

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.	22/00138/REMPP
Date Valid	23 rd February 2022
Expiry date of consultations	13 th December 2022
Proposal	PART APPROVAL OF RESERVED MATTERS: for the erection of 76 dwellings (Phase 2), including internal access roads, public open space, parking, lighting and associated infrastructure, following demolition of existing buildings 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	Ms Bryony Stala, Savills
Recommendation	Grant

BACKGROUND

On the 15th 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 2 of the residential development.

Phases 1 and 3 were approved on the 14/11/2022 following Development Management Committee on the 9th November 2022. These phases comprise 9 and 11 private residential

houses respectively (Phase 1 – REF: 22/00068/REM. Phase 3 REF: 22/00277/REMP).)

PHASE 2 SITE

The Phase 2 Reserved Matters Area is located to the east of the approved Phases 1 & 3 at the northern end of the wider Blandford House & Malta Barracks Development Site. The Phase 2 site (approx.2.8ha) wraps around the northern and eastern boundaries of existing residential properties within Vine Close and extends to the eastern boundary with Farnborough Road. The site takes access from the west from Shoe Lane via Phase 1 and Phase 3.

Phase 2 incorporates locally listed Vine Cottage, which is proposed to be retained in residential use in accordance with the Outline Consent. Blandford House, the key locally listed building within the wider development site, falls within Phase 6 to the north of Phase 2. 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.*”

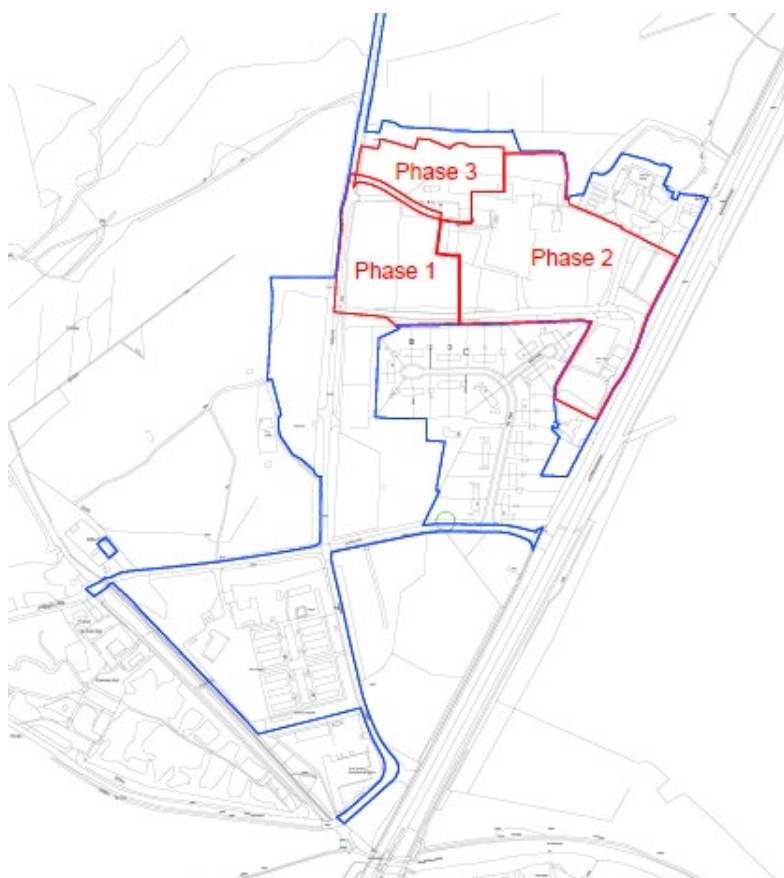


Figure 1 – Phase 2 in context

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 wider development site includes Blandford House, a large detached former military residence, which is designated as a Building of Local Importance and set within extensive grounds. In total there are five structures on the wider site which have been designated by RBC as being of local importance:

- Blandford House
- Blandford Cottage (Blandford Lodge)
- Vine Cottage
- Blandford Cottages
- George VI Post Box, Forge Lane

No part of the development site falls within a conservation area. Aldershot Military Conservation Area lies to the east side of Farnborough Road. The Basingstoke Canal Conservation Area is located to the south.

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.

THE PROPOSAL

This Reserved Matters Application (RMA) is for Phase 2 of the residential redevelopment of the Blandford House & Malta Barracks Development Site. Phase 2 would deliver 76 residential units, comprising of 43 private houses and 33 affordable units, together with internal access roads and public open space (referred to as Amenity Open Space in the s106 legal agreement). The scheme would provide 159 allocated parking spaces and 17 visitors spaces. A variety of two-storey house types and sizes are proposed together with a three-storey apartment building. The proposed residential accommodation comprises the following:

Tenure	Dwelling Size	Quantum	Percentage (approx.)
Affordable Housing	1 bed apartment	9	12%
	2 bed apartment	8	11%
	2 bed house	8	11%
	3 bed house	7	9%
	4 bed house	1	1%
Private Market Housing	2 bed house	0	0%
	3 bed house	33	43%
	4 bed house	4	5%
	5 bed house	6	8%
	Total	76	

Vine Cottage is included in the proposed residential accommodation as private market housing (1 x 3-bedroom dwellinghouse).

The 33 affordable units proposed for Phase 2 would comprise 19 affordable rented and 14 shared ownership, equating to an approximately 60/40 split. This would contribute towards the following site wide quantum of affordable housing, which 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

During the course of the application significant amendments have been made to the Phase 2 scheme to ensure that the RMA area complies with the approved Land Use Parameter Plan, to improve the layout and distribution of the proposed affordable housing units and associated parking spaces, to improve the relationship of new dwellings to the existing houses in Vine Close, and to increase proposed road widths and demonstrate visibility splays in response to comments from the Highway Authority. Furthermore, as with Phases 1 and 3, 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 (40) letters of notification were sent to neighbouring owner/occupiers. A re-consultation letter was sent to those commented on the application. The extended consultation period expires on 13th December 2022.

Two representations 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:

- Raised concerns about the planning process.
- Commented that has been no feedback or follow-up consultation for previously submitted views.
- Queried construction hours.
- Queried various aspects of the construction management process.

Case Officer's Response:

It is noted that the objector's property does not directly adjoin the Phase 2 site and the comments relate to the site wide development without specific reference to the design of Phase 2. Conditions are proposed in respect of construction hours and Construction Environmental Traffic Management Plan (CTMP/CEMP) has been approved in respect of Condition 15 of the Outline Approval under planning reference 21/00985/CONDPP in consultation with the Council's Environmental Health Officer and the Highway Authority (HCC).

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 objectors' comments on Phases 1 & 3 were addressed in the respective planning committee reports. 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:	Provided detailed comments and advice on road layout and vehicle tracking, noting that the roads will not be
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offered for adoption. HCC have advised that *“...confirmation regarding the forward visibility splays and the ability for a refuse vehicle to adequately service the site should be provided prior to the Highway Authority providing no objection to the application.”*

Response: Amendments to road widths and splays together with further tracking diagrams have been submitted during the course of the application to address HCC comments. HCC were reconsulted on 18/11/2022. No further comments received.

HCC Senior Archaeologist:	Confirmed no objection.
Hampshire Fire and Rescue Service	Provided detailed advice which has been forwarded to the developer for consideration
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 objection in relation to surface water network infrastructure capacity. Advised that South East Water should be consulted in relation to water supply.
Grainger Plc:	No comments received.
Hampshire Swifts (Charity):	Whilst not a formal consultee, Hampshire Swifts have submitted a representation in relation to the proposals. The comments include a recommendation for integral Swift bricks to be incorporated into the scheme.

Case Officer's response: The comments were forwarded to the Applicant for consideration in the preparation of their Ecological Management Plan and can be considered in respect of details submitted pursuant to proposed Condition 5.

Internal Consultees

RBC Environmental Health:	Comments (extract/paraphrased): With regards internal noise levels, Environmental Health are satisfied that the noise mitigation measures proposed within the noise report will achieve a satisfactory internal noise environment for future occupants.
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The noise report finds that noise levels in external amenity areas are predicted to be no greater than 55 dB LAeq, 16hr for the majority of the proposed units. However, for those properties nearest to Farnborough Road, gardens will generally have noise levels significantly above the BS 8233 Upper Guideline value, with noise levels of around 60 - 65 dB LAeq, 16 hr. The report offers no suggestions as to how these noise levels can be mitigated. BS 8233 advises that development should be designed to achieve the lowest practicable levels in external amenity spaces and I can see nothing within the report that demonstrates that they have sought to achieve this.

In para 3.7, the report sets out its approach in addressing noise within these spaces by having an aspirational target noise level of 55 dB LAeq, 16 hr, with justification provided where this is not possible. No such justification has been provided.

Case Officer's response: A condition is proposed to ensure that the recommendations of the report for internal levels are complied with and to seek details of acoustic fencing in respect of the properties proposed adjacent to Farnborough Road.

RBC Housing Enabling Officer:	Confirmed no objection following receipt of amended plans.
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 provided any private drives relied upon for access are constructed to withstand the weight of a large refuse truck. Where drives would not be accessible for HGVs, residents would be responsible for bringing out their bins for collection.
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 July 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 & impact of heritage assets
- 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 2 scheme would deliver residential dwellings together with internal access roads and public 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 2 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 –

Phase 2 of the Blandford House and Malta Barracks residential development would deliver 76 residential units, comprising of 43 private houses (Including Vine Cottage) and 33 affordable units as follows:

Tenure	Dwelling Size	Quantum	Percentage (approx.)
Affordable Housing	1 bed apartment	9	12%
	2 bed apartment	8	11%
	2 bed house	8	11%
	3 bed house	7	9%
	4 bed house	1	1%
Private Market Housing	2 bed house	0	0%
	3 bed house	33	43%
	4 bed house	4	5%
	5 bed house	6	8%
	Total	76	

The 33 affordable units proposed for Phase 2 would comprise 19 affordable rented and 14 shared ownership units, equating to an approximately 60/40 split. As with the architectural approach for the private units within the Phase 1 and 3 schemes, the proposed units would comprise of a variety of types and styles and have been designed to be tenure blind. The Council's Housing Enabling Officer has raised no objection to the proposed split, in the context of the wider development and the requirements of the approved Affordable Housing Strategy.

The affordable dwellings would contribute towards the following site wide quantum of

affordable housing, which 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

Three of the affordable rented units would meet wheelchair housing standards in accordance with the s106 legal agreement which requires 10% of the affordable rented units to be wheelchair units (1 x 1-bed ground floor flat and 2 x 2-bed houses). Each of these units would have direct access to an allocated disabled parking space and garden area.

The Outline Approval requires 5% of the total number of residential units on the wider development site to be provided as self-build/custom-build plots. The current application confirms that two of these units would be delivered within Phase 2. The units would take the form of custom-build 3 or 4 bedroom detached houses which would be delivered by Redrow Homes.

During the course of the application, significant improvements have been made to the layout and distribution of the proposed affordable housing across Phase 2 in order to provide a better mix of private and affordable housing, particularly in the south-easternmost part of the Phase 2 site. Amendments have also been sought to increase the number of parking spaces for the affordable units and ensure that the size and layout of those spaces meet the Building Regulations standards for Accessible and Adaptable Dwellings.

Flat block A would deliver 2 x 2-bed shared ownership unit, 6 x 2 bed social rented units and 1 x 1-bed social rented wheelchair unit on the ground floor. Grainger Trust have confirmed that they will be the registered provider for the affordable homes. They have confirmed that they have no objection to the tenure split in Block A from a management perspective, particularly given that the S/O homes would benefit from their own point of access to the building.

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 2 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. The proposed Phase 2 development forms a continuation of approved Phases 1 and 3 in terms of its layout and follows the same architectural approach. This phase would deliver a variety of two-storey house types together with a three-storey apartment building. 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 or occasional render and timber, and design features, such as hipped roofs, gables and bay windows”.

Phase 2 incorporates the easternmost part of the public open space approved within Phase 1 and would deliver a second area of public open space to the south of Blandford House. Significant trees have been retained and incorporated into the development where possible and replacement planting and landscaping is proposed.

The area around Vine Cottage has already been subject to significant tree removal (including a Norway Spruce plantation to the south) which was approved under details application ref: 22/00167/CONDPP pursuant to Condition 9 of the Hybrid Outline Planning Permission. This tree loss and how it has impacted on the character of the area was discussed at the Development Management Committee Member's Site Visit. Members enquired whether additional tree planting could be secured by condition in this area, particularly along the boundary of the site with the Farnborough Road.

Due to constraints of the narrow width of this southern part of the Phase 2 site, the potential for street trees and planting in the vicinity of Vine Cottage is very limited. Notwithstanding this, opportunities for additional planting could be carefully explored pursuant to proposed Condition 5 (Landscaping, Tree Planting and Biodiversity Enhancements) and there is potential for more substantial tree planting further north along the eastern boundary of site towards Blandford House and within the associated area of proposed public open space.

Impact on existing heritage assets

No part of the application site or wider development site directly lies within a conservation area. Aldershot Military Conservation Area is located outside of the site further to the east, on the east side of Farnborough Road. The Basingstoke Canal Conservation Area is located to the south.

A Heritage Impact Assessment was submitted with the RMA ref: JAC27310 PHASE II RM Application: Land at Blandford House and Malta Barracks Development Site (RPS, November 2021). The assessment concludes that no potential impacts have been identified in relation to the significance of relevant nearby locally listed buildings.

In this regard, there are five structures on the wider development site which have been designated by RBC as being of local importance. Only one of these buildings/structures, Vine Cottage, falls directly within the current Phase 2 Reserved Matters Application Area. This locally listed building is located within the southern part of the Phase 2 site and will be retained for residential use in accordance with the Outline Permission. The two-storey building backs on to and is partly visible from Farnborough Road, but is only accessible (by car) from within the site via Shoe Lane to the west.

The Phase 2 scheme has been designed to respect the setting of the adjacent locally listed buildings, Blandford House and Blandford Lodge to the north and Blandford Cottages to the south. These retained buildings fall outside of Phase 2 and will be considered in a later phases of the development. In this regard, the submitted Planning Statement confirms that no alterations are proposed to any of the locally listed buildings as part of the RMA development, *"although the proposals represent an alteration to the immediate wider setting of these non-designated build heritage assets."*

The Phase 2 development successfully incorporates Vine Cottage within the proposed pattern of development, with dwellings of a similar scale and building line proposed on either side and gardens to the rear backing on to Farnborough Road. The resultant row of dwellings would face into the development site, fronting a new secondary street and facing new dwellings of a similar scale on the western side.

Vine Cottage

The Heritage Statement submitted with the Outline Planning Permission (17/00914/OUTPP) describes the historic background of Vine Cottage: *“Vine Cottage was originally used as the residence of the Senior Royal Engineer Officer. It is possible that the existing cottage is the small rectangular building shown on the 1854 Ordnance Survey Map, suggesting that it may predate the establishment of the military camp. However, the overall height of the building and arrangement of the windows suggest more likely that it was the former service wing of the officer residence. The 1872 Ordnance Survey Map shows the rectangular plan form of the current cottage, with a larger extension to the north, which appears to have bay windows on the west elevation. Further to the north is a smaller building which may have been a coach house or stable. To the south is shown the current glazed vinery. Between 1938 and 1963, the main northern part of house was removed creating the current building. At this time, coach house to the north was also demolished. In recent years the cottage has been used as private tenanted residential accommodation and is currently unoccupied.”*

The approved Heritage Statement describes the appearance of the building as *“Two storey, double pile house with shallow pitched natural slate roofs. The walls are rendered finished and the east and west elevation have incised horizontal lines. Two chimneys are located on the south elevation, which are built in yellow stock brickwork. The original timber sash windows and bay window on the west elevation have been replaced with uPVC double glazed windows. A prominent feature of the building is the vinery on the south elevation. The original timber framed vinery has been replaced with an aluminium frame glazed structure with a plinth in modern red engineering bricks...”* Generally, the building is noted as being in poor condition and suffering from damp which will require considerable repair and renovation.

The Phase 2 RMA scheme confirms that Vine Cottage would be retained in residential use in accordance with the Outline Consent. No changes (internal or external) are currently proposed to the locally listed building itself, which comprises a three-bedroom two-storey detached property. The only alterations proposed at this stage are to the curtilage of the dwelling, through the allocation of private amenity space to the rear and 2 designated parking spaces to the southern side.

A condition is proposed to seek and agree details of the materials proposed for the external surfaces of the development. This is particularly important for the areas of the scheme that fall within the setting of the retained buildings on site, and the condition shall apply notwithstanding any details submitted in the current application.

The Vine

Whilst not a material planning consideration, the Applicant Redrow Homes 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 carried out maintenance works to retain it.

Conclusions

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. The development would retain the existing locally listed Vine Cottage and would respect the setting of this building and adjoining heritage assets. Therefore, subject to the imposition of a planning

condition 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 2 is consistent with the principles set out in the approved Hybrid Outline Planning Permission's Movement Parameter Plan (as amended by 22/00371/NMAPP).

During the course of the planning application, amendments to the plans have been secured to ensure that the development meets the Council's parking standards for the number of private parking and visitors' spaces provided, to demonstrate adequate road layouts, visibility splays and tracking for service/refuse vehicles and to ensure that the parking provision for the affordable housing meets part M4(2) of the Building Regulations for Accessible and Adaptable Dwellings and M4(3) for Wheelchair User Dwellings.

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 2 would be from Shoe Lane via two primary roads which also provide access to Phases 1 and 3 to the west. These primary roads extend eastwards from Phases 1 and 3 and serve the secondary roads and mews/private drives located primarily in eastern side of this reserved matters area. The applicant has confirmed that all the roads would be private and would not therefore be adopted by the Highway Authority (Hampshire County Council).

Pedestrian and cycle access has been incorporated into the design and layout of the scheme in accordance with the approved Movement Parameter Plan (as amended by 22/00371/NMAPP). It is 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). Specifically in relation to Phase 2, a connection is shown to the proposed SANG footpath/ cyclepath on the northern boundary of the Phase 2 site which would provide pedestrian and cycle access to Farnborough Road towards Queen's Roundabout to the north, in accordance with the Outline Permission.

The proposed development of 76 residential units would provide 159 allocated parking spaces fully 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 many of the dwellings would benefit from garages, these spaces have not been included in the assessment.

Phase 2 would also provide 17 visitors' spaces which would slightly 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. However, it is proposed that 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. A brick-built secure cycle store is proposed to serve the proposed apartment block, located within amenity space to the rear of the building.

Hampshire County Council (HCC) (Transport Planning) were consulted in relation to the Reserved Matters Application and have provided detailed comments in respect of parking provision, road layout, visibility and geometry, noting that the roads will not be offered for adoption. The Applicant has responded to HCC's comments with Transport Technical Note Ref: 11349P Dated: October 2022 which describes amendments to the layout of the scheme and provides further tracking diagrams and adjustments to visibility splays. The amended plans demonstrate that the width of the roads in question have been increased from 4.8m to 5.5m to ensure that a car can pass a refuse vehicle, or refuse vehicle pass a parked car.

It is therefore considered that the Phase 2 development would provide private parking and visitors' spaces and cycle parking in accordance with the Council's adopted parking standards, and has demonstrated adequate road layouts, visibility splays and tracking for service/refuse vehicles. Condition 9 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.

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. The majority of the development comprises houses and residents would be expected to store refuse and recycling within the curtilage of their properties. In the case of the proposed apartment building, an integral bin-store is incorporated into the ground floor, accessed from the southern side of the building.

The Community Contracts Team have confirmed no objection to the Phase 2 scheme provided any private drives relied upon for access, are constructed to withstand the weight of a large refuse truck. They have also advised that where drives would not be accessible for HGVs, residents would be responsible for bringing out their bins for collection.

It is considered that the amended application drawings demonstrate adequate vehicle tracking for service/refuse vehicles within the development. The developer has confirmed that where refuse vehicles would be expected to enter private drives, the road surface would be suitable for a 32-tonne vehicle.

Construction Traffic Management Plan

A Construction Environmental Traffic Management Plan (CTMP/CEMP) was submitted with the Reserved Matters Application in accordance with the requirements of Condition 3 of the Outline Approval. The traffic management section of the report set 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/CEMP has been approved in respect of Condition 15 of the Outline Approval under planning reference 21/00985/CONDPP in consultation with the Council's Environmental Health Officer and the Highway Authority (HCC).

Impact on Neighbours –

The Phase 2 site wraps around the northern and eastern boundaries of the rear gardens of existing residential properties within Vine Close. These are the only properties that would be affected by the development as the retained dwellings on the wider site, including Vine Cottage, are unoccupied.

The proposed development is primarily two-storey, with one three-storey apartment block proposed in the eastern corner of the site, located more than 55m from Vine Close. The proposed development adjoining the northern boundary with Vine Close would comprise of an internal access road and landscaping. This layout and relationship is a continuation of the approved Phase 1 scheme to the west.

The nearest part of the proposed two-storey development to dwellings within Vine Close would be located within the strip of land between Vine Close properties and Farnborough Road to the east, in the vicinity of Vine Cottage. Whilst the existing two-storey semi-detached houses within Vine Close benefit from relatively large rear gardens, amendments have been sought to the layout and orientation of this part of the development to improve the relationship between the houses and provide greater separation.

A representation of objection has been received from one neighbouring occupier within Vine Close. The objector's property does not adjoin the Phase 2 site and the comments appear to concern the wider residential development. The objector raised concerns relating to impacts during the construction period. In this regard, a planning conditions is proposed to restrict the hours of construction. Furthermore, a Construction Traffic Management Plan and Construction Environmental Management Plan (ref: 21/00985/CONDPP) have been approved under conditions 14 and 15 of the Outline Planning Permission.

Given the scale and nature of the proposed development and the separation from existing dwellings, 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, 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.

Living Environment Created for Future Residents –

Phase 2 would deliver 76 residential units, comprising of 43 private houses and 33 affordable units. 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 proposed houses would all benefit from private gardens, most of which would exceed the minimum of 30m² required for family houses, in accordance with Rushmoor Local Plan Policy DE3. A condition is proposed to seek details of acoustic boundary treatment for those properties whose gardens would be located adjacent to the Farnborough Road.

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, noting that this may be restricted by the proximity of the site to the approved Blandford Woods SANG to the north and the adjoining woodland within the public open space.

The residents of Phase 2 would have direct access to the Blandford Woods SANG via the proposed cyclepath and footpath on the northernmost boundary. Occupiers of the development would also have direct access to areas of proposed public open space to the within the application site to the north and within Phase 1 to the west. The proposed open space within approved Phase 1 includes an equipped area of play to be delivered in accordance with the outline planning permission's Land Use Parameter Plan as secured by the terms of the s106 Legal Agreement and Conditions 19 and 20 of the Hybrid Outline Planning Permission.

A revised Noise Assessment was submitted with the Phase 2 RMA. With regards internal noise levels, Environmental Health are satisfied that the mitigation measures proposed within the noise report will achieve a satisfactory internal noise environment for future occupants. The noise report finds that noise levels in external amenity areas are predicted to be no greater than 55 dB LAeq, 16hr for the majority of the proposed units. However, for those properties nearest to Farnborough Road, gardens will generally have noise levels significantly above the BS 8233 Upper Guideline value, with noise levels of around 60 - 65 dB LAeq, 16 hr. BS 8233 advises that development should be designed to achieve the lowest practicable levels in external amenity spaces, however, the report offers no suggestions as to how these noise levels can be mitigated. Conditions are therefore proposed to ensure that the recommendations of the report for internal levels in dwellings are complied with and to seek details of acoustic fencing in respect of those properties proposed adjacent to Farnborough Road.

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

It is 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 (as amended), Ecological Appraisal Addendum Report and an updated Arboricultural Development Statement have been submitted with this 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).

The Council's Ecology Officer has reviewed the EMPs submitted with each RMA submission to date and commented that the EMPs 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. It is noted that this assessment does not cover the proposed Blandford Woods SANG site area, because the SANG 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 (including DEFRA Metric) which has informed the preparation of updated Ecological Management Plan/s for each of the Reserved Matters Areas within 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 547m²)
- 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 submitted BNG Assessment, the application 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.*"

Condition 4 and 5 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 2.

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 2 would have direct access to the Blandford Woods SANG via a cyclepath and 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 25/05/2022 an application for the removal of trees within an area that included the Phase 2 application site was approved under ref: 22/00167/CONDPP pursuant to Condition 9 of the Hybrid Outline Planning Permission. This approach 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 2 RMA is accompanied by an updated Arboricultural Development Statement (ADS) ref: JSL3922_22773 V3 (RPS Group, October 2022) in accordance with Condition 3 (20) of the Hybrid Outline Planning Permission. The ADS has been updated to reflect the latest layout and to include the tree removal approved under ref: 22/00167/CONDPP. The ADS identifies significant trees to be retained and incorporated into the development together with tree protection measures for those trees to be retained. The landscaping proposals submitted with the Phase 1, 2 and 3 RMAs 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 2 RMA and has

raised no objection to the proposals. It is accepted that the tree removal, including the removal of some moderate and high-quality trees, is necessary to deliver the development approved by the Outline Planning Permission. The proposals are acceptable on balance given the constraints of the site and subject to the appropriate mitigation planting. Conditions 5 and 10 are proposed in respect of detailed tree 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 northern boundary of the Phase 2 RMA site adjoins the Blandford SANG and the

development wraps around a retained area of woodland to the west. Given the sensitivities around providing streetlighting in respect of its potential impact on local ecological receptors, planning condition 6 is 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 approved Phase 1, and refers to cellular soakaways and SuDS treatment and storage located 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 proposals, in respect of Phases 1, 2 and 3.

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). Compliance Condition 12 and Informative 5 are 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 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 II Heritage impact Assessment submitted with the RMA. Therefore, no further conditions are proposed in relation to Phase 3.

Conclusion

The Reserved Matters Application Phase 2 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) and the approved Affordable Housing Strategy. Subject to appropriate planning conditions, the development would not result in any unacceptable impacts on the character and appearance of the area or existing heritage assets and would mitigate any impacts on local environmental conditions and nature conservation. The scheme would deliver a good standard of living accommodation and an appropriate mix of residential dwellings and would not result in any material harm to the amenity of neighbouring occupiers or uses. The proposals would also 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 – P201G Site Layout – Phase 2
 - 20212 – P204F Site Layout – Affordable Units
 - 20212 – P205E Site Layout – Self Build Units
 - Vine Cottage Floor Plans and Elevations December 2022
 - 20212 - P2-257 Single Garage - Plans and Elevations
 - 20212 - C205C Coloured Street Scenes – Phase 2
 - 20212 - P2-258 Twin Garage – Plans and Elevation

- 20212 - S201A Site Location Plan - Phase 2
- 20212 - P2-220B Amberley - Plans and Elevations
- 20212 - P2-221B Cambridge - Plans and Elevations - Brick
- 20212 - P2-223B Hampstead - Floor Plans
- 20212 - P2-224C Hampstead - Elevations – Brick
- 20212 - P2-225B Highgate - Floor Plans
- 20212 - P2-226B Highgate - Elevations – Brick
- 20212 - P2-227B Highgate - Elevations - Render
- 20212 - P2-228B Leamington Lifestyle - Plans and Elevations - Brick
- 20212 - P2-229B Leamington Lifestyle - Plans and Elevations - Render
- 20212 - P2-230B Ledsham - Floor Plans
- 20212 - P2-231B Ledsham - Elevations - Brick
- 20212 - P2-232B Ledsham - Elevations - Render
- 20212 - P2-235A Oxford Lifestyle - Plans and Elevations - Brick
- 20212 - P2-236B Oxford Lifestyle - Plans and Elevations - Render
- 20212 - P2-237B Richmond - Floor Plans
- 20212 - P2-238B Richmond - Elevations - Brick
- 20212 - P2-239B Richmond - Elevations - Render
- 20212 - P2-240 Warwick - Plans and Elevations - Brick
- 20212 - P2-243B Plots 25-28 - DartSpey - Floorplans
- 20212 - P2-244B Plots 25-28 - DartSpey - Elevations
- 20212 - P2-246B Plots 29-33 - DartSpey - Floorplans
- 20212 - P2-247B Plots 29-33 - DartSpey - Elevations
- 20212 - P2-248B Plots 84-86 - BrueTweed - Floorplans
- 20212 - P2-249B Plots 84-86 - BrueTweed - Elevations
- 20212 - P2-250B Plots 89-90 - Dart - Floorplans
- 20212 - P2-251B Plots 89-90 - Dart - Elevations
- 20212 - P2-252B Plots 91-9596-100 - TavySpey - Floorplans
- 20212 - P2-253B Plots 91-9596-100 - TavySpey - Elevations
- 20212 - P2-255A Flat Block Plots 75-83 Floor Plans
- 20212 - P2-256A Flat Block Plots 75-83 Elevations
- 20212 - P2-260A Lincoln 3 - Floor Plans
- 20212 - P2-261A Lincoln 3 - Elevations-Render
- 20212 - P2-262A Stratford - Plans and Elevations
- 20212 - P2-263 Cambridge - Plans and Elevations - Render
- 20212 - P2-265 Oxford Option - Plans and Elevations - Brick
- 20212 - P2-266 Oxford Option - Plans and Elevations - Render
- 20212 - P2-267 Hampstead - Elevations - Render

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

Materials

- 3 A schedule of the materials (including updated Building Materials Plan and 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 and the setting of adjoining heritage assets.*

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 2), prior to first occupation of the development hereby approved:
- Ecological Management Plan Phase 2 ref: Vf2 (Aspect Ecology, 3rd November 2022);
 - Ecological Appraisal Addendum Phase 2 ref: Vf3 (Aspect Ecology, 30th November 2022; and
 - Biodiversity Net Gain Assessment ref: Vf4A (Aspect Ecology, 30th September 2022)

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

Landscaping, Tree Planting and Biodiversity Enhancements

5. Prior to the first occupation of the residential development hereby approved, details of an updated landscaping, tree planting and biodiversity enhancement plan, to accord with the recommendations of the approved Ecological Management Plan Phase 2 ref: Vf2 (Aspect Ecology, 3rd November 2022); and Biodiversity Net Gain Assessment ref: Vf4A (Aspect Ecology, 30th September 2022), 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.*

External Lighting

- 6 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.*

Boundary Treatment & Acoustic Fencing

- 7 Prior to the first occupation of the residential development hereby approved, details of the design and location of all boundary treatment (including a scheme for acoustic rear garden fencing for Plots 75 to 95 and Plot 178) proposed within the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. 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 and retained thereafter*

Reason - To ensure satisfactory external appearance for the development, to safeguard the living conditions of future residents and in the interests of highway safety.

Noise Attenuation

- 8 The development shall be carried out strictly in accordance with the mitigation (glazing and ventilation) described within the Blandford House Noise Assessment Phase 2 ref R9052-2 Rev 0 (24Acoustics, 22 December 2022) hereby approved. The mitigation shall be implemented prior to first occupation of the development to which it relates and thereafter retained for the life of the development*

Reason - To safeguard future occupiers of the development against noise disturbance.

Parking spaces

- 9 The residents' and visitors' parking spaces shall be laid out, allocated and made available in accordance with drawing 20212-P900A (Phase 1, 2 and 3 Parking Provision) hereby approved in so far as it relates to the Phase 2 RMA, prior to first occupation of the units to which the parking spaces 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

- 10 The development shall be carried out strictly in accordance with the Phase 2 Arboricultural Method Statement V3 ref: JSL3922_22773 (RPS Group, October 2022) hereby approved, in so far as it relates to the Phase 2 RMA.

Reason - To safeguard retained trees on the site, to safeguard the character and appearance of the area and in the interests of biodiversity.

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.

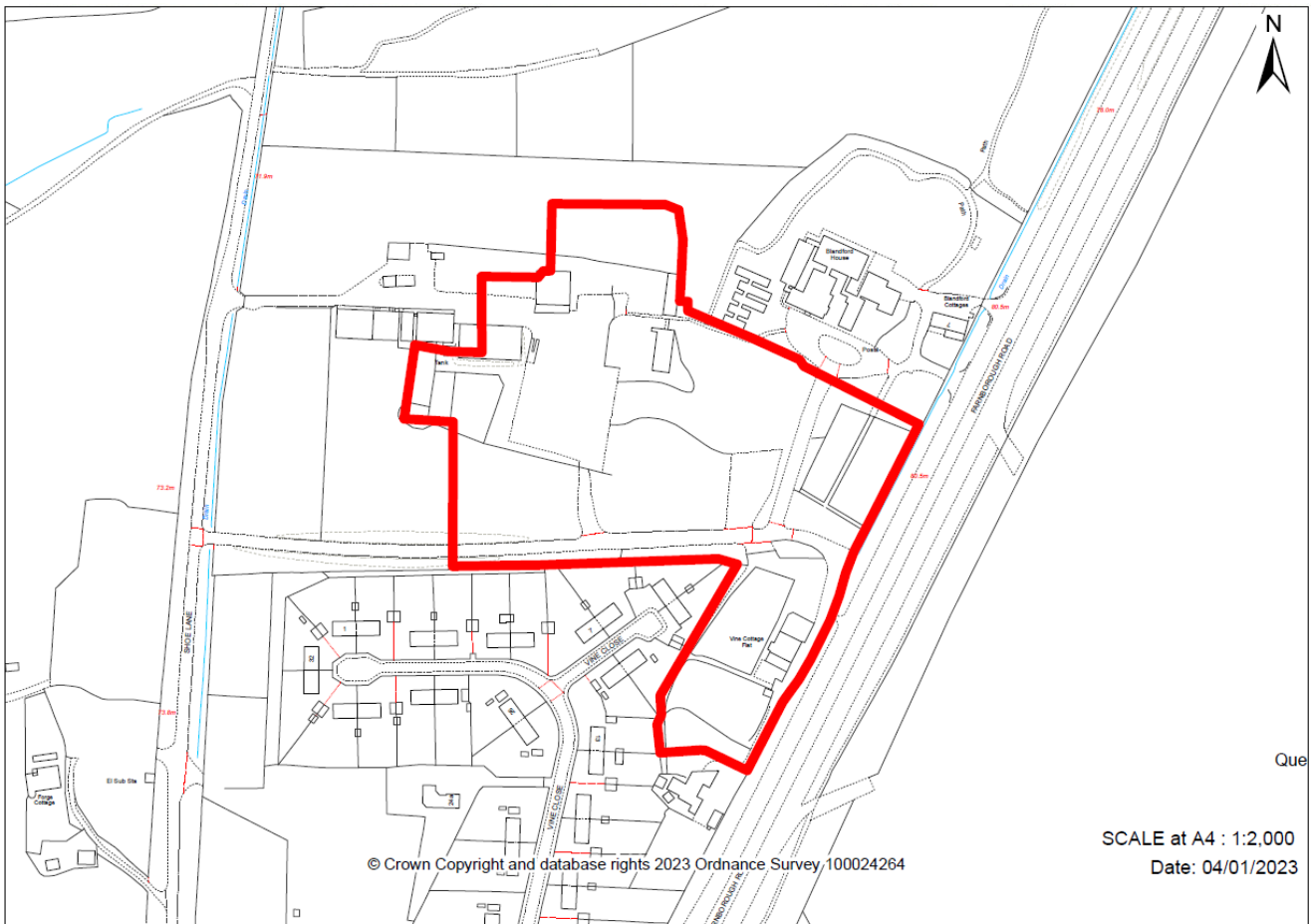
The *National Planning Policy Framework (NPPF)*, which was revised and came into force on 19th February 2019 (amended June 2021), and The Department for Communities and Local Government's Technical Housing Standards (2015) are material considerations.

The Reserved Matters Application Phase 2 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 existing heritage assets. The development 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.

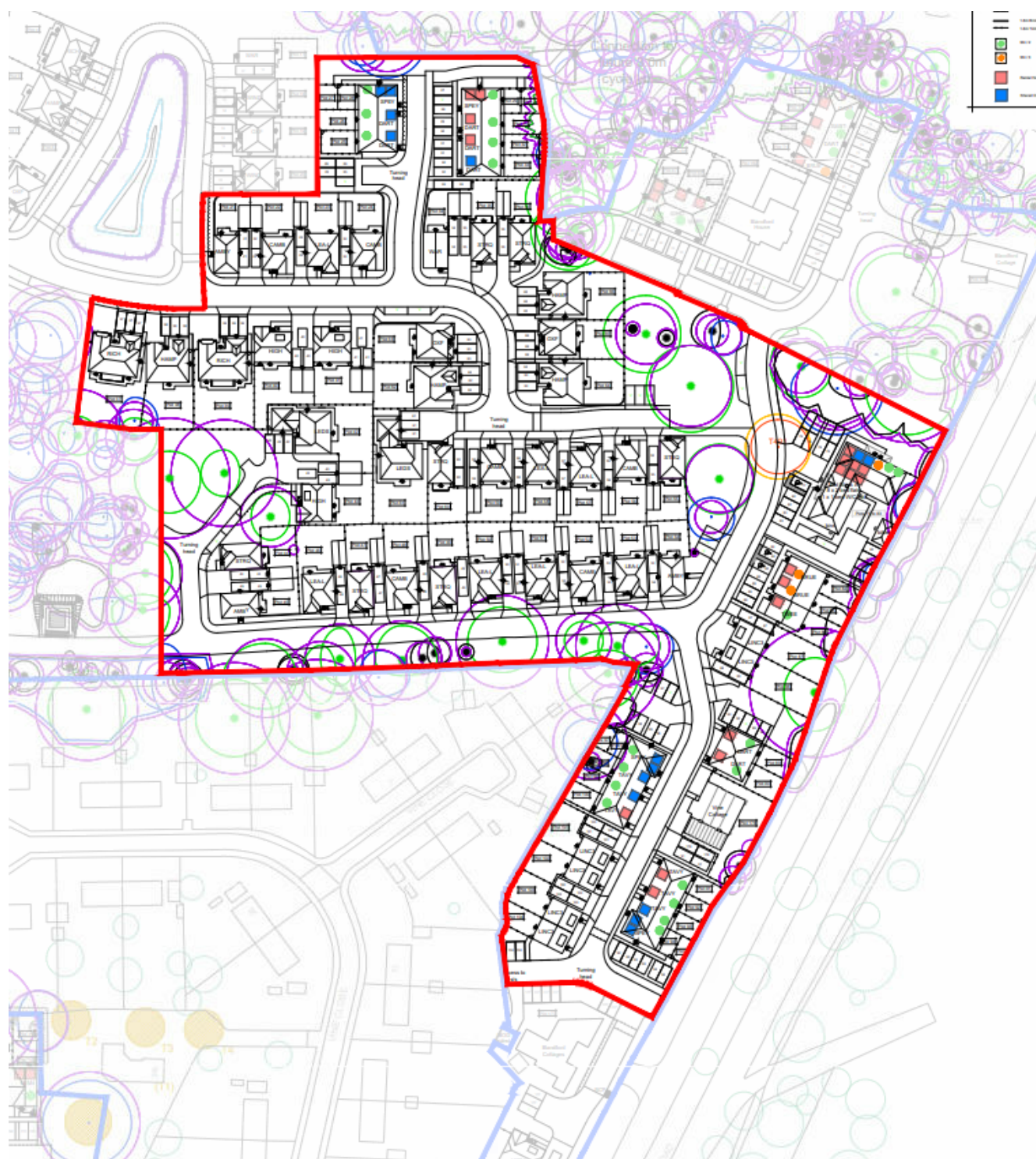
2. INFORMATIVE - Your attention is specifically drawn to the conditions marked *. These condition(s) require the submission of details, information, drawings etc. to the Local Planning Authority BEFORE WORKS START ON SITE or, require works to be carried out BEFORE COMMENCEMENT OF USE OR FIRST OCCUPATION 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 - The applicant is advised that the construction of the development shall be carried out strictly in accordance with the Construction Traffic & Environmental

7. 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.
8. 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.
9. The Applicant is advised that the Council holds National Skills Academy for Construction status and works in partnership with the construction industry to maximise employment and skills opportunities from developments locally. Our Economic Development team offers support in preparing and implementing Employment and Skills Plans, along with others, including Job Centre Plus, and in facilitating links with local job seekers, schools, colleges and job centres. For more information, please contact the Council's Skills & Employment Officer, Nicky Phillips on 01252 398764 or nicky.phillips@rushmoor.gov.uk
10. INFORMATIVE – The Applicants are advised that works have now commenced on the improvement road-works for North Camp along the A3011 Lynchford Road between the B3403 Alexandra Road and Park Road. Hampshire Council advise that these works will take approximately 16 months to complete. To enable construction during the first phase of the works, the A3011 Lynchford Road westbound will remain closed for an approximate 12-month period that commenced in November 2022. Although the eastbound lane will remain open to all traffic during this time, traffic congestion may be an issue with travel in this direction nonetheless. The applicants are therefore advised to take these traffic movement constraints into account in producing and implementing any Construction Management Plan relating the development the subject of this Permission, whether or not a Condition of the Permission.
11. 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.



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SCALE at A4 : 1:2,000
Date: 04/01/2023



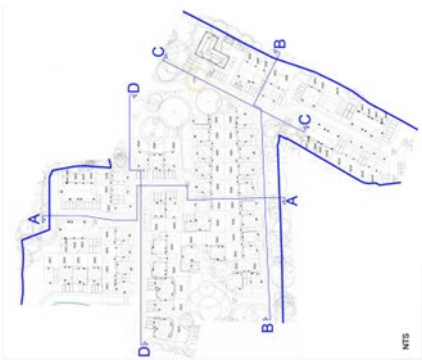


Street Scene A-A

Rectangular Ship



Street Scene B-B





Station 70+00
 Station 75+00
 Street Scene C-C



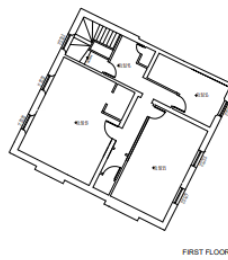
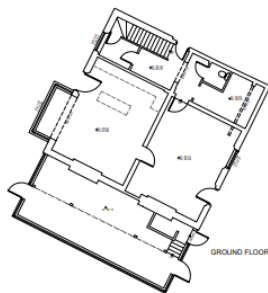
Station 70+00
 Station 75+00
 Street Scene D-D



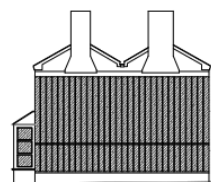
NTS



Vine Cottage



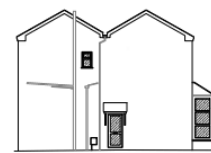
ELEVATION 1



ELEVATION 2



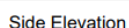
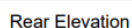
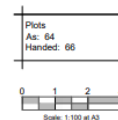
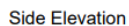
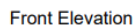
ELEVATION 3



ELEVATION 4

Page 1

VINE COTTAGE
FLOOR PLANS & ELEVATIONS
SCALE: 1:100
DECEMBER 2022



Hampstead
Heritage Collection
G Series
1682PF 171.88w*
Elevation Code: A1
Date: 09/01/00
EQ: HAMM, CM 1



REV	DATE	REVISIONS:	BY	STATUS:	<div style="text-align: center; font-size: 2em; color: red;">Planning</div>				CLIENT:	Redrow Homes		PROJECT:	Blandford House and Malta Barracks	
								SCALE:	1:100 (A3 ORIGINAL)		DRAWING:	Hamstead Proposed Elevations - Render		
								DRAWN:	RP					
								DATE:	Oct 22	20212		P2-267	-	

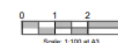
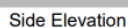
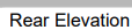
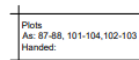
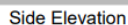
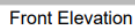
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Wayton Lane, Farnham, Surrey GU14 6QT
info@csesigns.co.uk · www.csesigns.co.uk
Tel: 01252 267678



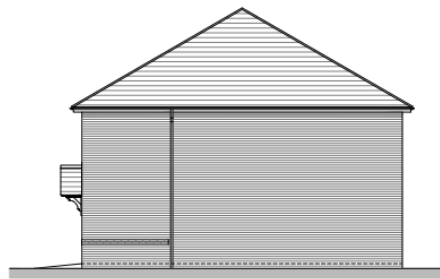
Lincoln
Heritage Collection
G Series
1068P 120 24x4
Elevation Code A1
Date: 26/08/22
R/L LINC_BM 1



REV DATE A 11/15/22	REVISIONS House type updated to G Series version.	BY JH	STATUS <div style="text-align: center; font-size: 2em; color: red;">Planning</div>	CLIENT: Redrow Homes	PROJECT: Blandford House and Malta Barracks	 architecture • planning • interiorplanning Broadmeads House, Farnham Business Park, Weyton Lane, Farnham, Surrey GU14 6JF 01252 267678 • www.gseplanning.co.uk
				SCALE: 1:100 (A3 ORIGINAL)	DRAWING: Lincoln 3 Proposed Elevations - Render	
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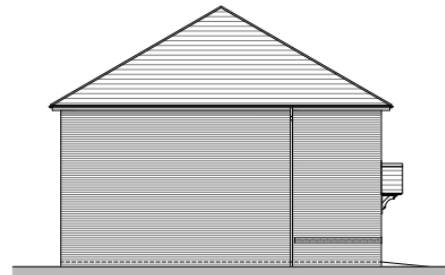
Front Elevation



Side Elevation



Rear Elevation




Side Elevation



Scale: 1:100 at A3



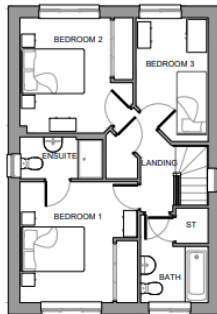
REV	DATE	REVISIONS	BY	STATUS	CLIENT	PROJECT	 architecture planning masterplanning Broadmoor House, Farnham Business Park, Weyton Lane, Farnham, Surrey GU14 6ST info@apmasterplanning.com www.apmasterplanning.com Tel: 01252 237878	
A	13/07/22	Plot numbers amended to suit revised site layout.	KLH	Planning	Redrow Homes	Blandford House and Malta Barracks		
B	10/10/22	Plot numbers and plans amended to suit revised site layout.	RP		SCALE: 1:100 (A3 ORIGINAL)	DRAWING: Plots 89-90 - Dart/Dart Elevations		
					DRAWN: RP	20212		P2-251
					DATE: Oct '22			

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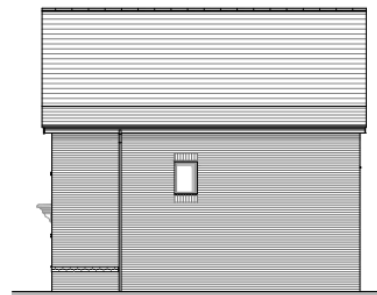
Blandford House, Farnham Business Park,
Weymouth Lane, Farnham, Surrey GU9 9JZ
info@apmarchitects.com www.apmarchitects.com
Tel: 01252 267676



First Floor Plan



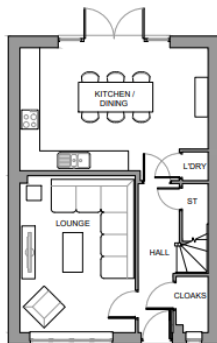
Front Elevation



Side Elevation



Plots
As: 34
Handed:



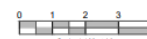
Ground Floor Plan



Rear Elevation




Side Elevation



Scale: 1:100 at A3



Warwick
Heritage Collection
G-Series
1000' 10 100'
1000' 10 100'
1000' 10 100'
1000' 10 100'

DATE: Oct22		REVISIONS: House type amended to suit Series G		BY: J9	STATUS: Planning	CLIENT: Redrow Homes		PROJECT: Blandford House and Malta Barracks		 architectural planning Residential House, Farnham Business Park, Weyton Lane, Farnham, Surrey GU14 8JZ info@architectural.co.uk www.architectural.co.uk Tel: 01252 267876		
						SCALE: 1:100 (A3 ORIGINAL)		DRAWING: Warwick Proposed Plans & Elevations - Brick				
						DRAWN: J9		20212				
						DATE: Mar 22		P2-240 A				

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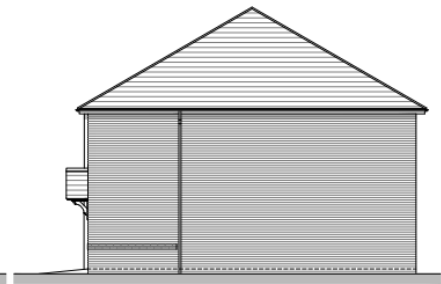
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Weymouth Lane, Farnham, Surrey GU9 9JZ
info@apmarchitects.com www.apmarchitects.com
Tel: 01252 267676



Front Elevation



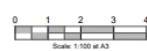
Side Elevation




Rear Elevation

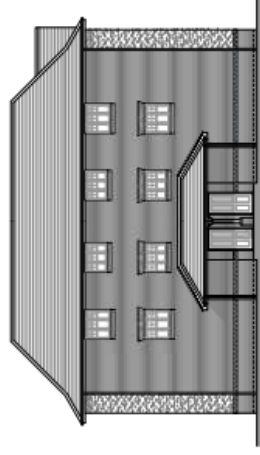
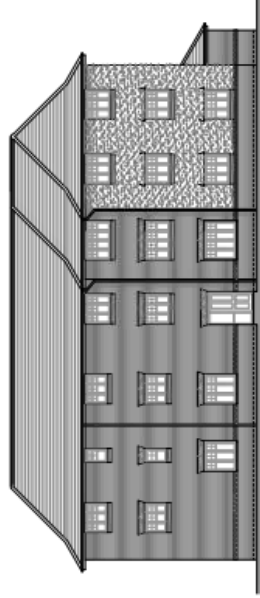
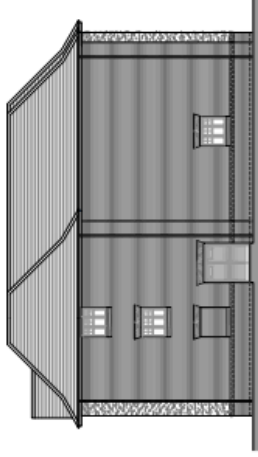


Side Elevation



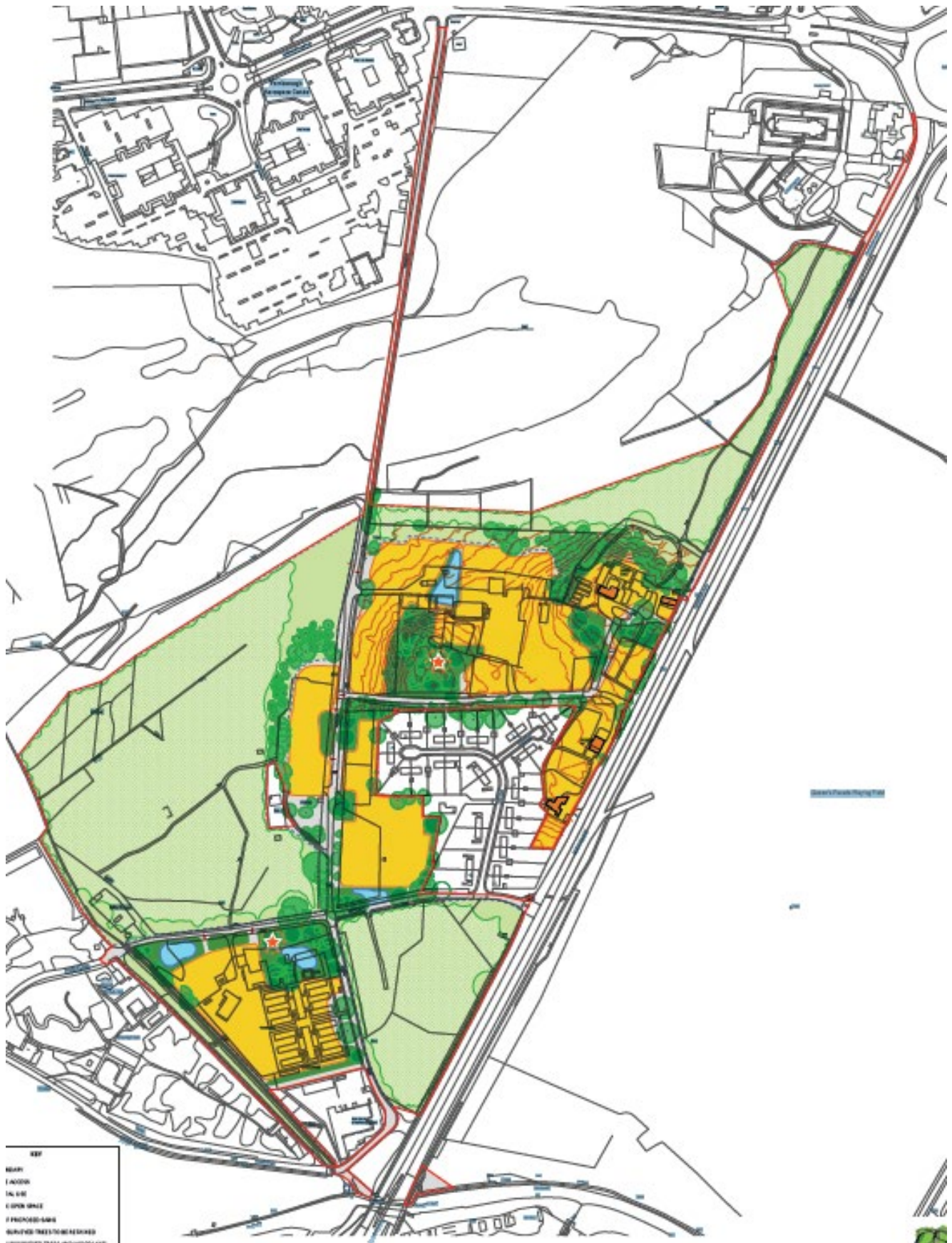
REDROW

REV	DATE	REVISIONS	BY	STATUS	Planning	CLIENT:	Redrow Homes		PROJECT:	Blandford House and Maite Barracks		 architecture planning masterplanning Broadmeads House, Farnham Business Park, Weymouth Lane, Farnham, Surrey GU10 2ET info@apmarchitects.com www.apmarchitects.com Tel: 01252 387878
A.	13/01/22	Plot numbers amended to suit revised site layout.	RLH			SCALE:	1:100	(A3 ORIGINAL)	DRAWING:	Plots 29-33 - Dart/Dart/Spy Elevations		
B.	10/10/22	Plot numbers and plans amended to suit revised site layout.	RP			DRAWN:	RP					
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Planning

[illegible]



Approved Land Use Parameter Plan