:100



PROPOSED EAST ELEVATION

PROPOSED NORTH ELEVATION

1:100



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Client RUSHMOOR BOROUGH COUNCIL

Project SOUTHWOOD VISITOR CENTRE

The PROPOSED ELEVATIONS

Scale	Date	Drawn By	Check By	Stage
A2 - 1:100	21.10.21	AS	AS	PLANNING
BB				

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SOUTHWOOD COUNTRY PARK VISITOR CENTRE

PROPOSED VISUALISATIONS



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