

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. 22/00277/REMPP

Date Valid 14<sup>th</sup> April 2022

Expiry date of consultations 14<sup>th</sup> May 2022

Proposal **PART APPROVAL OF RESERVED MATTERS: for the erection of 11 dwellings (Phase 3), including internal access roads, public open space, parking, lighting and associated infrastructure, following demolition of existing building and hardstanding, pursuant to Condition 3 (1-24) of Hybrid Outline Planning Permission 17/00914/OUTPP dated 15th May 2020.**

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

Ward St. Marks

Applicant Miss Tilly Wishaw, Redrow Homes Ltd

Agent Savills

Recommendation **Grant**

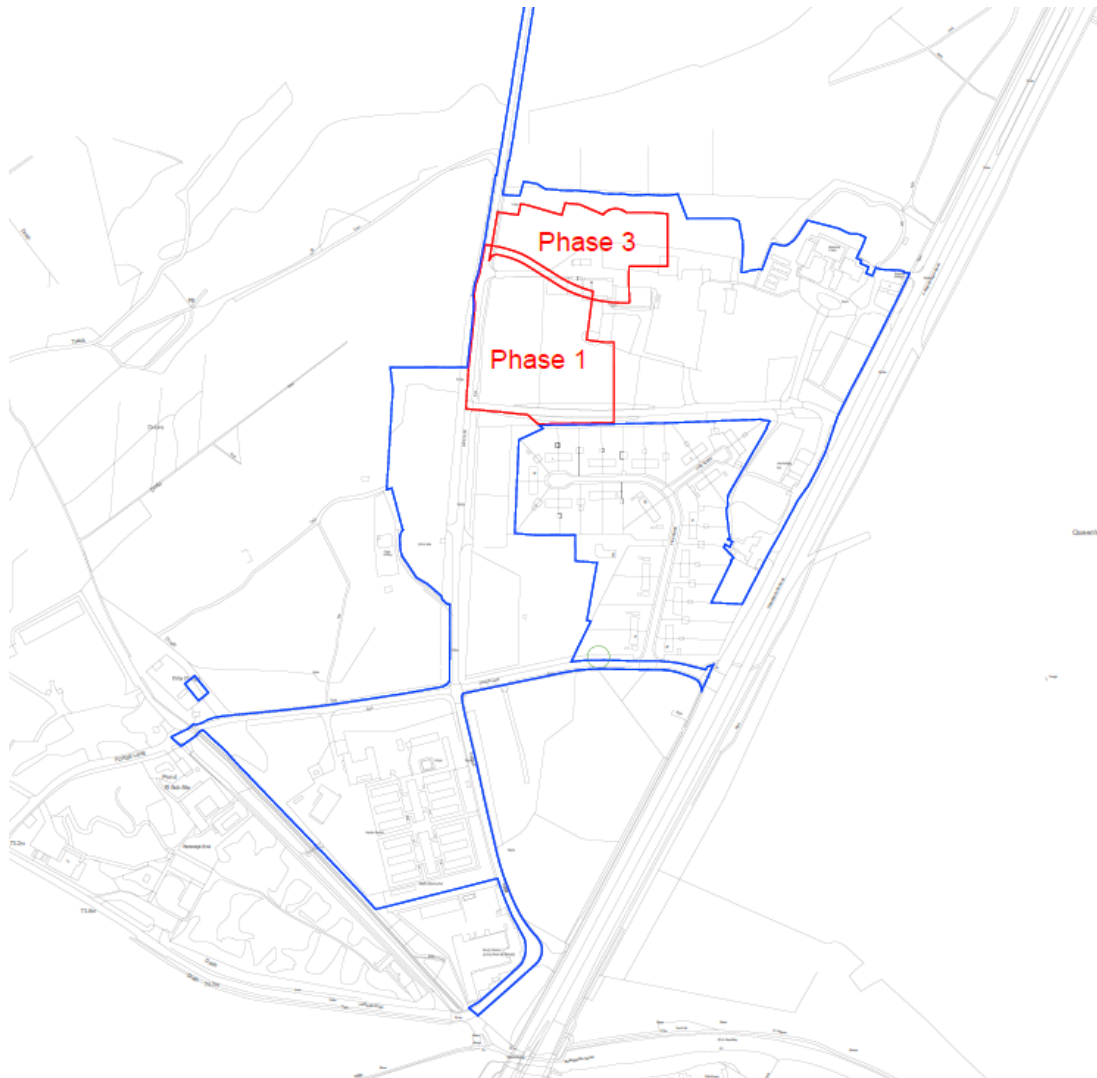
## BACKGROUND

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

Redrow Homes Ltd are delivering the residential element of the Outline Consent. The Blandford Woods SANG (Full Planning Permission) will be delivered by Grainger Plc and The Land Trust. This Reserved Matters Application represents Phase 3 of the residential development.

## PHASE 3 SITE

The Phase 3 Reserved Matters Application Site is located in northwest corner of the Outline Application Site, bounded by and taking access from Shoe Lane to the west. This phase is located adjacent to the approved Blandford Woods SANG, directly north of Phase 1 and is approximately 0.73ha. The site comprises of a largely cleared area of woodland together with grassland, existing hardstanding and former military buildings consented for demolition. No existing residential or other uses adjoin the site. The Phase 3 site does not incorporate or affect the setting of any existing heritage assets.



**Figure 1 – Phase 1 & 3 in context**

## WIDER BLANDFORD HOUSE AND MALTA BARRACKS DEVELOPMENT SITE

The wider Blandford House and Malta Barracks Development Site of approximately 26.1 hectares lies on land between the Army Golf Club to the west, the A325 to the east and immediately to the north of the Basingstoke Canal. The site comprises previously developed land within a woodland setting. The land was made surplus to requirements by the Ministry of Defence (MoD) and Defence Infrastructure Organisation (DIO).

Access to the development site is from Farnborough Road via Forge Lane from the south/southeast, and from Government Road to the north, via Shoe Lane. Forge Lane and Shoe Lane both intersect the site and connect to Laffan's Road at the southern end of the site.

The site includes Blandford House, a large detached former military residence, which is designated as a Building of Local Importance and set within extensive grounds. There are also several Buildings of Local Importance located within the grounds of Blandford House. Aldershot Military Conservation Area lies outside of the site, to the east side of Farnborough Road.

Malta Barracks, a former disused army barracks, is located in the south of the site, immediately to the north of the TA Centre and to the east of Runways End Outdoor Centre. Malta Barracks comprises a number of low-level buildings and hard standing.

The site wraps around Vine Close, a small development of military housing, which was not included in the allocation for the development site. Forge cottage, a single property to the west of Shoe Lane, falls within the site allocation but was not included in the Hybrid Outline Application Site

Extensive areas of woodland surround both Blandford House and Malta Barracks. The woodland largely comprises of the consented Blandford Woods SANG and the existing Wellesley SANG. The northern areas of woodland lie adjacent to the Army Golf Course. The Basingstoke Canal (Conservation Area and Site of Special Scientific Interest) and Wellesley Woodlands SANG lie immediately to the south.

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

The site is close to two statutory designated sites of European Importance: The Thames Basin Heaths Special Protection Area (TBH SPA) (nearest part 700m to the west) and Thursley, Ash, Pirbright and Chobham Special Area of Conservation (TAPC SAC) which lies 3.5km to the north-east of the site.

Bourley and Long Valley SSSI lies 0.8km to the south-west of the site. The Basingstoke Canal Site of Special Scientific Interest lies adjacent to the southern boundary of the site. These are both sites of national importance. Watts Common Site of Importance for Nature Conservation (SINC) lies directly adjacent to the northern boundary of the site and is of local importance.

### *Phasing and Retained Buildings of Local Importance*

Redrow have submitted a phasing plan in accordance with Condition 5 of the Outline Consent. There are no buildings of local importance (locally listed buildings) in Phase 3. The Phase 3 Reserved Matters Area represents a relatively small phase located in the northernmost part of the development site, with access from Shoe Lane. At the time of writing this report four RMAs have been submitted to the Local Planning Authority for consideration. Phase 2, which is currently undergoing substantial amendments, incorporates the locally listed Vine Cottage, which is proposed to be retained in residential use in accordance with the Outline Consent. Whilst not a material planning consideration, Redrow are aware of the local interest in Vine Cottage, specifically in the existing mature vine growing within its glazed lean-to. In this regard, Redrow have engaged with a vine specialist who has reviewed the health and condition of the vine and has carried out some maintenance works to retain it in good condition.

Blandford House, the key locally listed building within the development site, falls within Phase 6. This phase is yet to be submitted as part of a Reserved Matters Application. The Outline Consent identifies Blandford House as delivering residential accommodation through conversion. However, Redrow have confirmed that they are *“in the process of preparing an application for the area around Blandford House. This will be submitted to the Council in the coming months. Blandford House is currently being marketed for sale with the potential to be re-used as offices or a nursery, in line with the current use class. The application, which will include the area around the building will therefore assume an office use or similar. It is of no benefit to Redrow to keep this building vacant and we are committed to ensuring an appropriate use which retains the original and historic elements of the building.”*

## **THE PROPOSAL**

This Reserved Matters Application (RMA) is for Phase 3 of the residential redevelopment of the Blandford House & Malta Barracks Development Site. Phase 3 would deliver 11 private detached two-storey houses together with a drainage attenuation pond (SuDS) and landscaped amenity open space. The red line of the application site incorporates vehicular access via Shoe Lane. Three of the houses would be arranged along a proposed internal access road (green lane/drive) facing Shoe Lane to the west, set behind a landscaped buffer and retained trees. The remaining houses would be clustered around the proposed pond area and internal access road.

During the course of the application a considerable amount of work has been undertaken in relation to the preparation of site-wide Ecological Management Plan, to demonstrate Biodiversity Net Gain as a result of the development.

## **NOTIFICATION**

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

In addition to posting two (2) site notices and a press advertisement, forty-one (41) letters of notification were sent to neighbouring owner/occupiers. The overall consultation period expired on 18<sup>th</sup> May 2022.

A representation of objection has been received from one (1) individual address, 24A Vine Close, Aldershot.

The comments have been received via Public Access. The comments are summarised below:

- Contrary to Government advice
- Contrary to local planning policies
- Damage to SSSI's
- Effect upon Air Quality
- Loss of light
- Loss of trees
- Noise & Disturbance
- Overlooking / loss of privacy
- Smells
- Traffic Congestion – Highway Safety
- Unacceptable design or appearance
- Unacceptable materials

- Unacceptable size, layout or density
- Visual harm

Summary of further written comments (paraphrased):

- The development appears to be steamrolling ahead without regard to an agreed consultation process and without consideration of neighbours' representations

*Case Officer's Response:*

It is noted that the objector's comments relate to the site wide development without specific reference to the design of Phase 3. Any material planning considerations which have been raised above are addressed in the relevant sections of the committee report below.

The objector has commented that a consultation process has not been agreed. There is no statutory mechanism to agree the planning consultation process with neighbouring owners/occupiers. The objector was consulted in relation to the Hybrid Outline Planning Permission and has been consulted on each of the Reserved Matters Applications received to date. The consultation process has been carried out fully in accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015

### **Consultees & Other Bodies**

HCC Highways Development Planning: Confirmed no objection to the details of Phase 3.

HCC Senior Archaeologist: Confirmed no objection subject to conditions 16, 17 and 18 of the Outline Consent.

*Case Officer's Response: Details relating to archaeology have been submitted and approved in consultation with HCC (ref: 22/00305/CONDPP dated 05/09/2022.)*

Hampshire Fire and Rescue Service: No comments received.

Hampshire Constabulary: Provided detailed advice which has been forwarded to the developer for consideration.

Severn Trent Services Ltd: No comments received.

South East Water Ltd: No comments received.

Southern Gas Network: No comments received.

Thames Water: Confirmed no comments.

Grainger Plc: No comments received.

## Internal Consultees

RBC Environmental Health:	Confirmed no objection.
RBC Housing Enabling Officer:	Confirmed no objection.
RBC Ecology Officer:	Confirmed no objection following detailed discussions and updates to the Ecological Management Plan as informed by the submission of a Biodiversity Net Gain Assessment.
RBC Conservation Officer:	Confirmed no comment.
RBC Arboricultural Officer:	No objections received.
RBC Community - Contracts:	Confirmed no objection.
RBC Planning Policy:	No comments 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 relevant to this proposal:

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

The Council's adopted supplementary planning documents (SPDs) 'Car and Cycle Parking Standards', 2017, Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy (AMS) as updated April 2022 and Aldershot Military Conservation Area Appraisal and Management Plan (RBC, February 2021) are also relevant.

The *National Planning Policy Framework (NPPF)*, which was revised and came into force on 19th February 2019 (amended June 2021), and The Department for Communities and Local Government's Technical Housing Standards (2015) are material considerations.

The proposals have been assessed against the policy framework outlined above and all other relevant material considerations. The main determining issues in the assessment of the proposals are:

- The principle of development
- Housing tenure & mix
- Layout, design and appearance
- Transport, parking & access
- Impact on neighbours
- Living environment created for future residents
- Nature conservation and trees
- Pollution & remediation
- Flood risk & drainage
- Sustainable development
- Archaeology

## **COMMENTARY**

### **The Principle of Development –**

The principle of the residential redevelopment of the application site was established by Hybrid Outline Planning Permission ref: 17/00914/OUTPP and is consistent with Local Plan Policy SP10 (Blandford House and Malta Barracks). The proposed Phase 3 scheme would deliver residential dwellings together with a detention pond (SuDS) and amenity open space in accordance with the principles set out in the approved Hybrid Outline Planning Permission's Land Use Parameter Plan and Movement Parameter Plan (as amended by application ref: 22/00371/NMAPP).

The current application takes the form of a comprehensive Reserved Matters Application for Phase 3 of the residential development. In this regard, Condition 3 of the Outline Consent states *“No development (with the exception of the SANG and SANG car park and the demolition of the Category 1 buildings identified on drawing number 6048/PO1 Rev A shall take place in any Development Zone identified on Phasing Plan 2491-C-1106-SK3, until an application for details relating to appearance, landscaping, layout and scale of the development hereinafter called “the reserved matters” shall be submitted to and approved in writing by the Local Planning Authority in respect of that Development Zone/Reserved Matters Area...”* The RMA has been submitted in accordance with Condition 3, which includes a full list of the details to be addressed by each Reserved Matters Application (RMA).

### **Housing Tenure & Mix –**

The scheme represents Phase 3 of the Blandford House and Malta Barracks residential

development and would provide 11 private market detached two-storey dwellings (1 x 3-bedroom, 8 x 4-bedroom and 2 x 5-bedroom).

The following site wide quantum of affordable housing has been agreed as part of the approved Affordable Housing Strategy, and secured by the s106 legal agreement, in accordance with Local Plan policies LN1 (Housing Mix) and LN2 (Affordable Housing):

Total No. Units (not including existing dwellings)	Private (70%)	Total Provision (AHU) 30%	Affordable Rent (AR) 70%	Shared Ownership (SO) 30%
176	123	53	37	16

Due to the relatively small size of this phase (11 out of the 176 new dwellings proposed), the Council’s Housing Enabling Officer has raised no objection to the absence of any affordable housing in Phase 3.

**Layout, Design & Appearance -**

The Planning Statement and Design Statement submitted with this Reserved Matters Application (RMA) refer to the Design and Access Statement (DAS) approved as part of the Outline Planning Permission. The application demonstrates how the proposed Phase 3 scheme has been guided by the DAS and the approved Parameter Plans of the Outline Consent.

The approved Land Use Parameter Plan for the wider development details pockets of residential development focussed on areas of previously developed land, set in the context of retained buildings and wooded areas. In respect of Phase 3, the submitted Planning Statement confirms *“The dwellings will be set back from the site boundaries, with existing trees and vegetation along the boundaries retained, creating a backdrop and screening to the site”*

Phase 3 would deliver 11 private detached two-storey houses together with a detention pond (SuDS) and amenity open space in accordance with the Outline Planning Permission’s approved Land Use and Access & Movement Parameter Plans. Three of the houses would be arranged along a proposed internal access road (green lane/drive) facing Shoe Lane to the west, set behind a landscaped buffer and retained trees. The remaining houses would be clustered around the proposed pond area and internal access roads.

A Phase III Heritage impact Assessment was submitted with the RMA. The Blandford House & Malta Barracks Development Site is not located within a conservation area and the Phase 3 scheme would not be located within or affect the setting of any locally or statutory listed buildings. A variety of house types are proposed. The submitted Planning Statement confirms that the character of the proposed houses will complement the local vernacular *“...utilising similar materials, such as red and brown brickwork, and design features, such as hipped roofs and gables”*.

It is considered that the layout of the development would comply with the approved Outline Planning Permission Parameter Plans and the detailed design and appearance of the scheme would accord with the principles set by the approved Design & Access Statement. As such, subject to the imposition of a planning conditions to seek further details of the proposed materials; it is considered that the proposed scheme would result in good quality residential development which would be compatible with the existing character and appearance of the



area. The proposal therefore accords with Local Plan policies SP10 (Blandford House and Malta Barracks), DE1 (Design in the Built Environment) and HE1 (Heritage).

### **Highways Considerations -**

Details of the site layout, roads, footpaths, means of access, have been submitted with the Reserved Matters Application in accordance with the requirements of Condition 3 of the Hybrid Outline Planning Permission. A Transport Assessment, Travel Plan and Highways Improvements were approved/secured as part of the Outline Permission for the wider development.

It is considered that the proposed road layout and means of access for Phase 3 is consistent with the principles set out in the approved Hybrid Outline Planning Permission's Movement Parameter Plan (as amended by 22/00371/NMAPP).

#### *Access & Parking*

Policy IN2 (Transport) requires new development to provide appropriate parking provision in accordance with the Council's 'Car and Cycle Parking Standards' Supplementary Planning Document (SPD) (adopted in November 2017). There is a presumption that the parking standard (including the visitor parking requirement) should be provided in full.

Vehicular access to Phase 3 would be from Shoe Lane via a primary road, which would run along the southern edge of the site and would also serve Phase 1 and further phases of the development to the east. Three of the proposed houses would be arranged along an internal access road (private drive) which would run parallel with Shoe Lane to the west, set behind a landscaped strip. A secondary road is proposed around the detention pond which would serve the cluster of six of the houses. The applicant has confirmed that the roads would be private and would not be adopted by the Highway Authority (Hampshire County Council).

The proposed development of eleven houses (1 x 3-bedroom, 8 x 4-bedroom and 2 x 5-bedroom) would provide off-street parking in accordance with the Council's parking standards which require one car parking space per 1 bedroom dwelling, two spaces for 2/3 bedroom dwellings and three spaces for every residential property of 4 or more bedrooms. It is noted that Principle 10 of the SPD states that garages provided for new development will not be counted as parking spaces. Therefore, whilst some of the dwellings would benefit from garages, these spaces have not been counted.

The development would provide 4 visitors' spaces which would exceed the Council's parking standards which require 1 visitor parking space for every 3 x 1 bedroom property and 1 visitor parking space for every 5 properties of 2 or more bedrooms. The additional spaces would contribute towards visitors' parking for the wider development

The Council's parking standards require cycle storage provision of 1 space per 1-bed dwelling and 2 spaces per 2-bed plus dwelling. In the case of the individual houses proposed, it is envisaged that bicycles would be stored within the private garages or sheds within the curtilage of the dwellings.

Hampshire County Council (HCC) (Transport Planning) were consulted in relation to the Reserved Matters Application and have confirmed no objection in relation to the details of Phase 3, in respect of parking provision, road layout, visibility and geometry, noting that the roads will not be offered for adoption.

It is also noted that Conditions 6 and 7 of the Outline Permission concern pedestrian and cycle access to and from the site/ wider site. These details have been submitted by the Applicant (ref: 22/00397/CONDPP) and are currently under consideration in consultation with the Local Highway Authority (HCC).

A condition is proposed to ensure that the parking spaces are implemented and allocated as detailed on the approved plans and retained for the life of the development.

It is therefore considered that the Phase 3 development would provide private parking and visitors' spaces in accordance with the Council's parking standards, and has demonstrated adequate road layouts, visibility splays and tracking for service/refuse vehicles.

#### *Refuse and Recycling Storage*

The proposed development would be serviced by the Council's Community Contracts Team and they have been consulted in relation to the detail of the proposals. No concerns are raised in relation to bin storage given that the proposals comprise private detached houses. The application drawings demonstrate vehicle tracking for service/refuse vehicles. The developer has also confirmed that where refuse vehicles would be expected to enter private road areas, the road surface would be suitable for a 32-tonne vehicle.

#### *Construction Traffic Management Plan*

A Construction Traffic Management Plan (CTMP) was submitted with the Reserved Matters Application in accordance with the requirements of Condition 3 of the Outline Approval. The report sets out the overall framework for managing the movement of construction and delivery traffic to and from the site, ensuring the use of appropriate routes and minimising any impacts. An updated version of the CTMP has been approved in respect of Condition 15 of the Outline Approval under planning reference 22/00985/CONDPP in consultation with the Council's Environmental Health Officer and the Highway Authority (HCC).

#### **Impact on Neighbours –**

The Phase 3 RMA application does not adjoin any existing neighbouring residential development or uses. A letter of objection has been received from one neighbouring occupier within Vine Close. The objections raised include concerns relating to overlooking, loss of privacy, loss of light, noise and disturbance and visual harm. The objector's property does not adjoin the Phase 3 site and the comments appear to concern the wider residential development as a whole.

Given the scale and nature of the proposed development and the significant separation from any nearby dwellings or uses, it is not considered that the proposed dwellings would result in any unacceptable impact on properties within Vine Close by reason of overlooking, loss of outlook, loss of privacy or disturbance. Taking into account the context of the site, the residential nature of the proposed use, and the proposals for future residential phases adjoining the site, it is considered that proposed development would be compatible with and would not result in any demonstrable harm to the amenities of neighbouring occupiers and uses, in accordance with Local Plan policy DE1.

The objector also raised concerns relating to the construction period. In this regard, planning conditions are proposed to restrict the hours of construction and to ensure compliance with the

approved Construction Traffic Management Plan and Construction Environmental Management Plan (ref: 22/00985/CONDPP).

### **Living Environment Created for Future Residents –**

Phase 3 would deliver eleven (11) detached 3, 4 and 5-bedroom private market dwellings. The properties would all exceed the minimum internal space standards defined in The Ministry of Housing, Communities and Local Government's *Technical Housing Standards* (2015), which are reflected in Policy DE2 (Residential Space Standards) of the Rushmoor Local Plan. The properties would also benefit from private gardens which would exceed the minimum of 30m<sup>2</sup> required for family houses, in accordance with Rushmoor Local Plan Policy DE3.

It is considered that the proposed development would provide new dwellings of a generous size and efficient layout with sufficient natural light, ventilation, together with access to private and public amenity space. Adequate spacing would be provided between dwellings and habitable room windows to safeguard against loss of privacy and outlook. A condition is proposed to seek full details of external lighting for the development, although it is acknowledged that this may be significantly restricted by the proximity of the site to the approved Blandford Woods SANG to the north.

The development would have access to the proposed Strategic Open Space (Amenity Open Space) to the south of the Phase 3 site, located within Phase 1. The open space would also incorporate an equipped area of play in accordance with the outline planning permission's Land Use Parameter Plan and secured by the terms of the s106 Legal Agreement and Conditions 19 and 20 of the Hybrid Outline Planning Permission.

A Noise Report was submitted with the Phase 3 RMA. The report recommends that standard double glazing with trickle ventilation will be sufficient to achieve a satisfactory internal noise environment for occupiers and confirms that external noise levels have also been assessed and are acceptable. The Council's Environmental Health Officer has reviewed the report and confirmed that the recommendations can be accepted.

Consultation comments and advice received from the County's Crime Prevention Design Officer and Fire and Rescue Services, have been forwarded to the Applicant for consideration.

It is therefore considered that the development would provide a satisfactory living environment for future residents, in accordance with Local Plan policies DE1, DE2, and DE3.

### **Environment, Nature Conservation & Trees**

The Hybrid Outline Planning Application proposals were screened for the purposes of the Environmental Impact Assessment Regulations 2011 (as amended 2015) and was not considered to be EIA development (Planning Ref: 17/00245/SCREEN dated 05/05/2017). No significant environmental effects were identified, and it was considered that any potential environmental effects could be addressed satisfactorily and conventionally at the planning application stage through the submission of supporting information and/or imposition of planning conditions. The Hybrid Outline Planning Application was accompanied by an Ecological Impact Assessment and Shadow Habitats Regulations Assessment (HRA).

Details of landscaping together with an Ecological Management Plan and updated Arboricultural Development Statement have been submitted with the Reserved Matters Application in accordance with the requirements of Condition 3 of the Hybrid Outline Planning Permission. A Construction Environmental Management Plan (CEMP) has been approved (ref:

22/00985/CONDPP) in respect of Condition 14 of the Outline Approval in consultation with the Council's Environmental Health Officer and Ecology Officer.

The residential areas detailed on the Hybrid Outline Planning Permission's approved Land Use Parameter Plans (as amended by 22/00371/NMAPP) focus primarily on pockets of previously developed land. However, together with areas of hardstanding and structures, these areas do contain existing trees and vegetation, and given the relatively large size of the scheme, it was accepted that in granting the outline consent, a significant number of trees and vegetation would require removal to facilitate the development.

### *Ecology & Biodiversity Net Gain*

Paragraph 174 of the National Planning Policy Framework (NPPF) (amended July 2021) 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*". Paragraph 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*".

Since the approval of the Outline Permission, the Environment Act 2021 has introduced a statutory footing for securing measurable net gains for biodiversity, requiring a 10% minimum uplift post-development. It is expected that this will become a statutory requirement from November 2023. Rushmoor Borough Council have an expectation that all major planning applications, including those with 10 or more dwellings or over 1000sqm of commercial floorspace, should seek to attain a minimum 10% net gain in biodiversity value as a result of development, ahead of statutory obligation.

Condition 3 (15) attached to the Hybrid Outline Planning Permission (17/00914/OUTPP dated 15/05/2020) requires the submission for approval in writing of an Ecological Management Plan in respect of each Reserved Matters Application (RMA). In this regard, a Phase 3 Ecological Management Plan (October 2021) was submitted in support of the first RMA.

The Council's Ecology Officer reviewed the RMA submission and commented that the Phase 1 and Phase 3 Ecological Management Plans focussed primarily on protected species with less emphasis on addressing the impact of the proposed development on biodiversity at a habitat level. Measures to avoid, mitigate, and where appropriate, compensate for adverse impacts (on protected species) resulting from development were proposed but the plan lacked a comprehensive site-wide evaluation which quantified the extent to which existing habitats present would be retained, enhanced, or lost to development. This assessment does not cover the proposed Blandford Woods SANG site area, which already benefits from full planning permission.

Given the planning policy context outlined above, the Council's Ecology Officer has worked very closely with the Applicant to secure a site-wide Biodiversity Net Gain Assessment which has informed an updated Ecological Management Plan/s for the Blandford House & Malta Barracks Development Site (excluding the SANG).

The site-wide BNG strategy includes the following measures:

- Increasing the number of 'Urban Trees' originally proposed to compensate for some canopy loss

- Converting ornamental scrub in Phase 2 to native scrub
- Retention and enhancement of the woodland corridor located to the south-west of Vine Close (amounting to 547m<sup>2</sup>)
- Enhancement of beech woodland and in the central northern part of the site, along with other woodland areas
- Provision of 4 new permanent ponds
- Provision of native hedgerows, on a more than like for like basis.
- Provision of 22 bat boxes, 58 bee bricks, 24 bird boxes, 5 hedgehog domes and 10 reptile habitat features

Whilst not included in the BNG Assessment, the RMA acknowledges the 'off-site' enhancements that have already been secured by the approved Blandford SANG which include wide-scale woodland enhancement throughout the SANG, being brought under long-term management by the Land Trust. These include the removal of non-native scrub (Rhododendron and Cherry Laurel), and the creation of new rides. These off-site enhancements are secured through a SANG Environmental Management Plan (SANG EMP), which is required by Condition 23 of the Outline Planning Consent and has been approved under planning reference: 21/00882/CONDPP.

The Council's Ecology Officer has commented "*The Metric now concludes a biodiversity net gain of 13.72% post-development when assessed against a predevelopment ecological baseline. This enables a conclusion that the development as proposed is able to attain above a minimum of 10% net gain in biodiversity value and therefore achieves Rushmoor Borough Council expectations for this development in that regard.*" The Ecology Officer notes "*The DEFRA Metric referenced above addresses ecological losses and gains as relates to habitats only. Legally protected species present at the development site will need to be subject to separate consideration, in line with best practice impact avoidance and mitigation methodologies in order to ensure no breach of statutory obligations regarding these species.*"

Conditions are proposed to ensure that the development is implemented strictly in accordance with the approved Environmental Management Plan and to seek updated landscaping and planting plans to secure the detailed recommendations (biodiversity enhancements) of the approved Ecological Management Plan, specifically in respect of Phase 3.

It is therefore considered that subject to appropriate safeguarding conditions, the proposed scheme would mitigate any adverse impacts on wildlife and ecologically sensitive receptors and would secure opportunities for biodiversity enhancement in accordance with Local Plan policy NE4 (Biodiversity).

#### *Thames Basin Heaths Special Protection Area*

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

The SANG has been designed to serve as mitigation not only for the residential redevelopment of Blandford House and Malta Barracks, but also for other future 3rd party residential schemes within the Borough which lie within 5km of the SANG boundary, for example within Aldershot Town Centre. In this regard, the approved SANG Delivery Strategy confirms that the proposed

SANG would provide sufficient capacity for 1,717 people. Therefore, based on an average occupancy rate of 2.4 people per dwelling (ppd) (as set out in RBC's TBH SPA Avoidance and Mitigation Strategy) the proposed Blandford Woods SANG would have capacity for 715 residential units, a significant overprovision.

The residents of Phase 3 would have direct access to the Blandford Woods SANG via Shoe Lane and a footpath to the north of the site. The provisions of the s106 legal agreement and conditions of the Hybrid Outline Planning Permission would ensure that the development SANG is delivered and accessible prior to first occupation of any part of the residential development as approved.

It is therefore considered, taking into account these mitigation measures, that the proposals are not likely to have a significant effect, alone or in combination upon the nature conservation interest and objectives of the Thames Basin Heath Special Protection Area (SPA), in accordance with saved South East Plan Policy NRM6, Local Plan policy NE1 and Rushmoor's Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy (AMS) as updated April 2022.

### *Trees*

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

On 15/02/2022 an application for the removal of trees within an area that included the Phase 3 application site was approved under ref: 21/00989/CONDPP pursuant to Condition 9 of the Hybrid Outline Planning Permission. This was agreed on site with the Council's Tree Officer and Planning Officer in order to allow essential works to be carried out on site prior to the approval of the relevant RMA. The works included trenching for archaeology and to ensure that priority trees were removed before the bird nesting season. The trees in question were all located in areas identified for residential development on the approved outline parameter plans, and their removal was necessary to facilitate the development.

The Phase 3 RMA is accompanied by an updated Arboricultural Development Statement in accordance with Condition 3 (20) of the Hybrid Outline Planning Permission. The statement provides updates to the proposed tree removal together with tree retention plans. Details of protection measures for those trees to be retained are also included.

The Planning Statement submitted with the RMA describes how some of the existing significant mature trees located along the western boundary with Shoe Lane would be retained and have been incorporated into the design of Phase 3. The landscaping proposals submitted with the RMA include mitigation tree planting which includes both woodland planting and new street trees.

The Council's Arboricultural Officer was consulted in relation to the Phase 3 RMA and has raised no objection to the proposals. Conditions are proposed in respect of detailed planting proposals and to ensure that the tree protection measures set out in the updated Arboricultural Development Statement, are fully implemented in accordance with Local Plan policy NE3 Trees and Landscaping.

## **Pollution & Remediation –**

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

### *Contaminated Land*

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

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

It is also noted that Condition 12 of the Hybrid Outline Planning Permission requires prior to first occupation of any Reserved Matters Area, the approval of a verification report, to be submitted to demonstrate effective compliance with the contamination remediation works as approved. Further, Condition 13 of the Hybrid Outline Planning Permission seeks to ensure that suitable additional remedial measures be submitted to the Council for approval, in the event that previously unidentified contamination is discovered during construction.

### *Air Quality & Construction Impacts*

An Air Quality Assessment was submitted with the Hybrid Outline Planning Permission application and was assessed by the Council's Environmental Health Officer, who raised no objection to the findings and recommendations. The impact of the development on air quality when complete and operational would be negligible for both existing receptors and new occupants.

A Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority (ref: 21/00985/CONDPP). These details relate to all phases of the proposed residential development and are pursuant to Condition 14 (CEMP) of the Hybrid Outline Planning Permission. The purpose of the CEMP is to reduce the risk of adverse impacts resulting from the construction of the development (including from noise, dust and lighting) on sensitive environmental resources and to minimise disturbance to local residents and other sensitive receptors.

### *Lighting*

The Planning Statement submitted with the Phase 3 RMA notes the proximity of Phase 3 to the Blandford Woods SANG to the north, and the sensitivities around providing streetlighting in respect of its potential impact on local ecological receptors. A condition is therefore proposed to ensure that no external lighting is installed unless agreed with the Local Planning Authority in accordance with the recommendations of the approved Ecological Management plan, in accordance with Local Plan policies DE10 (Pollution) and NE4 (Biodiversity).

## **Flood Risk & Drainage –**

The Hybrid Outline Planning Application was accompanied by a Flood Risk Assessment and a Flood Risk & Utilities Statement. Potential flood risks in the area include surface water flooding and overtopping or breach of the Basingstoke Canal. However, the site is located in Flood Risk Zone 1, which means it is at the lowest risk of flooding. Taking into account the characteristics of the site and the nature of the wider proposals, and subject to mitigation measures in the form of Sustainable Drainage Systems (SuDS), the assessment concluded that there are no significant sources of flood risk that would affect the site.

Local Plan Policy NE8 (Sustainable Drainage Systems) requires the implementation of integrated and maintainable SuDS in all flood zones for both brown field and greenfield sites. The Applicant's Reserved Matters Application Planning Statement describes the Sustainable Urban Drainage Solution (SuDS) proposed for the wider Blandford House & Malta Barracks Development Site, which includes the proposed pond within Phase 1, and refers to SuDS treatment and storage beneath permeable paved roadways within the development.

Technical details relating to a surface water drainage scheme have been submitted in relation to northern part of the wider development site under application ref: 22/00372/CONDPP, in accordance with Condition 10 of Hybrid Outline Planning Permission ref:17/00914/OUTPP. Hampshire County Council (Lead Flood Authority) were consulted in relation to those details, and following a request and receipt of further technical details, they have confirmed no objection to the Phase 3 proposals.

## **Sustainable Development -**

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

## **Archaeology -**

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

The County Archaeologist was consulted in relation to the details, commenting "*I can confirm that I endorse the submitted archaeological evaluation report and that it meets the requirements of condition 16. Furthermore, the results from the archaeological evaluation indicate that the site has been the subject of wide ranging previous disturbance and that any archaeological potential has been compromised. As such, no further archaeological work should be required. On this basis, I can recommend that conditions 16, 17 and 18 be discharged.*" This position is also supported by the Phase III Heritage impact Assessment



submitted with the RMA. Therefore, no further conditions are proposed in relation to Phase 3.

## **Conclusion**

The Reserved Matters Application Phase 3 scheme sufficiently reflects the terms of the outline planning permission for the Blandford House and Malta Barracks Development Site, including the Land Use and Movement Parameter Plans (as amended). Subject to appropriate planning conditions, the development would not result in any unacceptable impacts on the character and appearance of the area, environmental conditions, on nature conservation or any adjoining heritage assets. The accommodation would provide an acceptable living environment for future occupiers and would not be harmful to the amenity of neighbouring occupiers or uses. The proposals would be acceptable in highway terms.

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

## **FULL RECOMMENDATION**

**GRANT** reserved matters approval subject to the following conditions and informatives:-

### **Time limit**

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

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

### **Approved Plans**

- 2 The permission hereby granted shall be carried out in accordance with the following drawings:
  - 20212-P3-301B Proposed Site Layout Phase 3
  - 20212-P3-303 Site Layout Phase 3 Building Materials
  - 20212-P3-304 Site Layout Phase 3 Boundary Treatments
  - 20212-P3-305 Street Scenes Phase 3
  - 20212-P3-310 Hampstead Proposed Floor Plans
  - 20212-P3-311 Hampstead Proposed Elevations – Brick
  - 2012-P3-312 Hampstead Proposed Elevations – Render
  - 20212-P3-313 Henley Proposed Floor Plans
  - 20212-P3-314 Henley Proposed Elevations – Brick
  - 20212-P3-315 Oxford Proposed Plans and Elevations – Brick
  - 20212-P3-316 Richmond Proposed Floor Plans
  - 20212-P3-317 Richmond Proposed Elevations – Render
  - 20212-P3-318 Warwick Proposed Plans and Elevations – Render
  - 20212-P3-319 Windsor Proposed Plans and Elevations – Brick
  - 20212-P3-320 Windsor Proposed Plans and Elevations – Render

- 20212-P3-C301 Coloured Site Layout Phase 3
- 20212-P3-C305 Coloured Street Scenes Phase 3
- 20212-S301 Site Layouts Phase 3 Site Location Plan
- 20212-S302 Site Layouts Phase 3 Site Survey
- 7550.P3\_HSP.5.0 Hard Landscape Plan
- 20174-GS-Z1-XX-DR-C-1607-P1\_Phase 3 Site Drainage Strategy
- 20174-GS-Z1-XX-DR-C-1960-P1\_Phase 3 Refuse Vehicle Tracking
- 20174-GS-Z1-XX-DR-C-1961-P1\_Phase 3 Fire Tender Tracking
- 20174-GS-Z1-XX-DR-C-1963-P1\_Phase 3 Junction and Forward Visibility

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

### **Materials**

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

Reason – To ensure a satisfactory appearance for the development and to safeguard the character and appearance of the area.\*

### **Ecological Management Plan**

- 4 The development shall be carried out strictly in accordance with the Ecological Management Plan documents hereby approved (in so far as they relate to Phase 1), prior to first occupation of the development hereby approved:
- Ecological Management Plan ref: Vf2 (Aspect Ecology, 21<sup>st</sup> October 2021);
  - Ecological Appraisal Addendum ref: Vf5 (Aspect Ecology, 21<sup>st</sup> October 2021); and
  - Biodiversity Net Gain Assessment ref: Vf4A (Aspect Ecology, 30<sup>th</sup> September 2022)

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

### **Landscaping, Planting and Biodiversity Enhancements**

- 5 Prior to the first occupation of the residential development hereby approved, details of an updated landscaping, planting and biodiversity enhancement plan, to accord with the recommendations of the approved Ecological Management Plan, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details prior to the first occupation of the residential development hereby approved and thereafter maintained in accordance with the Ecological Management Plan. 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.\*

### **Temporary Sales Units/Show Homes**

- 6 No part of the site shall be used for temporary sales or marketing purposes associated with the development unless and until details have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the details shall include:
- (i) all operational development associated with the proposed sales and marketing activities; and
  - (ii) confirmation of the duration of the marketing/sales use and the timescale for the removal of any operational development that is not in accordance with a detailed planning permission in respect of the relevant part of the site. Once approved, the sales and marketing activities shall not be carried out other than in accordance with the agreed details. .

Reason: Due to the temporary nature of the proposals and in the interests of proper planning.\*

### **External Lighting**

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

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

### **Parking spaces**

- 8 The residents' and visitors' parking spaces shall be laid out and allocated in accordance with drawing 20212-P3-301B (Proposed Site Layout Phase 3) hereby approved prior to first occupation of the part of the development to which they relate, and shall be used only for the parking of vehicles ancillary and incidental to the residential use of the development.\*

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

### **Arboricultural Development Statement**

- 9 The development shall be carried out strictly in accordance with the Arboricultural Method Statement (RPS Group, April 2022) hereby approved, in so far as it relates to the Phase 3 RMA.

Reason - To safeguard retained trees on the site, to safeguard the character and

appearance of the area and in the interests of biodiversity.

### **Construction Traffic/ Environmental Management Plan**

- 10 The construction of the development shall be carried out strictly in accordance with the Construction Traffic & Environmental Management Plan Revision B (GHPC. March 2022 approved under details application ref: 21/00985/CONDPP granted 09/05/2022.

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

### **Hours of Construction**

- 11 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.

### **Sustainable Water Use**

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

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

### **Removal of PD Rights – Enlargement of dwellings**

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

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

### **Removal of PD Rights – Outbuildings**

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

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

## **INFORMATIVES**

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

The proposal has been assessed against following policies of the Council's Development Plan (Adopted 21st February 2019): SS1 Presumption in Favour of Sustainable Development; SS2 Spatial Strategy; SP10 Blandford House and Malta Barracks; IN1 Infrastructure & Community Facilities; IN2 Transport; HE1 Heritage; HE3 Development within or adjoining a Conservation Area; HE4 Archaeology; DE1 Design in the Built Environment; DE2 Residential Internal Space Standards; DE3 Residential Amenity Space Standards; DE4 Sustainable Water Use; DE6 Open Space, Sport & Recreation; DE10 Pollution; LN1 Housing Mix; LN2 Affordable Housing; NE1 Thames Basin Heaths Special Protection Area; NE2 Green Infrastructure; NE3 Trees and Landscaping; NE4 Biodiversity; NE5 Countryside; NE8 Sustainable Drainage Systems.

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 Council's adopted supplementary planning documents (SPDs) 'Car and Cycle Parking Standards', 2017, Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy (AMS) as updated April 2022 and Aldershot Military Conservation Area Appraisal and Management Plan (RBC, February 2021) are also relevant.

The *National Planning Policy Framework (NPPF)*, which was revised and came into force on 19th February 2019 (amended June 2021), and The Department for Communities and Local Government's Technical Housing Standards (2015) are material considerations.

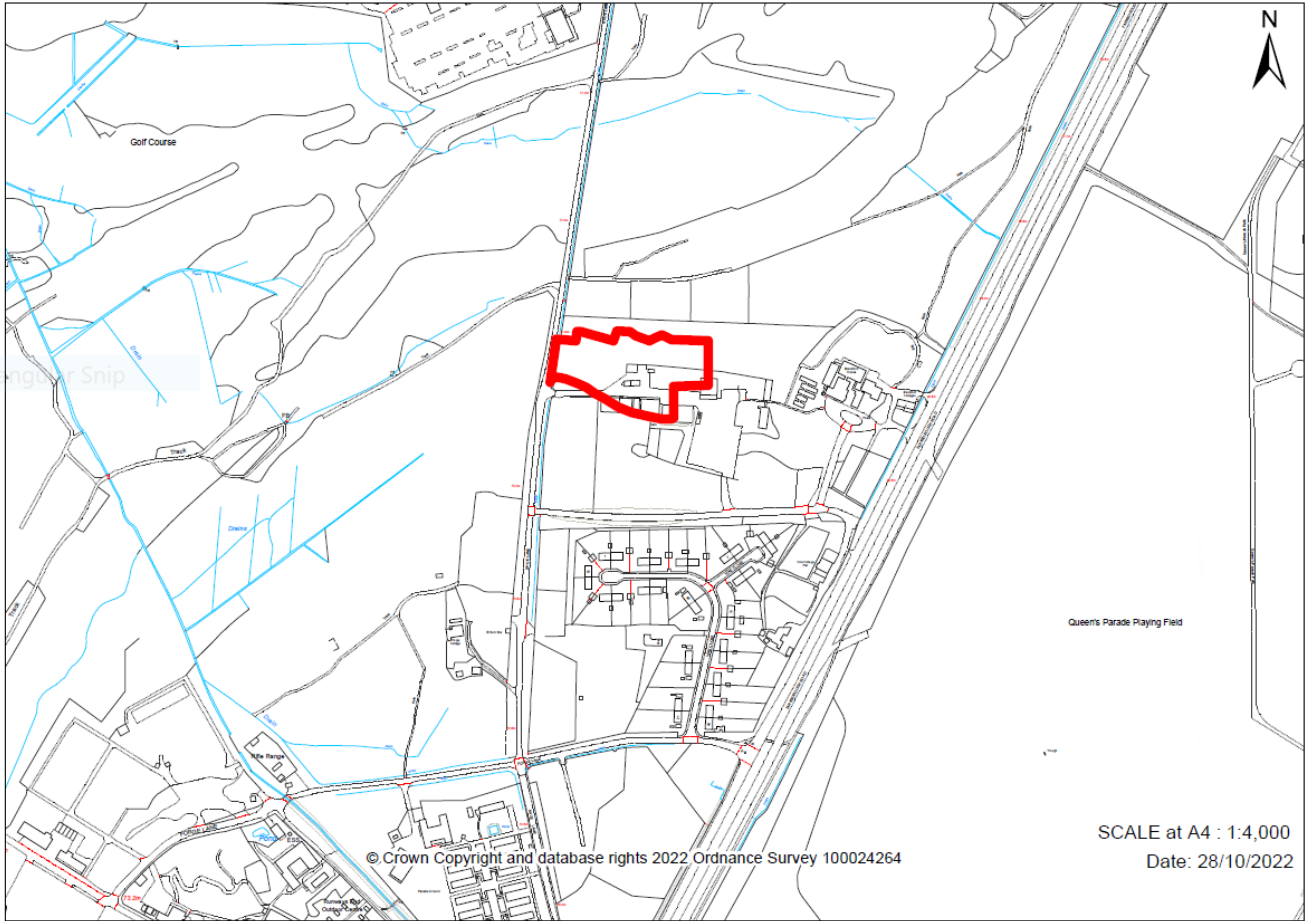
The Reserved Matters Application Phase 3 scheme sufficiently reflects the terms of the outline planning permission for the Blandford House and Malta Barracks Development Site, including the Land Use and Movement Parameter Plans (as amended). Subject to appropriate planning conditions, the development would not result in any unacceptable impacts on the character and appearance of the area, environmental conditions, on nature conservation or any adjoining heritage assets. The accommodation would provide an acceptable living environment for future occupiers and would not be harmful to the amenity of neighbouring occupiers or uses. The proposals would be acceptable in highway terms.

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

2. INFORMATIVE - Your attention is specifically drawn to the conditions marked \*. These condition(s) require the submission of details, information, drawings etc. to the Local Planning Authority BEFORE WORKS START ON SITE or, require works to be carried out BEFORE COMMENCEMENT OF USE OR FIRST OCCUPATION OF ANY BUILDING. Failure to meet these requirements is in contravention of the terms of the permission and the Council may take enforcement action to secure compliance. As of April 2008 submissions seeking to discharge conditions or requests for confirmation

that conditions have been complied with must be accompanied by the appropriate fee.

3. INFORMATIVE -The Applicant is reminded that there are a number of conditions attached to the original hybrid outline planning permission (ref:17/00914/OUTPP dated 15/05/2020) which remain applicable to the Reserved Matters Area and may also require details to be approved prior to the commencement of development.
4. INFORMATIVE - The Applicant is reminded that this permission and the original hybrid outline planning permission ref:17/00914/OUTPP dated 15/05/2020) is subject to a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended).
5. INFORMATIVE - The Applicant is advised in respect of Condition 12 (Sustainable Water Use) that compliance with this condition will need to be demonstrated when applying for Building Control Approval for the development. The Council strongly recommends that this condition is implemented having regard to the “fittings approach” set out in Table 2.2 of The Building Regulations 2010 (Part G).
6. INFORMATIVE - In the UK all species of bats are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and under Schedule 2 of the conservation (Natural Habitats & c) Regulations 2004. The grant of planning permission does not supersede the requirements of this legislation and any unauthorised works would constitute an offence. If bats or signs of bats are encountered at any point during development then all works must stop immediately and you should contact Natural England.
7. INFORMATIVE - All wild birds and their nests are protected under the Wildlife and Countryside Act 1981 (as amended). If any trees are to be removed or buildings demolished during the bird breeding season (March-September inclusive) they should first be inspected by an experienced ecologist to ensure that no active nests are present. If an active nest is discovered it should be left in situ until the young have fledged.
8. INFORMATIVE – The 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.









Plot 1 Plot 2 Plot 3 Plot 4 Plot 5  
Phase 1 Phase 2 Phase 3 Phase 4 Phase 5

Street Scene A-A



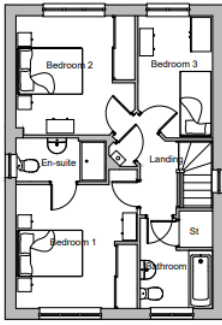
Plot 1 Plot 2 Plot 3 Plot 4 Plot 5  
Phase 1 Phase 2 Phase 3 Phase 4 Phase 5

Street Scene B-B

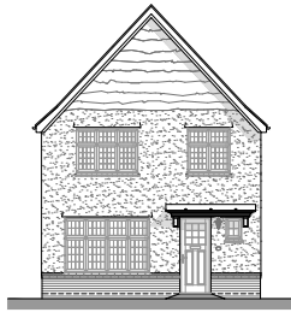


Plot 1 Plot 2 Plot 3 Plot 4 Plot 5  
Phase 1 Phase 2 Phase 3 Phase 4 Phase 5

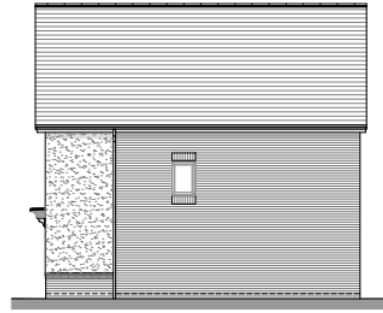
Street Scene B-B



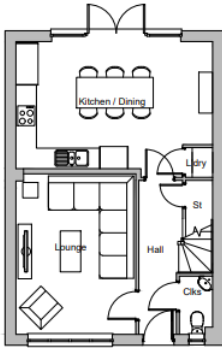
First Floor Plan



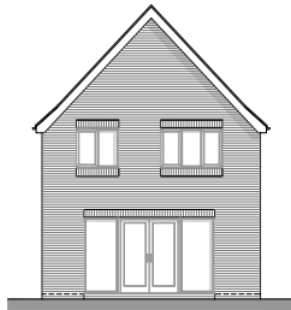
Front Elevation



Side Elevation



Ground Floor Plan



Rear Elevation



Rear Elevation

Plots:  
As: 17  
Handed:



Scale: 1:100 at A3  
**Warwick**  
Heritage Collection  
F Series  
12000 16 2000  
12000 16 2000  
Date: May 2019  
12000 16 2000



Front Elevation



Side Elevation



Rear Elevation



Side Elevation

Plots:  
As:  
Handed: 2



Scale: 1:100 at A3  
**Henley**  
Heritage Collection  
F Series  
12000 16 2000  
12000 16 2000  
Date: May 2019  
12000 16 2000



Plots:  
As: 3  
Handed:



Front Elevation



Side Elevation A



Rear Elevation



Side Elevation B



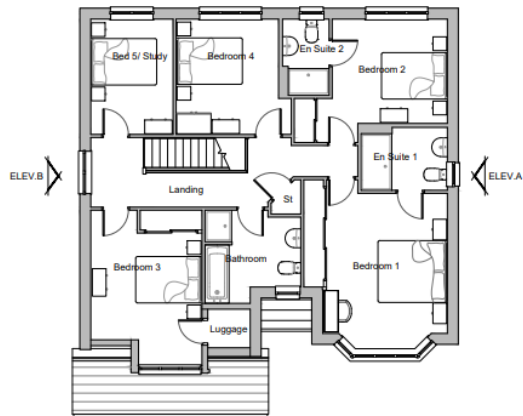
Hampstead  
Heritage Collection  
F Series  
Model: 01/19/21  
Revision Code: 01  
Date: 24/06/2023  
By: J. B. 2011



Plots:  
As: 3  
Handed: 5



Ground Floor Plan



First Floor Plan



Hampstead  
Heritage Collection  
F Series  
Model: 01/19/21  
Revision Code: 01  
Date: 24/06/2023  
By: J. B. 2011



