

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	Katie Herrington
Application No.	22/00282/FULPP
Date Valid	13th April 2022
Expiry date of consultations	10th May 2022
Proposal	Development of 30 residential units, to include community space [145sqm], parking, access and landscaping. (phase 5 of 09/00431/FULPP)
Address	Phase 5 North Town Redevelopment Site Land Bounded By North Lane Deadbrook Lane And Eastern Road Aldershot Hampshire
Ward	North Town
Applicant	Vivid Housing Association
Agent	Mr Alex King
Recommendation	Grant subject to S106 Planning Obligation

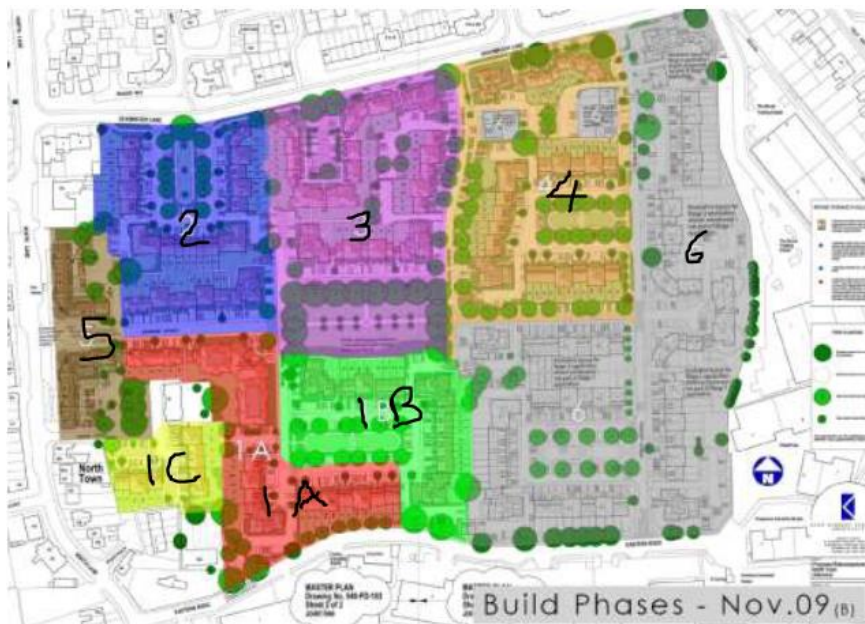
Description

This planning application presents revised proposals for 'phase 5' of the wider North Town redevelopment site. 'Phase 5' falls within the consent for phase 1 [09/00431/FULPP¹], comprising an area of land with two vacant commercial blocks fronting North Lane. The approved scheme for the land now referred to as 'phase 5' comprised 24 residential units, a community centre and retail units in an 'L' shaped configuration. The current application is a revised proposal following the same footprint as the earlier scheme. The fundamental differences between the proposals are:

- Reduction in the size of the community centre from 275sqm to 145sqm,

¹ 09/00431/FULPP was for the erection of 471 replacement dwellings in a mix of bungalows, flats, maisonettes, houses and a block of older persons' flats, together with replacement shop units and community centre and associated highway improvements, public open space, landscaping & parking areas following demolition of 471 existing flats, shop units and community centre.

- Funding for a community worker to be secured by S106 obligation.
- A change in the number and mix of flats from 26 x 2 bedroom units to 30 units with a mix of 5x 3 bedroom units, 16 x 2 bedroom and 9 x 1 bedroom units.
- A scheme that includes houses and flats
- That the scheme comprises 100% affordable housing
- Deletion of commercial units from the ground floor
- Revised building design



The proposal to reduce the size of the community centre has been subject to significant discussion between the Council, the applicants and Members. Whilst a smaller facility is now proposed, it would provide a flexible space that could be utilised for large meetings and private sessions, meeting the demand for its intended users. The reduction in the size of the facility would be balanced by funding for a community support worker who will manage and develop use of the community facility. Parking for the community facility would be in the existing parking bays at the front of the site.

Discussion is in progress to secure a replacement temporary community facility whilst the existing building is being demolished – one of the requirements of the S106 associated with the original permission for development on this site. The same requirement will also apply to this scheme.

The absence of retail units in this scheme compared to the earlier approval reflects the changing demand for retail in the current economic climate and allows for additional residential units to be provided.

Consultee Responses

Hampshire Fire & Rescue Service (Licensing Act 2003)

No objection. Provides a selection of informatives.

Environment Agency

No comments received.

Lead Local Flood Authorities	Additional information is required
Hampshire Constabulary (Licensing)	No comments received.
HCC Highways Development Planning	No Objection, subject to conditions
Conservation Team	No objection.
Thames Water	No objection, subject to informatives.
Aboricultural Officer	No objection subject to conditions.
South East Water	No comments received.

Neighbours notified

In addition to posting a site notice and press advertisement, 185 individual letters of notification were sent to; 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 11A, 12, 13, 14, 15, 16, 17, 18, 19, 21, 22, 23, 24, 25, 27, 29, 31,33, 35, 37, 39 Denmark Street; 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29 Blacksmith Close; 1, 2, 3, 3a, 4, 4a, 5, 7 (Flat 1,2,3,4, 5, 6), 8, 9, 10, 10a, 11, 11A, 13 (mulberry house flat 1, 2, 3, 4) Queen Street; 1, 3, 4, 6, 7, 8, 9, 165, 165A, 167, 167A, 169, 169A, 171 +Living accommodation, 171A, 173-174, 173A, 175a, 177, 179, 179A, 181, 181A, 183, 183A, 195, 197, 197A, 197B, 199, 199A, 200, 201, 201a, 202, 204, 204A, 205, 205A, 206-208, 207, 209, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266A, 266B North Lane; 9, 62+ ANNEX, 62A, 11, 13 Redan Road; 2, 5 Nicola Court; 9, 10, 21,22 Alma House; 1 Deadbrook Lane; 7 Woodland Walk; 101 Haig Road.

Neighbour comments

Two letters of support and one letter of objection have been received.

- 215 North Lane –

My major concern regarding development 22/00282/FULPP is if the on street parking is removed or reduced in any way this would have detrimental effect on local businesses and parking in general. I strongly feel this should be considered as a high priority.

- 7 Woodland Walk

I am pleased the Community Base has been retained. This will provide a much needed facility for the local community, providing opportunities for local groups to be created with somewhere to meet. I do think the parking is inadequate. One of the major concerns in the current developments is the lack of parking leading to cars blocking pavements and roads. The assumption is that a 1 bedroom flat only needs 1 parking space but this is not always the case, every property should have at least 2 spaces.

- Councillor Keith Dibble

As one of the ward councillors I support the application and welcome the new community base.

Policy and determining issues

The site is located within the built-up area.

Local Plan Policies SS1 (Presumption in Favour of Sustainable Development), IN2 (Transport), HE1 (Heritage), DE2 (Residential Internal Space Standards), DE3 (Residential Amenity Space Standards), DE4 (Sustainable Water Use), DE6 (Open Space, Sport and Recreation), DE10 (Pollution), LN2 (Affordable Housing), PC8 (Skills, Training and Employment), NE1 (Thames Basin Heaths Special Protection Area), NE3 (Trees and Landscaping), NE4 (Biodiversity), NE8 (Sustainable Drainage Systems) of the Local Plan and the Rushmoor Car and Cycle SPD are relevant to the determination of this application. The Council's Car and Cycle SPD is also relevant.

1. The principle of the proposals;
2. Community Facility
3. Design and Visual Impact;
4. Impact on Neighbours;
5. The Living Environment Provided;
6. Highways Considerations;
7. Affordable Housing;
8. Impact on Wildlife;
9. Drainage Issues;
10. Renewable Energy and Sustainability; and
11. Public Open Space.

Commentary

- The principle of the proposals;

The proposal seeks planning permission to revise phase 5, part of the wider development proposals at 'North Town' an approval subject to a planning obligation and conditions including provision of affordable housing and a temporary community facility.

Temporary community facility – The S106 obligation for the permitted scheme required the provision of a temporary community facility to ensure continued provision between the demolition of the existing buildings and the completion of the new building with a replacement facility. The requirement for a temporary community facility remains and discussions are in progress regarding its location and size. Local Plan Policy IN1 precludes loss of such facilities.

Affordable housing – The original permission met the policy requirement to deliver 40% affordable housing, and included sheltered housing to be occupied by persons over the age of 55. The 40% requirement has been met on the wider site. The current scheme provides 100% affordable housing units.

Loss of retail units – The proposal would remove retail units featured in the original planning permission. A marketing report has been submitted with the application advising that it would

be uneconomic to construct additional retail accommodation in this part of North Lane. Whilst the report dates from 2018, it is clear that there has been a reduction in the demand for retail floor space since 2020. As a result, no objection to the absence of retail floor space is considered sustainable.

Subject to other material planning considerations, the proposal is acceptable in principle.

- Community facility

Policy IN1 – Infrastructure and Community Facilities permits development provided that certain criteria are met. This includes that ‘There is no loss or reduction in capacity of existing infrastructure, including community facilities; unless 1) replacement services or facilities are provided on site or within the vicinity which meet the need of the local population; 2) necessary services can be delivered from other facilities without leading to, or increasing, any shortfall in local provision; and 3) it has been clearly demonstrated that there is no need for the facility or demand for another community use on site.

The proposal would reduce the size of the community facility from that previously approved from 275sqm to 145sqm. The current view being that there is not a need for a facility of such size. Pre-application discussions regarding the usability of the resulting space to meet the needs of the community have informed the current proposals. The proposed community space is flexible and designed to be used as smaller and larger meeting spaces depending upon the demand. The current proposal makes an additional commitment to provide a Community Worker to manage and establish the facility.

Subject to securing the provision of the community worker via a S106 obligation, the proposal would not conflict with Policy NE1 in this regard.

- Design and Visual Impact;

The proposed layout of the development is not dissimilar to that approved under the 2009 planning application. It would comprise two mirroring ‘L’ shaped buildings that would front North Lane and Denmark Street. It would have apartment blocks entered from Denmark street with the terraced houses on either side. The design is contemporary and provides an identifiable gateway into the North Town Development, whilst integrating well with the existing townscape of North Lane.

The scale and massing of the proposal is also considered to respect the surrounding buildings

Subject to a condition for material samples, the proposal would accord with Policy DE1 of the Local Plan.

- Impact on Neighbours;

The neighbours most affected by the development would be those adjacent to the proposal – 11a and 14 Denmark Street.

11a Denmark Street is a two storey end of terrace property next to the application site (Site A). Part of the flank wall of the three storey element of the proposal would be 3.7m from the side boundary of the garden. Given their relative orientation and distance apart, it is considered that the proposal would not result in harmful loss of daylight and sunlight to the

garden or habitable windows of this property, and there would not be a harmful loss of privacy.

14 Denmark Street is a two storey end of terrace property that would be located next to the application site (Site B). Part of the flank wall of the three storey element of the proposal would be 3.7m from the side boundary of the garden. Given their relative orientation and distance apart, it is considered that the proposal would not result in a harmful loss of daylight and sunlight to the garden or habitable windows of this property, and there would not be a harmful loss of privacy.

The proposal would not conflict with Policy DE1 of the Local Plan in this respect.

- The Living Environment Provided;

The proposal would provide a mix of 5x 3 bedroom units, 16 x 2 bedroom and 9 x 1 bedroom units. Each unit would provide the minimum floor space standard as set out within Policy DE2 and would each provide either a garden or a private balcony in accordance with Policy DE3 of the Local Plan.

The proposal would not conflict with Policy DE1 or DE10 of the local plan in this respect.

- Highways Considerations;

The proposal increases the number of residential properties associated with the wider North town development. The submission includes a Transport Statement that details the trip generation for the proposed site. It compared traffic generation between the previous planning permission 09/00431/FULPP of 24 dwellings and 670sqm of retail floor area compared to the new proposal of 30 residential units, based on data taken from the TRICS database. This anticipates that the proposed development would generate 13 fewer 'back and forth' trips than the previous proposal during the weekday AM peak hour and 14 fewer 'there and back' trips during the weekday PM peak hour. HCC Highways advise that the development proposals are considered unlikely to result in material adverse impact upon the operation of the local highway network.

The proposal seeks to provide two new access points on Queen Street and Denmark Street. The Highway Authority has reviewed the visibility splays for both and have no objection. However, only the swept path for Queen Street has been provided. This demonstrates that two vehicles can move in and out of the access at the same time, which is acceptable. No swept path has been provided for Denmark Street and it appears that there is not room for more than one vehicle to manoeuvre in or out of the means of access at one time. It is not however considered that this would result in harm to the highway network, a precautionary condition is however proposed requiring further details.

The proposal would provide a 30 residential properties with a mix of 5x 3 bedroom units, 16 x 2 bedroom and 9 x 1 bedroom units. This results in a need for 51 parking spaces. 24 car parking spaces are provided within 'Site A', and 27 bays are provided within 'Site B', complying with this requirement. There are existing parking bays to the front of the site that can be utilised by visitors. Users of the community facility are anticipated to be local to the site.

The proposal would accord with Policy IN2 of the Local Plan and the Rushmoor Car and

Cycle SPD.

- Affordable Housing;

Policy LN2 of the Local Plan requires, subject to viability, on sites for 11 or more dwellings to have a minimum of 30% of dwellings as affordable homes with a 70/30 mix (Social rent / intermediate). This proposal is a 100% affordable housing scheme providing such a mix. Subject to securing such provision by legal agreement, the proposal would not conflict with the requirements of Policy LN2.

- Impact on Wildlife;

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

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

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

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

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

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

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

The retained South East Plan Policy NRM6 and adopted Rushmoor Local Plan Policy NE1 (Thames Basin Heaths Special Protection Area) and Thames Basin Heaths Avoidance & Mitigation Strategy (2018)], state that residential development within 400m of the SPA should be refused and development within 5km of the SPA should provide Strategic Alternative Natural Greenspace (SANG) of 8ha/1000 additional population and contributions to Strategic Access Management and Monitoring Measures (SAMM) dependant on the number of bedrooms.

It is considered that there is sufficient information available with the planning application provided by the applicants with which the Council can undertake the HRA process. In this case the proposed development involves the creation of 32 net new residential flats close to Aldershot Town Centre. As such, the proposed development is located within the 5km zone of influence of the SPA but outside the 400 metre exclusion zone. The proposed development is neither connected to, nor necessary to the management of, the Thames Basin Heaths SPA. Furthermore, the proposed development would not result in a net increase in traffic movements in excess of 1000 vehicular movements per day in proximity to the SPA.

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

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

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

The project the subject of the current planning application being assessed would result in a net increase of dwellings within 5 km of a boundary of part of the Thames Basin Heaths SPA. In line with Natural England guidance and adopted Rushmoor Local Plan Policy NE1 and Thames Basin Heaths Avoidance & Mitigation Strategy (2022), a permanent significant effect on the SPA due to an increase in recreational disturbance as a result of the proposed new development is likely. As such, in order to be lawfully permitted, the proposed development will need to secure a package of avoidance and mitigation measures.

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

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

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

- a) secure an allocation of SPA mitigation capacity from either the Council's SANGS schemes, or from another source acceptable to Natural England and to the Council; and
- b) secure the appropriate SANG and/or SAMM in perpetuity by making the requisite financial contribution(s) by entering into a satisfactory s106 Planning Obligation that requires the payment of the contribution(s) upon the first implementation of the proposed development.

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

In this respect, the Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy comprises two elements. First, the provision of Suitable Alternative Natural Greenspace (SANG) at Southwood in order to divert additional recreational pressure away from the Thames Basin Heaths Special Protection Area (TBHSPA) and secondly the provision of a range of Strategic Access Management and Monitoring Measures to avoid displacing visitors from one part of the TBHSPA to another and to minimize the impact of visitors on the TBHSPA. The proposal meets the criteria against which requests to allocate capacity at the Southwood Country Park SANG will be considered. In accordance with the strategy, the applicant has agreed to make a financial contribution of to provide and maintain the SANG at Southwood Country Park to be secured by way of a s106 planning obligation. Subject to the necessary s106 Agreement being completed in this respect, the proposals would have an acceptable impact on the Thames Basin Heaths Special Protection Area in compliance with the requirements of Local Plan Policy NE1.

Conclusions of Appropriate Assessment.

On this basis, subject to the completion of a satisfactory s106 Planning Obligation in this respect, it is considered that the applicants will have satisfactorily mitigated for the impact of their proposed development on the Thames Basin Heaths SPA in perpetuity in compliance with the requirements of Local Plan Policy NE1 and the AMS. Accordingly it is considered that planning permission can be granted for the proposed development on SPA grounds.

Biodiversity net gain – The site comprises hardstanding with some landscaping to the site. There are also established trees on the site, some of which would be lost as a result of the development. The proposal sits on the same footprint as the existing permission, and the loss of these trees has been accepted. The Council's Arboriculturist has reviewed the proposal and raises no objection subject to conditions for tree protection and landscaping. A condition has been imposed to require a landscaping scheme that also provides biodiversity net gain.

- Drainage –

Core Strategy Policy NE8 requires all new buildings and car parking and hard standings to incorporate Sustainable Drainage Systems (SUDS). The area has a high ground water level that will make infiltration unviable at this location, and given that there are no watercourses in the vicinity, connection to the surface water sewer is considered appropriate. However, the Lead Local Flood Authority (LLFA) although raising no objection to the proposal, have queried aspects of the submissions accompanying the current proposal. Given there is an extant permission for this site and no discernible difference in the extent of development and hard surfacing in the current proposal, delaying determination for consideration of further detail would not be appropriate.

- Public Open Space –

The Local Plan seeks to ensure that adequate open space provision is made to cater for future residents in connection with new residential developments. Local Plan Policy DE6 allows provision to be made on the site, or in appropriate circumstances, a contribution to be made towards upgrading facilities nearby. The policy does not set a threshold of a particular number of dwellings or size of site above which the provision is required. The site is not big enough to accommodate anything other than the development proposed and any associated landscape planting. Subject to the applicant satisfactorily completing the s106 Agreement in this respect, the proposal is considered to be acceptable within the terms of Local Plan Policy DE6.

Conclusions –

The proposals are considered acceptable in principle, would have no material and harmful impact upon the visual character and appearance of the area, have no material and adverse impact on neighbours, would provide an acceptable living environment and are acceptable in highway terms. On the basis of the provision of a contribution towards the Southwood SPA mitigation scheme the proposals are considered to have no significant impact upon the nature conservation interest and objectives of the Thames Basin Heaths Special Protection Area; along with the provision of contributions towards Open Space, and provision of a community support worker. .The proposals are thereby considered acceptable having regard to Policies SS1, IN1, IN2, HE1, DE2, DE3, DE4, DE6, DE10, LN2, PC8, NE1, NE3, NE4, NE8 of the Local Plan and the Rushmoor Car and Cycle SPD.

-

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 by 30th September 2022 to secure the following:-

The financial contribution (**£35,164.50 + £3,882.58**) towards the maintenance of SPA in accordance with the avoidance and mitigation strategy;

A Public Open Space Contribution (**£11,642.40**); and

Securing the provision of on-site affordable housing;

The provision of a temporary community facility (prior to the demolition of the existing building to be in place until the opening of the new community facility within the development)

Securing, via a mechanism to be agreed, funding for a community support worker or equivalent resource for a period of not less than five years from the date of first occupation of the development

The Head of Economy, Planning and Strategic Housing in consultation with the Chairman be authorised to GRANT planning permission subject to the following conditions and informatives:-

However, in the event that a satisfactory s106 Agreement is not completed by 30th September 2022 or at a mutually agreed alternative date, 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 does not make a financial contribution to mitigate the effect of the development on the Thames Basin Heaths Special Protection Area in accordance with The Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy and Local Plan Policy NE1.

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

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

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

1233-PD101C; 1233 PD10B; 1233 PD101D; 1233 PD102D; 1233 PD203C; 1233 PD204C; 1233 PD301B; 1233 PD302B; 1233 PD303B; 1233 PD304A; 1233 PD305A; Transport Statement November 2021; Flood Risk and Drainage Strategy October 2021; SUDS Management and Maintenance Strategy October 2021; Updated Marketing Report 18th september 2018; Planning Statement by Mission Planning; Design and Access Statement.

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

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

- External walls
- Roofing materials
- Window frames.

Reason - To ensure satisfactory external appearance.*

4. Surfacing of access driveways, forecourts or other paths and hard surfaces within the development hereby approved shall not commence until a schedule and/or samples of the surfacing materials to be used for 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

Reason - To ensure satisfactory external appearance and drainage arrangements.*

5. Prior to occupation of any residential unit or use of any other part of the development hereby approved, screen and boundary walls, fences, hedges or other means of enclosure shall be installed in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed and retained in accordance with the details so approved.

Reason - To safeguard the amenities of neighbouring property.*

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England), Order 2015 (or any Order revoking and re-enacting that Order), no development falling within Class(es) A, AA, C, D, E, ; of Part(s) 1 of Schedule 2 shall be carried out without the prior permission of the Local Planning Authority.

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

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

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

8. The parking space(s) on approved Plans shall be used only for the parking of private motor vehicles ancillary and incidental to the residential use of the occupiers. These spaces shall be kept available at all times for parking and shall not be used for the storage of Caravans, boats or trailers.

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

9. 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.

10. The visibility splays shown on drawings 146.0004.001 shall be kept free of any obstruction exceeding 0.6 metre in height above the adjacent carriageway and shall be subsequently maintained so thereafter.

Reason - To provide satisfactory access and in the interests of highway safety.

11. No development shall start on site until a construction traffic management plan has been submitted to and approved in writing by the Planning Authority, which shall include:
- a. A programme of and phasing of demolition (if any) and construction work;
 - b. The provision of long term facilities for contractor parking;
 - c. The arrangements for deliveries associated with all construction works;
 - d. Methods and phasing of construction works;
 - e. Access and egress for plant and machinery;
 - f. measures to mitigate impacts on neighbouring highways; and
 - g. details of wheel water spraying facilities;
 - h. Protection of pedestrian routes during construction;
 - i. Location of temporary site buildings, compounds, construction material, and plant storage areas; Demolition and construction work shall only take place in accordance with the approved method statement.

Reason - In order that the Planning Authority can properly consider the effect of the works on the amenity of the locality.

12. No works pursuant to this permission shall commence until there has been submitted to and approved in writing by the Local Planning Authority: -
- a. 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.
 - b. 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.
 - c. if identified as necessary; a detailed scheme for remedial works and measures shall be undertaken to avoid risk from contaminants/or gas identified by the site investigation when the site is developed and proposals for future maintenance and monitoring, along with verification methodology. Such scheme to include nomination of a competent person to oversee and implement the works.

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

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

13. Prior to first occupation or use of the development hereby approved a fully detailed landscape and planting scheme (to include landscape planting and ecological enhancement and the management thereof) shall be submitted to and approved in writing by the Local Planning Authority. Measures proposed within this approved scheme

shall be carried out in the first planting season following the occupation of the buildings and maintained in accordance with the approved management plan.

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

14. No development, including demolition works, shall start on site until an Arboricultural Method Statement with tree protection methods has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details so approved.

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

15. No building materials shall be stored during the construction period within the rooting zone of any retained trees.

Reason - To ensure that existing trees are adequately protected and to preserve their amenity value.

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

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

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

Informatives

1. **INFORMATIVE** – The Local Planning Authority's commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.
2. **INFORMATIVE** – **FIRE INFORMATIVES**. Access and facilities for Fire Service Appliances and Firefighters should be in accordance with Approved Document B5 of the current Building Regulations. Access to the proposed site should be in accordance with Hampshire Act 1983 Sect, 12 (Access to buildings within the site will be dealt with as part of the building regulations application at a later stage). Access roads to the site should be in accordance with Approved Document B5 of the current Building Regulations.

3. **INFORMATIVES.** 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 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk . Application forms should be completed on line via www.thameswater.co.uk.

4.



GENERAL NOTES

- The drawing is the work of KSA Architects Ltd and may not be copied, altered or reproduced in any form or by any means without written consent. This must be in writing.
- This drawing has been produced as a guide, and is subject to further detailed information being provided, including but not limited to a full topographic survey, site analysis and architectural details.

Schedule of Accommodation:

Site A (North)

4no. 1 Bed/ 2 Person Flats @ 95m²
 4no. 2 Bed/ 4 Person Flats @ 97m²
 4no. 2 Bed/ 4 Person 2 Storey Houses @ 97m²
14no. Units Total

Community Facility @ 145m²
 24no. Parking Spaces (24 Required)

Site B (South)

5no. 1 Bed/ 2 Person Flats @ 95m²
 6no. 2 Bed/ 4 Person Flats @ 97m²
 6no. 3 Bed/ 6 Person 2 Storey Houses @ 111m²
17no. Units Total

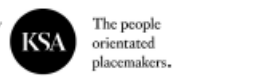
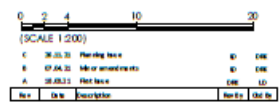
27no. Parking Spaces (27 Required)

Combined Unit Total

19no. 1 Bed/ 2 Person Flats @ 95m²
 10no. 2 Bed/ 4 Person Flats @ 97m²
 6no. 2 Bed/ 4 Person 2 Storey Houses @ 97m²
 6no. 3 Bed/ 6 Person 2 Storey Houses @ 111m²
31no. Units Total

31no. Parking Spaces

GFA - 2970m²
 Site Area - 0.39HA
 dpaHA - 79



VIVID

Project
North Town Phase 5
 North Lane
 Aldershot

Drawing Title
SITE PLAN

Drawing Ref:	PLANNING	Scale:	1:200 @ A1
Discipline Ref:	1233 PD101	Drawn By:	C
RIBA Ref:	001	Checked By:	DRK

SITE PLAN
 scale 1:200

GENERAL NOTES:

1. All elevations are the property of ISSA Architects Ltd and shall not be copied, altered or reproduced in any form or stored in any data retrieval system without the written consent of ISSA Architects Ltd.
2. This drawing has been produced as a guide only and is subject to a further detailed survey, which may give rise to an amended final study.



SITE A - WEST ELEVATION (Plots 17-30)
North Lane



SITE A - SOUTH ELEVATION (Plots 17-24)
Denmark Street

SITE A - PRINCIPLE ELEVATIONS 2024.11.08 1:100



1	24.11.23	Planning/Revise	1:1	ISSA
2	11.04.23	Final/Issue	1:1	ISSA
3	11.04.23	Final/Issue	1:1	ISSA

The people orientated placemakers.



VIVID

Project: North Town Phase 5
North Lane
Aldershot

Site Name:	SITE A
Principle Elevations:	PRINCIPLE ELEVATIONS
Planning:	1:100 @ A1
Plot No:	1233 PD302
Revision:	B
Date:	11.04.23

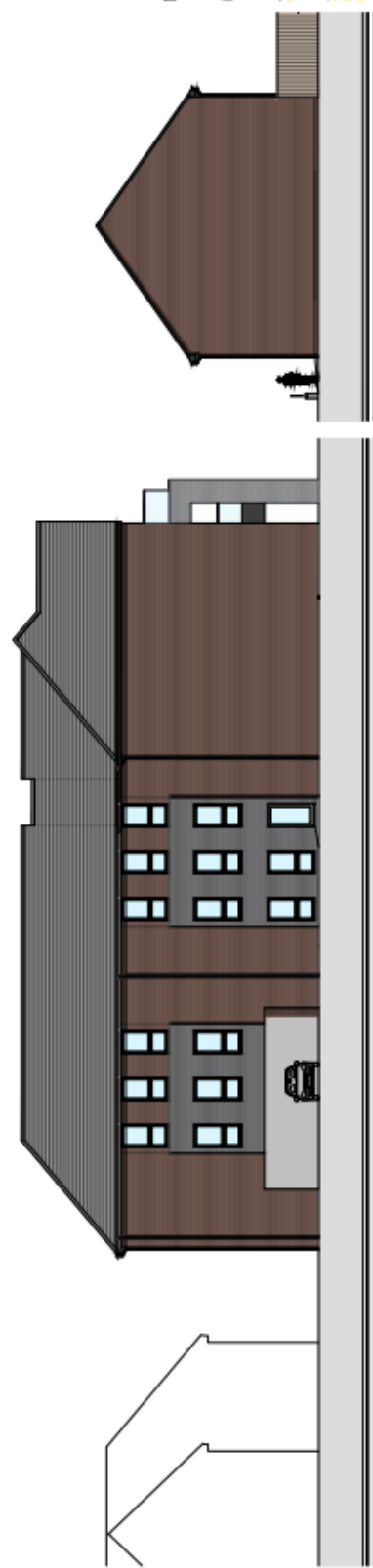
GENERAL NOTES:
 1. This drawing is the property of KSA Architects Ltd and may not be copied, reproduced, or used in any way without the written consent of KSA.
 2. This drawing is for information only and is not intended for construction. It is subject to change without notice.



SITE A - NORTH ELEVATION (Plot 30)
From Footpath



SITE A - EAST ELEVATION (Plots 17-30)
Rear



SITE A - SOUTH ELEVATION (Plot 25)
From Alleyway

SITE A - REAR & SIDE ELEVATIONS
Scale 1:100



KSA
 The people orientated placemakers.

VIVID

North Town Phase 5
 North Lane
 Aldershot

Client	VIVID
Location	North Town Phase 5 North Lane Aldershot
Project Name	REAR & SIDE ELEVATIONS
Planning	1:100 @ A1
Project No.	1233 P0304
Revision	A
Author	LD
Checker	LD
Approved	LD
Date	12/12/2023

GENERAL NOTES:

1. The photographs of this site are for illustrative purposes only and are not intended to be used as a reference for any other project.
2. The photographs of this site are for illustrative purposes only and are not intended to be used as a reference for any other project.
3. The photographs of this site are for illustrative purposes only and are not intended to be used as a reference for any other project.
4. The photographs of this site are for illustrative purposes only and are not intended to be used as a reference for any other project.



SITE B - WEST ELEVATION (Plots 01-16)
North Lane



SITE B - NORTH ELEVATION (Plots 06-16)
Denmark Street

SITE B - PRINCIPLE ELEVATIONS SCALE 1:100



REV	DATE	DESCRIPTION	BY	CHK
1	11/11/21	Issue for Review	KS	KS
2	11/11/21	Final	KS	KS



VIVID

Project:
North Town Phase 5
North Lane
Aldershot

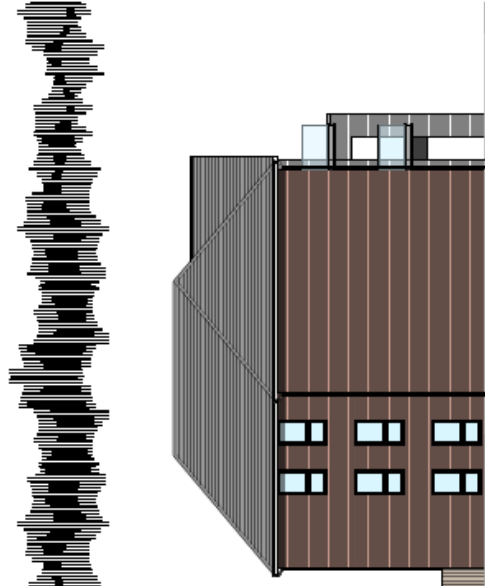
Drawing Title:
SITE B
PRINCIPLE ELEVATIONS

Client:	VIVID
Project Name:	North Town Phase 5
Location:	North Lane, Aldershot
Scale:	1:100 @ A1
Drawn by:	B
Checked by:	LD
Project No.:	1233 PD303
Company:	KSA

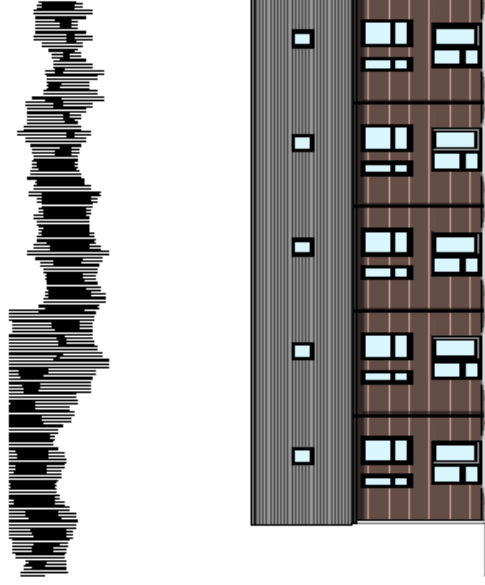
GENERAL NOTES:
 1. The architect or design professional shall be responsible for obtaining all necessary permits and approvals for the project.
 2. The architect or design professional shall be responsible for obtaining all necessary permits and approvals for the project.
 3. The architect or design professional shall be responsible for obtaining all necessary permits and approvals for the project.



SITE B - EAST ELEVATION (PLOTS 01-16)
 Rear



SITE B - SOUTH ELEVATION (PLOT 1)
 Queen Street




SITE B - SOUTH ELEVATION (PLOTS 06-16)
 Rear



SITE B - NORTH ELEVATION (PLOT 5)
 From Alleyway




 The people orientated placemakers.
VIVID
 North Town Phase 5
 North Lane
 Aldershot

A		2023.12	Project Name	1:100	1:100
Rev.	Date	Drawn By	Checked By	Scale	Sheet No.

SITE B		REAR & SIDE ELEVATIONS	
PLANNING		1:100 @ A1	
1233 P0305		A	
RIBA		ID	

SITE B - REAR & SIDE ELEVATIONS
 SCALE 1:100

