

<p style="text-align: center;"><b><u>AMENDMENT SHEET FOR</u></b> <b><u>DEVELOPMENT MANAGEMENT COMMITTEE</u></b> <b><u>22<sup>nd</sup> February 2023</u></b></p>
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**AGENDA ITEM NO.3 : Planning Applications**

**Item 7; Page 19**

Application No. 22/00193/OUTPP

Proposal Outline Planning Application (with scale, layout, appearance and landscaping reserved for future consideration) for a mixed-use development, including demolition of all existing structures and erection of up to 960 residential units [Use Class C3] and non-residential floorspace comprising of the following mix of uses: leisure centre [Use Class E], hotel [Use Class C1], office floorspace [Use Class E], retail, commercial, healthcare, entertainment floorspace [Use Class E/Sui Generis] and community floorspace (including new library) [Use Class F1/F2]. Construction of two transport mobility hubs, associated infrastructure and highway works. Creation of new publicly-accessible open spaces including replacement skate park and associated access, servicing, landscaping and works [Amended description and submissions finalised on 16 December 2022]

Address **Proposed Farnborough Civic Quarter Development Site, Meudon Avenue, Farnborough**

**Updates to Report:**

Hampshire County Council Highways have provided a further consultation response confirming that they have no objections subject to s106 Requirements and Conditions.

A Technical Note has been received from the Applicants' Ecology Consultants clarifying the content of their revised Biodiversity Net Gain Metric submitted on 13 January 2023. Accordingly the Council's Ecology Officer has no objections to the proposals.

**Amended Recommendation B; Pages 99 & 100:**

Amended s106 Requirement No.4: 4) provision of a Framework Travel Plan along with associated approval and monitoring fees as required by Hampshire County Council;

Additional s106 Requirement No.16: a mechanism to secure a contribution towards pedestrian and cycle improvements at Clockhouse Roundabout;

Re-number existing Requirement No.16 to be No.17.

## **Amended Conditions:**

### Page 101; Condition No.2:

2. The development hereby permitted shall be begun before the expiry of three years from the date of approval of all Reserved Matters in respect of any Development Zone(s) or Phase of the development.

Reason – as set out in the Report.

### Page 101; Condition No.3:

#### **The Approved Parameter Plans**

3. The applications for approval of Reserved Matters submitted under Condition No.5 shall accord with the limitations set by the following approved Parameter Plans received 16 December 2022:-

- Site Location Plan FCQ-LDA-ZZ-XX-XX-DR-N-ST-00001;
- Development Zones Parameter Plan FCQ-LDA-ZZ-XX-XX-DR-N-ST-00002;
- Horizontal Limits of Development Parameter Plan FCQ-LDA-ZZ-XX-XX-DR-N-ST-00004;
- Vertical Limits of Development Zone Parameter Plan FCQ-LDA-ZZ-XX-XX-DR-N-ST-00005;
- Building Demolition Parameter Plan FCQ-LDA-ZZ-XX-XX-DR-N-ST-00006;
- Public Open Space Parameter Plan FCQ-LDA-ZZ-XX-XX-DR-N-ST-00007; and
- Access Parameter Plan FCQ-LDA-ZZ-XX-XX-DR-N-ST-00008.

The remainder of this Condition and Reasons as set out in the Report, but add **BNG Metric dated 13 January 2023 and SES Technical Note dated 14 February 2023** to the list of supporting documents.

### Pages 102-103; Condition No.4:

#### **Over-Arching Site-Wide Requirements before Reserved Matters Submissions**

4. Notwithstanding any information submitted with the application, the following shall be submitted to and approved in writing by the Local Planning Authority prior to any Reserved Matters application being submitted:-

- a **Phasing Plan** for the development, which may be amended, expanded in detail and evolved from time to time subject to the written approval of the Local Planning Authority, including the timing of all building demolitions; the quanta of dwelling units and parking provision to be allocated in each Development Zone; delivery of the Mobility Hubs; the Farnborough Road/Meudon Avenue highway works; the Farnborough Road to Kingsmead bus-lane, signals and gate; the Pedestrian/Cycleway Highway Crossings for Farnborough Road and Meudon Avenue; any off-site Highway Works required by the Highway Authority (Hampshire County Council); New Leisure Centre, Library and Civic Hub/Community Use floorspace; provision of the Public Open Spaces, play spaces and other Public Realm areas within the development including the new Skate Park; and provision of private communal residential amenity and/or play spaces;
- a site-wide strategic **Parking Management Plan** for the development to operate, manage and monitor the on-site parking provision;
- an **Affordable Housing Delivery Plan** to identify the distribution of affordable housing dwelling units within the overall development to demonstrate how a minimum of 10% (96 units) of appropriate size, type and tenure to meet identified local housing needs are to be provided

and integrated within the development overall;

- a **Framework Construction Environmental & Traffic Management Plan** for the implementation phases of the development;
- a **Design Requirements Document** covering the detailed mandatory and advisory design principles to be applied to the detailed design of the development with all Reserved Matters submissions as required;
- a **Framework Arboricultural Method Statement** incorporating Design Principles and Construction Tree Protection Measures to, wherever possible, ensure maximum retention of existing trees before, during and after the construction of the approved development; and to provide a protocol for dealing with any commemorative or memorial trees that may be identified within the application site;
- a **Biodiversity Net Gain Delivery Plan** for the development to identify how a minimum of 10% Biodiversity Net Gain is to be delivered with the development overall in accordance with best practice (including BS 8683:2021 or as may be revised), including details of any off-site Biodiversity Net Gain provision to be made;
- a full preliminary bat roost assessment of building B6a (Rushmoor BC Offices) and any further emergence/roost characterisation surveys completed as necessary in accordance with best practice survey guidelines, including access to all relevant roof voids;

and, unless otherwise first agreed in writing by the Local Planning Authority, the development shall thereafter be carried out in accordance with the approved Phasing Plan; Strategic Parking Management Plan; Affordable Housing Delivery Plan; Framework Construction Environmental & Traffic Management Plan; Design Requirements Document; Framework Arboricultural Method Statement; Biodiversity Net Gain Delivery Plan; and the bat roost assessment(s) of Building B6a.

Reasons - To ensure orderly and timely delivery of the development; to ensure satisfactory implementation of the approved development in the interests of amenity and convenience; the protection and long-term retention of as many existing trees on-site as possible; to ensure that the development provides adequate on-site parking to meet the functional needs of the development for the lifetime of the development in the interests of the safety and convenience of highway users; to ensure the protection of wildlife in the interests of nature conservation in accordance with the National Planning Policy Framework; and to ensure that minimum provisions of both 10% Affordable Housing and Biodiversity Net Gain are achieved. \*

Note 1 as in Report, but additions to Note 2 as follows:-

Note 2: The Framework Construction Environmental & Traffic Management Plan shall address in framework form the following matters:-

- (a) responsibility(ies) for the implementation and operation of the FCETMP including responsible persons and lines of communication;
- (b) the parking of vehicles of site operatives and visitors;
- (c) the management and routing of, and arrangements for, deliveries to the site, loading and unloading of plant and materials etc, including the space required for the manoeuvring of delivery vehicles;
- (d) demolition and construction methods;
- (e) storage of plant and materials used in constructing the development;
- (f) details and location(s) of temporary site accommodation;
- (g) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- (h) wheel washing facilities to prevent mud and debris from being deposited on the highway;
- (i) measures to control the emission of dust, dirt and other emissions during construction;

- (j) a scheme for recycling/disposing of waste resulting from demolition and construction works;
- (k) measures to minimise noise and vibrations during construction and demolition;
- (l) measures to ensure/maintain vehicular and pedestrian access to any adjoining and nearby properties at all times during the demolition and construction period;
- (m) communication with the neighbours/local community to deal with any issues that arise as a result of the construction period;
- (n) any necessary pollution prevention methods;
- (o) risk assessment of potentially damaging construction activities;
- (p) identification of any necessary 'biodiversity protection zones';
- (q) any necessary mitigation for protected wildlife species;
- (r) practical measures (both physical measures and sensitive working practices) to avoid or reduce nuisance, wildlife disturbance and other adverse impacts that may arise during construction;
- (s) the location and timing of sensitive works to avoid harm to wildlife and biodiversity features; and
- (t) the times during construction when a specialist ecologist needs to be present on site to oversee works.

Page 104; Condition No.5:

#### **Reserved Matters Details**

5. Development shall not commence on any Phase or Building identified by the Phasing Plan until details of the following Reserved Matters have been submitted to and approved in writing by the Local Planning Authority in respect of the Phase/Reserved Matters area concerned. The development shall subsequently be carried out fully in accordance with the details so approved:

Remainder of this condition and Reasons as set out in the Report.

Page 106; Condition No.7:

#### **Non-Residential Uses : Floorspace Limitations**

7. The total amount of non-residential floorspace across the entire development, covering the uses set out within the description of development of the outline planning permission hereby granted, shall be no more than 45,072 sqm (Gross Internal Area : GIA). This overall quantum of floorspace permitted is to be divided as follows:-

- The total amount of non-residential development within Use Class C1 (Hotels), for the provision of a hotel, shall be no more than 7,200sqm (GIA);
- The total amount of non-residential development within Use Class E (Commercial, Business and Service), for the provision of an office, shall be no more than 4,080sqm (GIA);
- The total amount of non-residential development within Use Class E (Commercial, Business and Service), for the provision of healthcare and nurse facilities, shall be no more than **1,403sqm** (GIA);
- The total amount of non-residential development within Use Class E (Commercial, Business and Service) and Sui Generis, for the provision of retail and food and drink, shall be no more than 4,560sqm (GIA);
- The total amount of non-residential development within Use Class E (Commercial, Business and Service), Use Class F (Local Community Uses) and Sui Generis for the provision of leisure and entertainment facilities, shall be no more than 8,292sqm (GIA);

- The total amount of non-residential development within Use Class F (Local Community Uses) shall be no more than 500sqm (GIA); and
- The total amount of non-residential development for the provision of Mobility Hubs shall be no more than 20,037 sqm (GIA).

Reason as set out in the Report.

Page 109; Condition No.14:

14. No piling or below ground works shall begin in any Reserved Matter phases until written agreement in principle from the Surface Water Sewer Asset Owner, has been submitted and approved by the Local Planning Authority. This should include agreement for the alterations, connections and discharge rates.

Reason as set out in the Report.

Page 109; Condition No.15:

15. Details for the long-term maintenance arrangements for the surface water drainage system to be installed associated with any Phase or building shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of that Phase or building. The submitted details shall include;

- (a) Maintenance schedules for each drainage feature type and ownership; and
- (b) Details of protection measures.

Reason – as set out in the Report.

Page 113; Condition No.37:

**Sustainability : Electric Car Charging Point Provision & Details**

37. The Electric Car Charging Point installations approved at the Reserved Matters Stage shall subsequently be installed and made operational and available to occupiers of the development prior to the car parking area(s) in which they would be located being first brought into use and shall be retained thereafter.

Reason – as set out in the Report.

Page 114; Condition No.41:

**Minimum quanta of Parking Spaces to be provided**

41. The on-site parking provision for the complete development hereby approved shall comprise no less than 1266 car parking spaces.

Reason – as set out in the Report.