

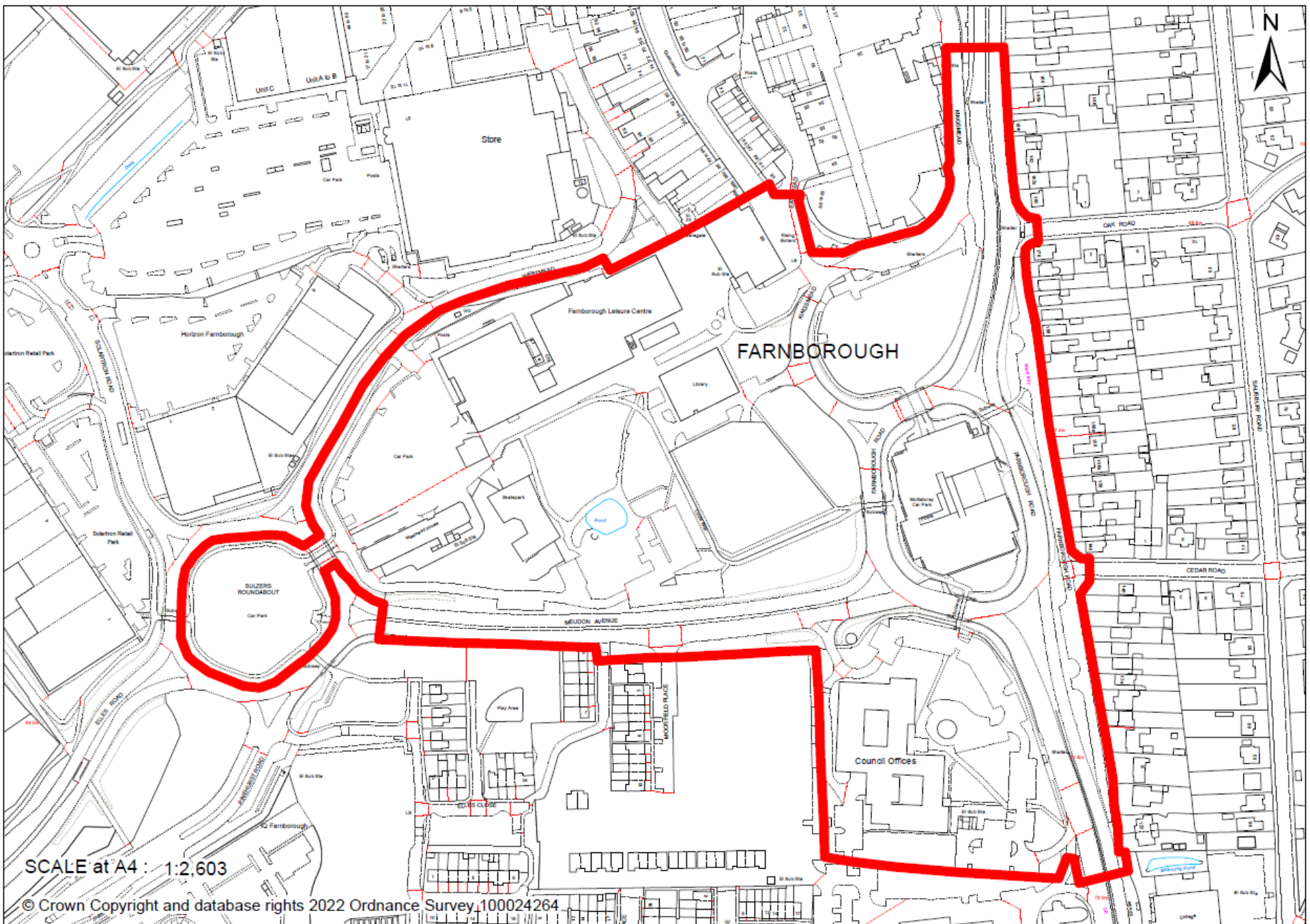
Development Management Committee

22nd February 2023

Development Management Committee

Item 7: 22/00193/OUTPP

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



FARNBOROUGH

SULZERS ROUNDABOUT

MELDON AVENUE

Council Offices

SCALE at A4 : 1:2,603

© Crown Copyright and database rights 2022 Ordnance Survey 100024264



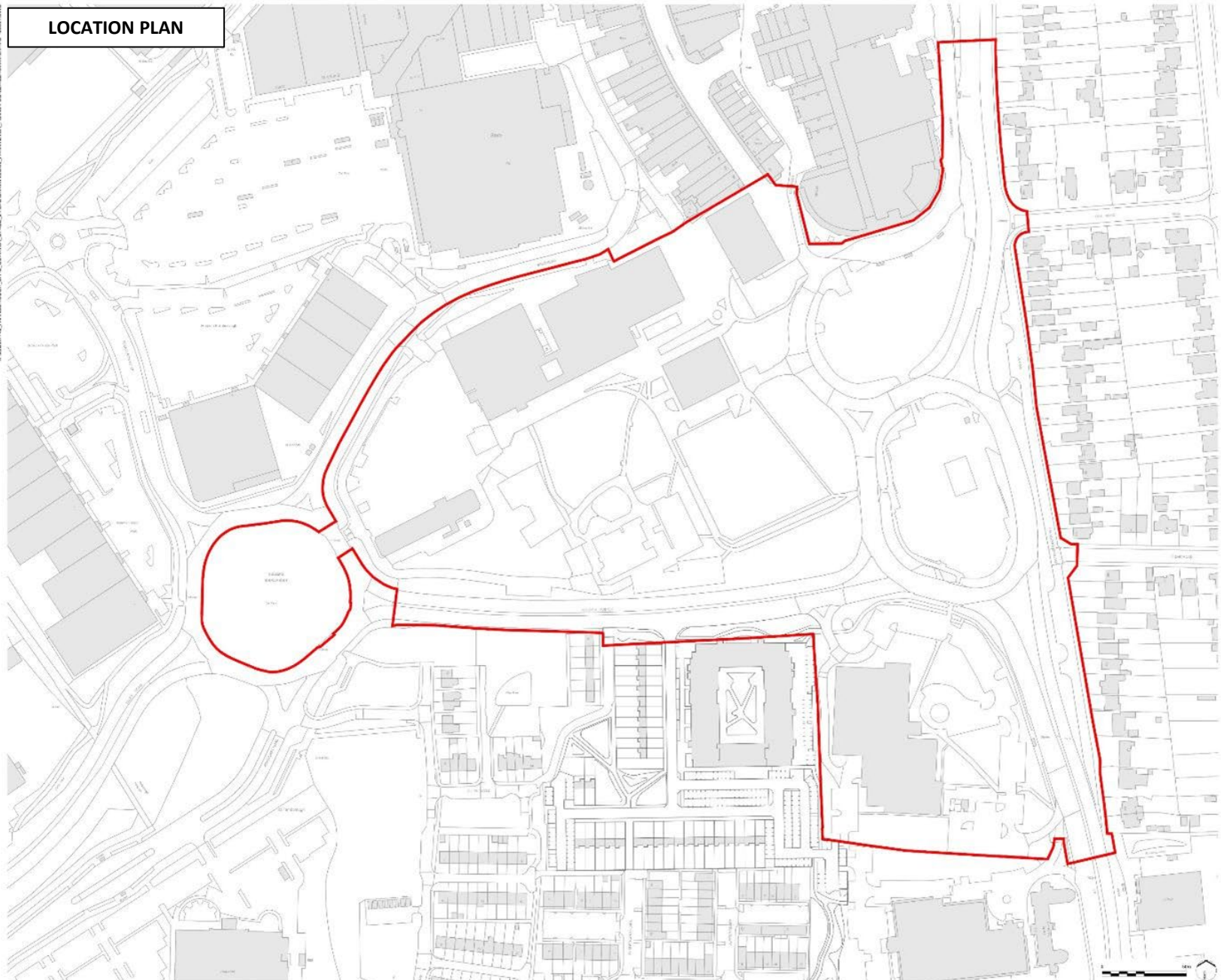
FARNBOROUGH

SCALE at A4: 1:2,603

© Crown Copyright and database rights 2022 Ordnance Survey 100024264

X:\DEVELOPMENT\016 CLARKS_BLDG_P01\CLARKS_BLDG_P01\DRAWINGS\010 LOCATION PLAN

LOCATION PLAN



LEGEND

- [Red Outline] Planning Application Boundary
- [Grey Fill] Existing Building

REV: REVISIONS APP: ISSUES

LD A DESIGN

PROJECT: Farnborough Civic Quarter

PROJECT REF: Planning Application Boundary Location Plan

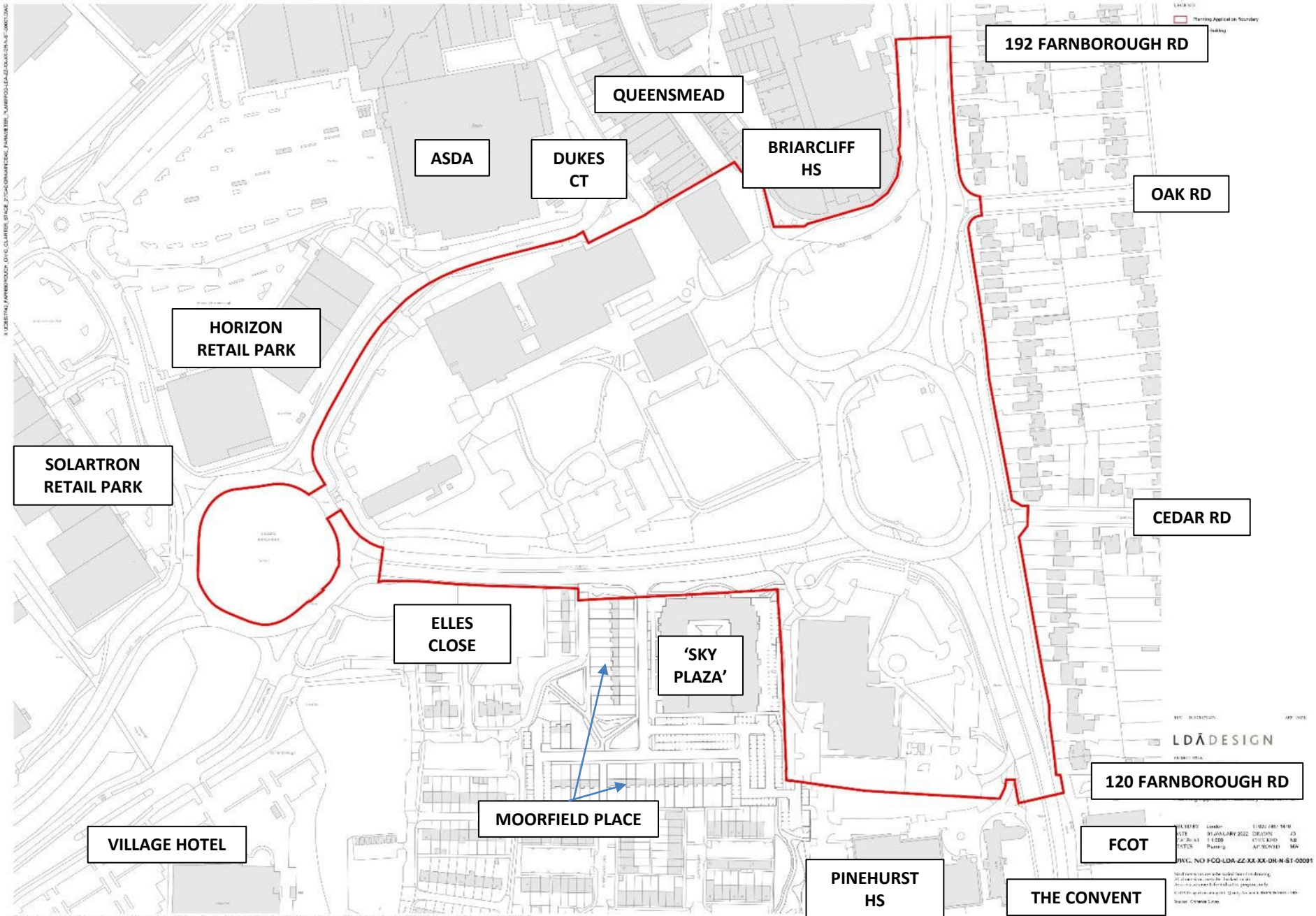
REVISION	DATE	DESCRIPTION
1	15/02/2022	ISSUE FOR PERMITTING
2	16/03/2022	REVISIONS TO PERMITTING
3	17/03/2022	REVISIONS TO PERMITTING
4	18/03/2022	REVISIONS TO PERMITTING

LIVC: NO F00-LDA-ZZ-XX-XX-DR-N-01-00001

Not for construction or other use without written consent of the client. Any changes must be approved in writing by the client. All drawings are the property of LD A Design and shall remain confidential.

Scale: 1:500

This drawing is made for the use of the Client and is not to be used for any other purpose without the written consent of LD A Design. It is the responsibility of the Client to ensure that this drawing is used in accordance with its intended purpose. LD A Design is not responsible for any errors or omissions in this drawing. All dimensions and measurements are to the center of lines unless otherwise stated. The information contained herein is for informational purposes only. The client is responsible for the accuracy of the information provided. LD A Design is not responsible for any errors or omissions in this drawing. All dimensions and measurements are to the center of lines unless otherwise stated. The information contained herein is for informational purposes only.



2023 Working Copy - Ordnance Survey aerial photography. Ordnance Survey is a trade mark of the Controller of Her Majesty's Stationery Office. © Crown Copyright 2017. All rights reserved. Ordnance Survey Licence No: 100019151. This document is the property of the Council. It is to be used for the purposes of the planning application only. It is not to be used for any other purpose without the prior written consent of the Council. Ordnance Survey is not responsible for any errors or omissions in this document. Ordnance Survey is not liable for any loss or damage arising from its use. Ordnance Survey is not responsible for any loss or damage arising from its use.

1:40000
 Planning Appeal on Boundary

LD A DESIGN

1:1000 (A0) 14/19
 DATE: 30 JANUARY 2022 DR: JONAS
 C:\P\A1 1:1000 17/10/2020 JB
 03/25 Planning AP/19/1981 MA

BYC: NO #CG-LDA-ZZ-XX-XX-DR-N-SI-00001

Not for circulation outside the local planning authority.
 All other uses are the responsibility of the user.
 Ordnance Survey is not responsible for any loss or damage arising from its use.

Source: Ordnance Survey

PROPOSED QUANTUM OF DEVELOPMENT

**Up to 960 Residential Units [Use Class C3]; and
Up to 45,072 sqm (GIA) of Non-Residential Floorspace.**

Use Class C1 : Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels).

Use Class C3 : Dwellinghouses.

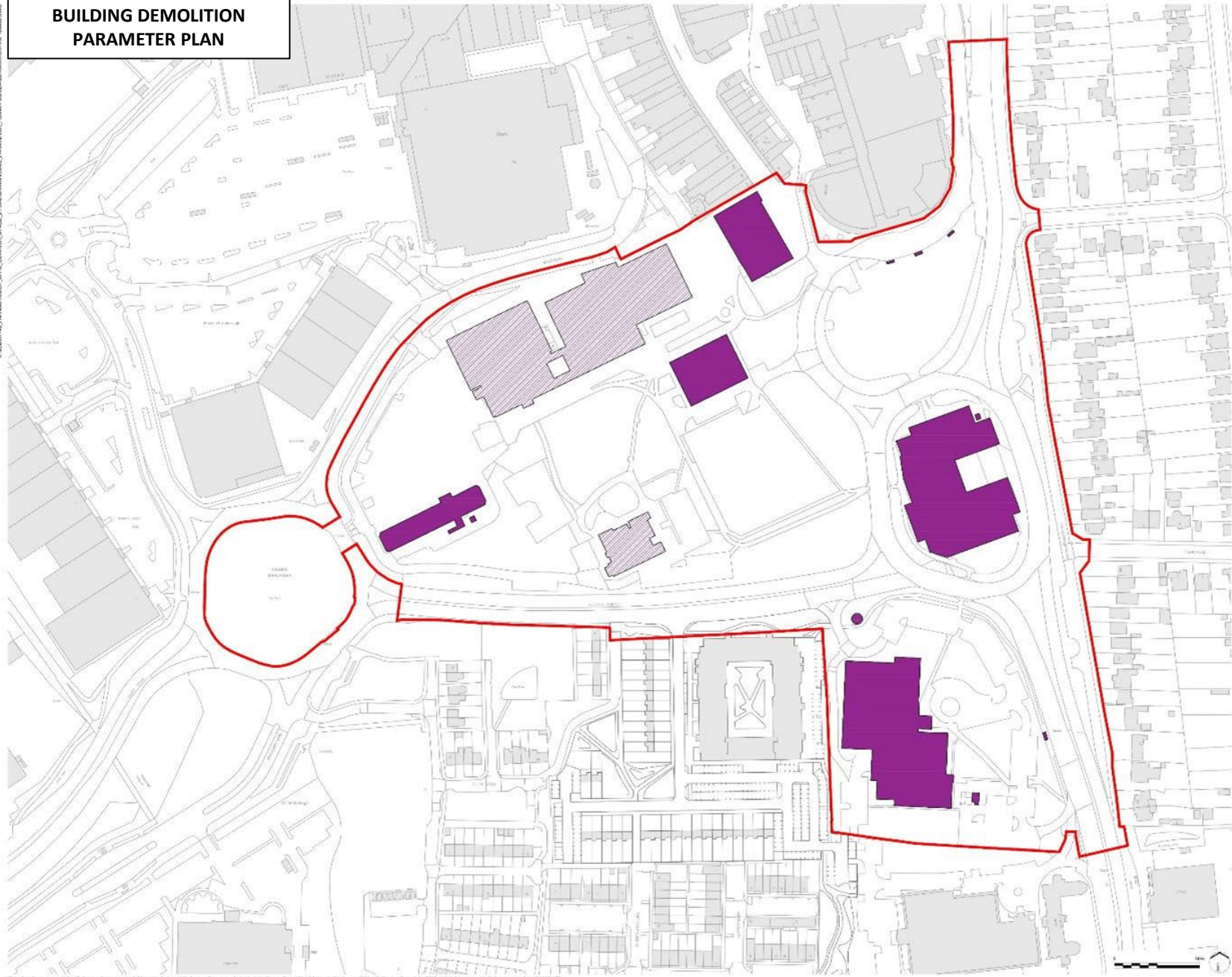
Use Class E : Commercial, Business and Service : Display or retail sale of goods, other than hot food; Sale of food and drink for consumption (mostly) on the premises; Financial services; Professional services; Other appropriate services in a commercial, business or service locality; Indoor sport, recreation or fitness; Provision of medical or health services; Creche, day nursery or day centre; Uses which can be carried out in a residential area without detriment to its amenity; Offices to carry out any operational or administrative functions; Research and development of products or processes; and Industrial processes.

Use Class F : Local Community and Learning : F1 Learning and non-residential institutions – including Provision of education; Display of works of art; Museums; Public libraries or public reading rooms; Public halls or exhibition halls; Public worship or religious instruction; Law courts. Also: F2 Local community – including Halls or meeting places for the principal use of the local community; Indoor or outdoor swimming pools or skating rinks.

Sui Generis : A land use not falling within any Use Class.

BUILDING DEMOLITION PARAMETER PLAN

- LEGEND
- Planning Appeal on Boundary
 - Existing Building
 - Existing Building to be Demolished
 - Former Building - Demolished



REV: 01/20/2020

LDADesign

Farnborough Civic Quarter

PROJECT TITLE:
Building Demolition Parameter Plan

REVISED: London 1:100,000 14/10/20
 DATE: 30 JANUARY 2020 DRAWING: J2
 PLAN BY: AL 1:1:2020 LTRIC ROAD: RB
 STATUS: Planning APP/20/0181 MA

UTWC: NO #CQ-LDA-ZZ-XX-DR-N-S1-00006

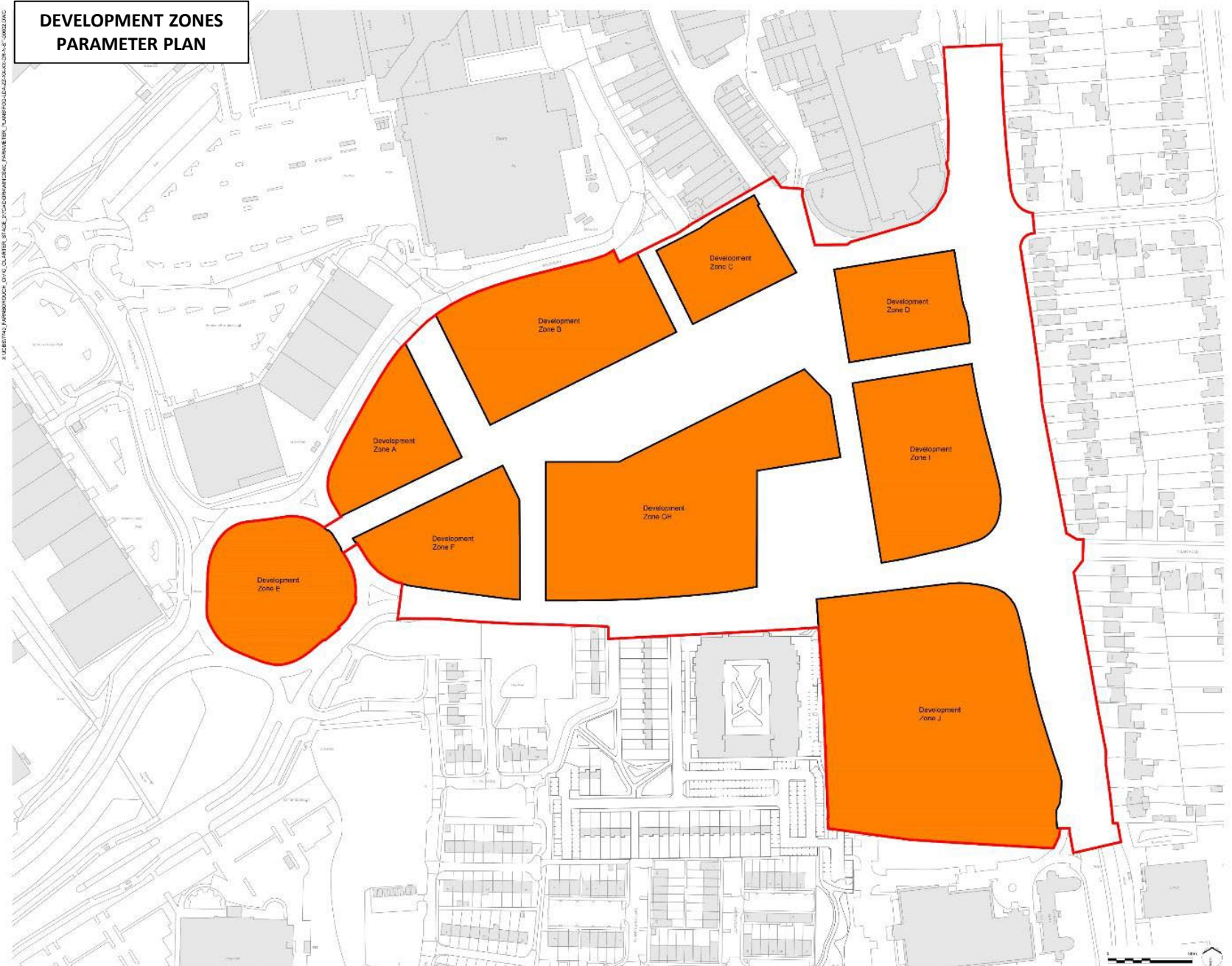
Not for circulation until the subject has been confirmed.
 All drawings are the property of LDADesign.
 No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of LDADesign.

Source: Ordnance Survey

This drawing is a CAD file. Ordnance Survey aerial photography is a product of the Ordnance Survey. All rights reserved. Ordnance Survey Licence No: 100029232.
 © Crown Copyright and Database Right 2019. Ordnance Survey (OS) is a registered trademark of Ordnance Survey Limited.
 All other trademarks are the property of their respective owners.

DEVELOPMENT ZONES PARAMETER PLAN

- LEGEND**
- Planning Application Boundary
 - Existing Building
 - Development Zone



REV: DISTRIBUTION SHEET NO:

LD ADESIGN

Farnborough Civil Quarter

Development Zones Parameter Plan

REVISED BY:	Liam	15/02/2020	14/19
DATE:	29/04/2022	ORIGINS:	J2
SCALE:	1:1000	DATE PLOTTED:	08/05/2022
STATUS:	Planning	APP/SCHEM:	MA

DWVC: NO FCO-LDA-ZZ-XX-XX-DR-N-S1-00002

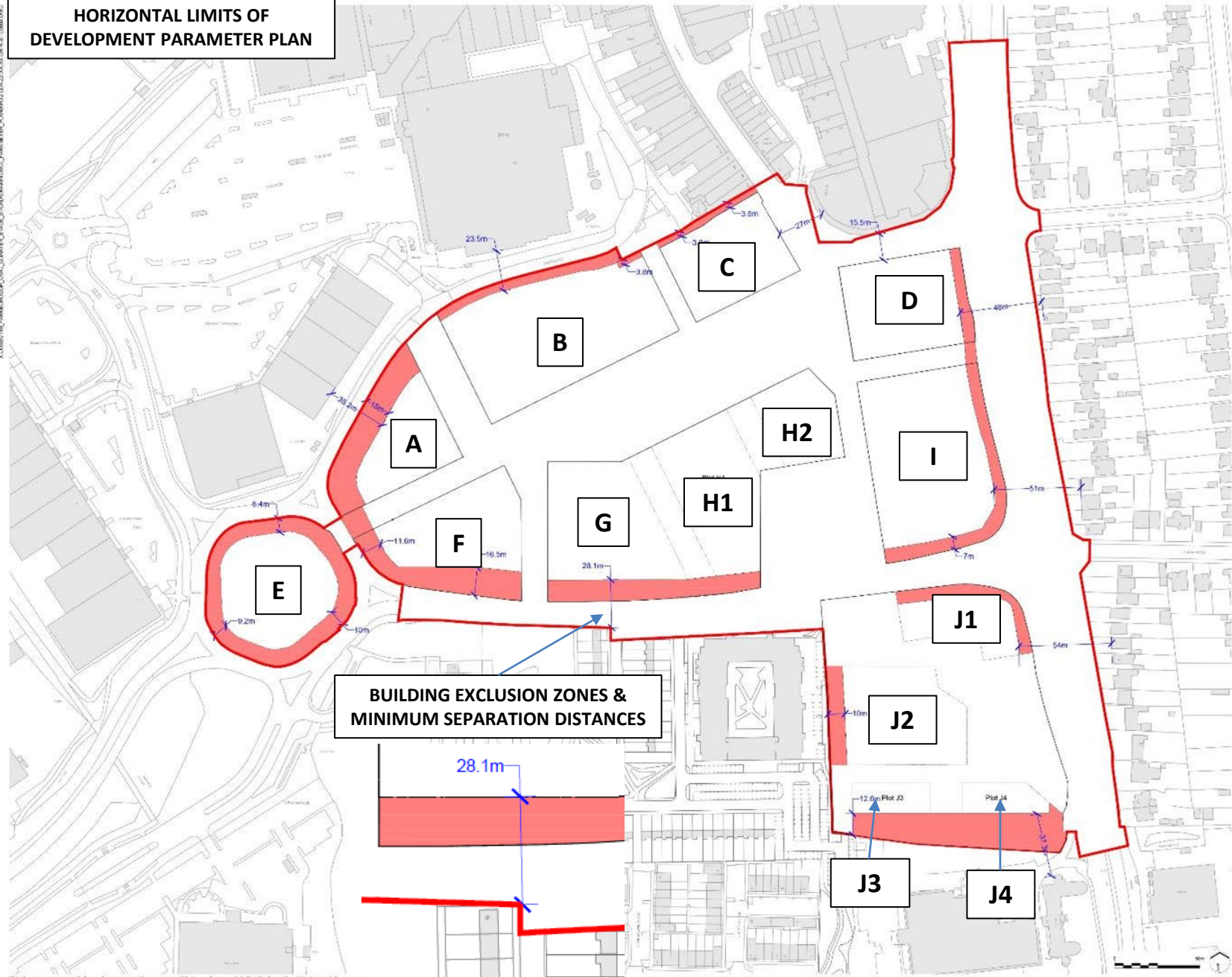
This document is the author's intellectual property. All other marks are the author's property. © 2022 LD ADESIGN. All rights reserved. Source: Ordnance Survey.



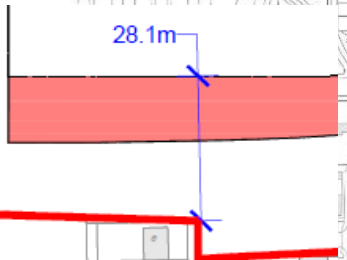
This drawing is made from Ordnance Survey data provided by Ordnance Survey on behalf of the Controller of the Crown. All rights reserved. Reference number 100013473. OS Open Data is licensed under the Creative Commons Attribution 4.0 International License. Ordnance Survey maps are Crown Copyright. Ordnance Survey is a registered trademark of Ordnance Survey Limited. All other marks are the author's property. © 2022 LD ADESIGN. All rights reserved. Source: Ordnance Survey.

HORIZONTAL LIMITS OF DEVELOPMENT PARAMETER PLAN

- Primary Application Boundary
- Development Case Boundary
- Development PC Boundary
- Area of Boundary Realisation (Where the horizontal boundary is to be realigned to the development case)



BUILDING EXCLUSION ZONES & MINIMUM SEPARATION DISTANCES

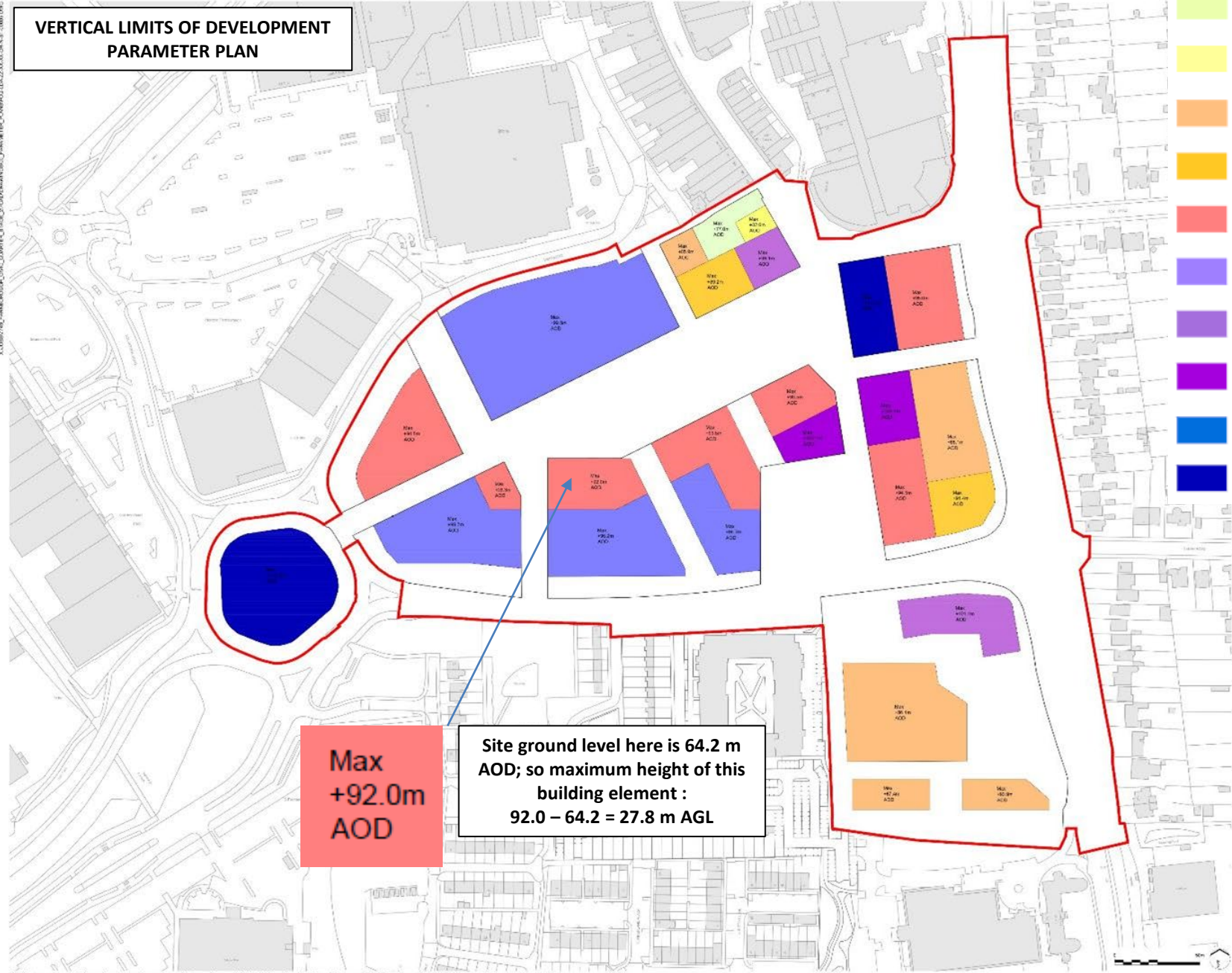


DATE: 08/06/2022
 DRAWN BY: LDAD
 CHECKED BY: LDAD
 PROJECT: Farnborough Civic Quarter
 DRAWING NO: FCQ-LDA-ZZ-XX-DR-N-ST-00004
 RUSHMOOR BOROUGH COUNCIL
 T: 01253 342114
 F: 01253 342115
 E: info@rushmoor.gov.uk
 W: www.rushmoor.gov.uk

This drawing contains Ordnance Survey data in possession of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. Ordnance Survey is the national mapping agency for Great Britain. It is the copyright of the Controller of Her Majesty's Stationery Office. All rights reserved. Ordnance Survey consent is required to reproduce this data in any form whatsoever. All other rights reserved. Ordnance Survey consent is required to reproduce this data in any form whatsoever.

**VERTICAL LIMITS OF DEVELOPMENT
PARAMETER PLAN**

- Up to 1 Storey
- Up to 3 Storeys
- Up to 4 Storeys
- Up to 5 Storeys
- Up to 6 Storeys
- Up to 7 Storeys
- Up to 8 Storeys
- Up to 9 Storeys
- Up to 10 Storeys
- Up to 11 Storeys



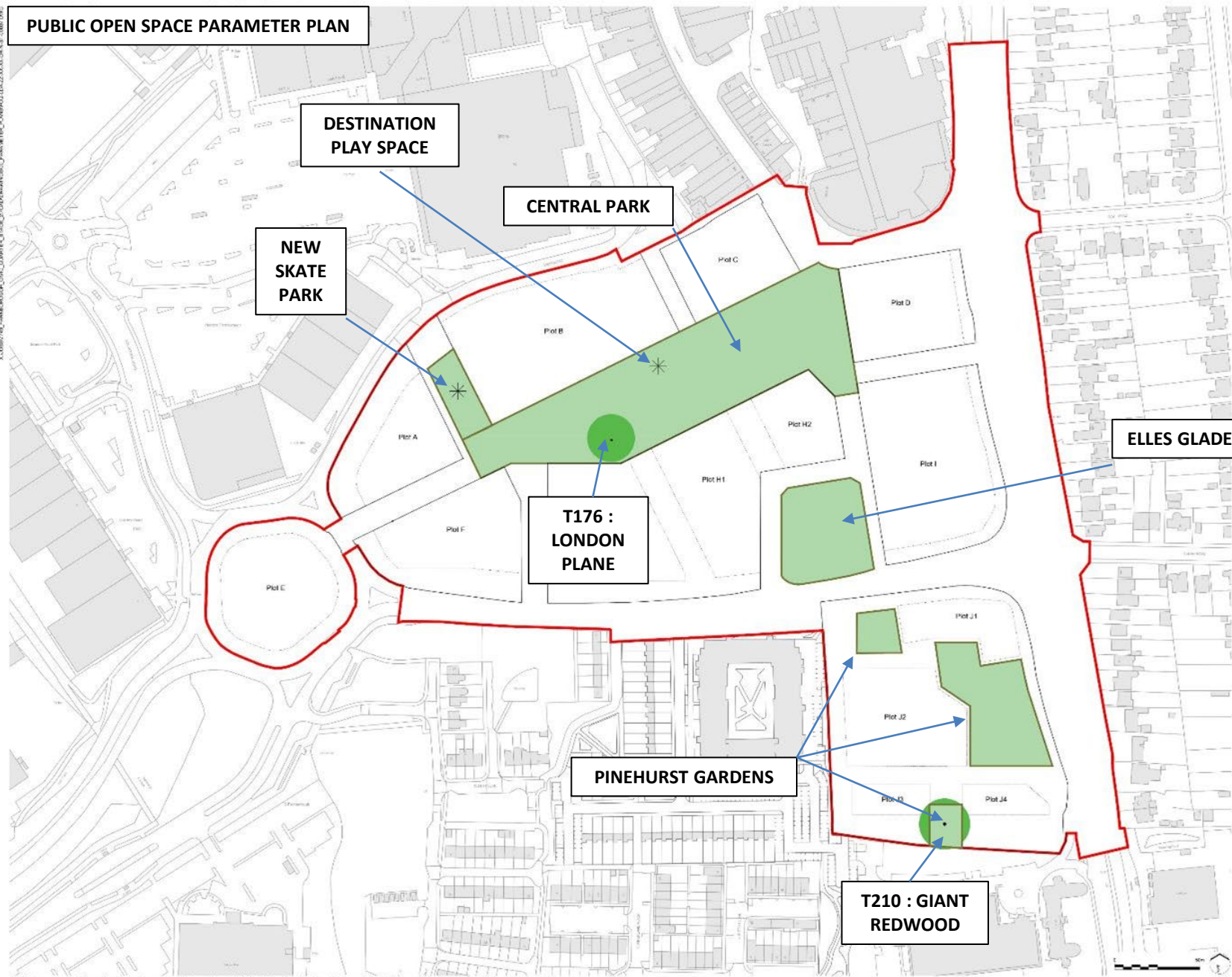
**Max
+92.0m
AOD**

Site ground level here is 64.2 m
AOD; so maximum height of this
building element :
 $92.0 - 64.2 = 27.8 \text{ m AGL}$

LDĀ DESIGN
Farnborough Civic Quarter
Vertical Limits of Development Zone
Parameter Plan
DATE: 09 NOV 2022
SCALE: 1:100
DWG NO: FCQ-LDA-ZZ-XX-XX-DR-N-ST-00005

This drawing was created by Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown Copyright 2022. All rights reserved. Ordnance Survey Licence No: 100019030. OS Open data (© Natural England) 2022. Ordnance Survey data is licensed under the Ordnance Survey Licence. Ordnance Survey data is licensed under the Ordnance Survey Licence. Ordnance Survey data is licensed under the Ordnance Survey Licence.

PUBLIC OPEN SPACE PARAMETER PLAN



- Primary Application Boundary
- Existing Building
- Development Zone Boundary
- Development Plot Boundary
- Public Open Space
- Zone of buffer to respectivity of 20% of development
- * Approximate location of 1.000m2 mature tree to be retained
- Core tree cover and street protection area to be retained

Notes:
 1. The Public Open Space Parameter Plan is a technical drawing that shows the location and extent of public open space within a development. It is not a site plan and does not show the layout of buildings or other structures. The Public Open Space Parameter Plan is a technical drawing that shows the location and extent of public open space within a development. It is not a site plan and does not show the layout of buildings or other structures.

This drawing was created by Rushmoor Borough Council. It is a technical drawing and should not be used for any other purpose. It is the property of Rushmoor Borough Council and all rights are reserved. It is not to be used for any other purpose. It is the property of Rushmoor Borough Council and all rights are reserved. It is not to be used for any other purpose.












LD&DESIGN
 PUBLIC OPEN SPACE PARAMETER PLAN
 PROJECT TITLE: Camberthorpe Civic Quarter
 DRAWING TITLE: Public Open Space Parameter Plan
 PROJECT NO: FCQ-LDA-ZZ-XX-XX-DR-N-ST-00007
 DATE: 02/10/2022
 DRAWN BY: JG
 CHECKED BY: MA
 APPROVED BY: MN
 DWG NO: FCQ-LDA-ZZ-XX-XX-DR-N-ST-00007
 RUSHMOOR BOROUGH COUNCIL
 100, RUSHMOOR ROAD, RUSHMOOR, SOUTHAMPTON, SO9 4NU
 TEL: 01800 430300
 WWW.RUSHMOORBOROUGH.COUNCIL.GOV.UK

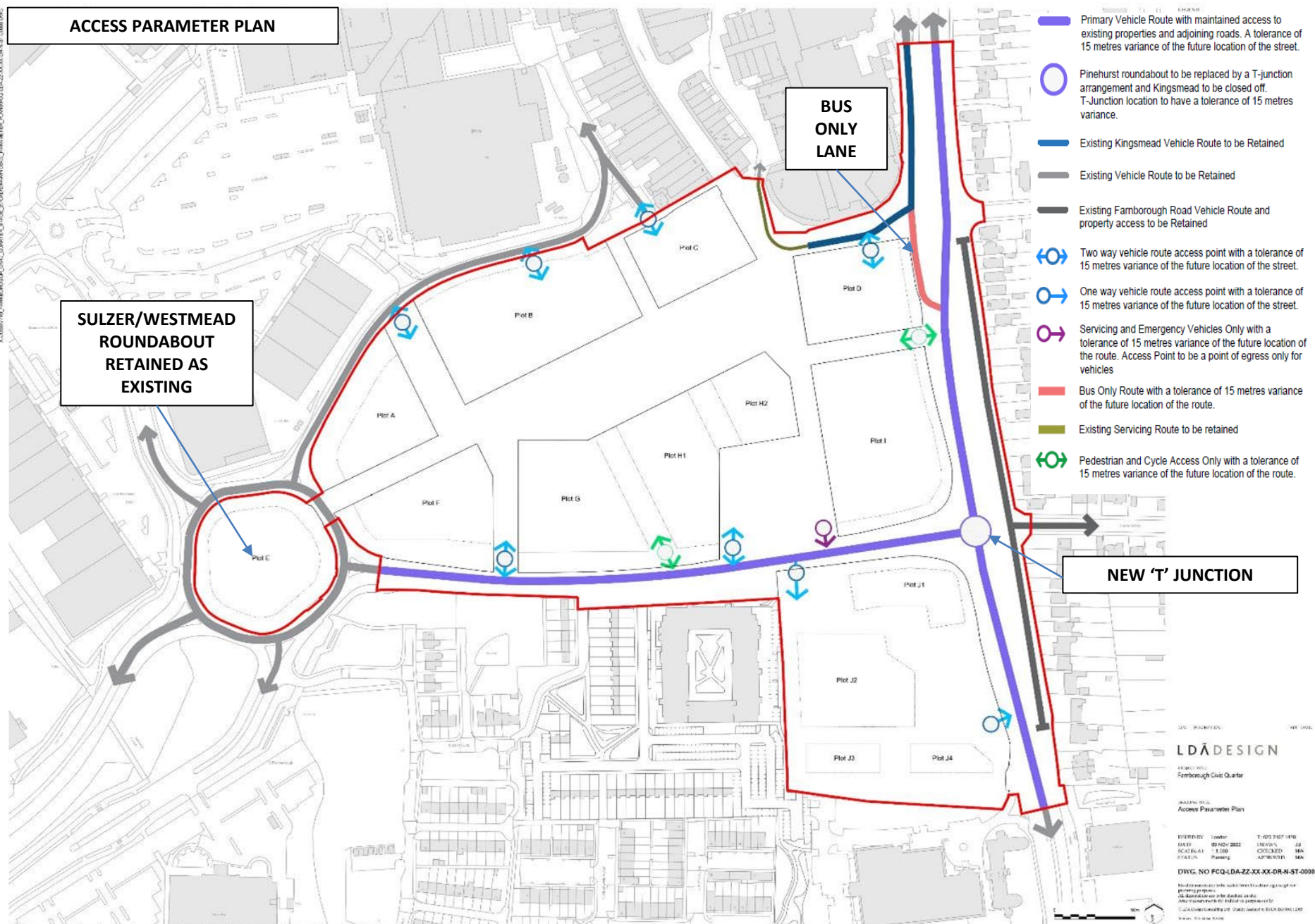
ACCESS PARAMETER PLAN

**SULZER/WESTMEAD
ROUNDBOUT
RETAINED AS
EXISTING**

**BUS
ONLY
LANE**

NEW 'T' JUNCTION

-  Primary Vehicle Route with maintained access to existing properties and adjoining roads. A tolerance of 15 metres variance of the future location of the street.
-  Pinehurst roundabout to be replaced by a T-junction arrangement and Kingsmead to be closed off. T-Junction location to have a tolerance of 15 metres variance.
-  Existing Kingsmead Vehicle Route to be Retained
-  Existing Vehicle Route to be Retained
-  Existing Farnborough Road Vehicle Route and property access to be Retained
-  Two way vehicle route access point with a tolerance of 15 metres variance of the future location of the street.
-  One way vehicle route access point with a tolerance of 15 metres variance of the future location of the street.
-  Servicing and Emergency Vehicles Only with a tolerance of 15 metres variance of the future location of the route. Access Point to be a point of egress only for vehicles
-  Bus Only Route with a tolerance of 15 metres variance of the future location of the route.
-  Existing Servicing Route to be retained
-  Pedestrian and Cycle Access Only with a tolerance of 15 metres variance of the future location of the route.



LD A DESIGN
 Farnborough Civic Quarter
 Access Parameter Plan
 DWG NO FCQ-LA-ZZ-XX-DR-N-ST-00008

DATE	09/02/2022	LOCATION	J2
SCALE	1:500	CHECKED	MA
DRAWN BY	Planning	APPROVED	MA

10m

This drawing was created by Ordnance Survey based on a permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. All rights reserved. Reference number 100058005.
 OS Open data © National Geographic | © 2022 Esri | Esri's | Imagery | Satellite | Imagery | Content | Ordnance Survey data | Crown copyright and database right 2025 | Aerial Photography - © BILDigitalData | GDE Systems Ltd, LONDON, ENGLAND, UK | All other content, design, text, graphics, artwork, etc., are the property of the User's Community.

ILLUSTRATIVE

Illustrative Masterplan



New Leisure Centre & Civic Hub



Destination Central Park



Pedestrian Connectivity



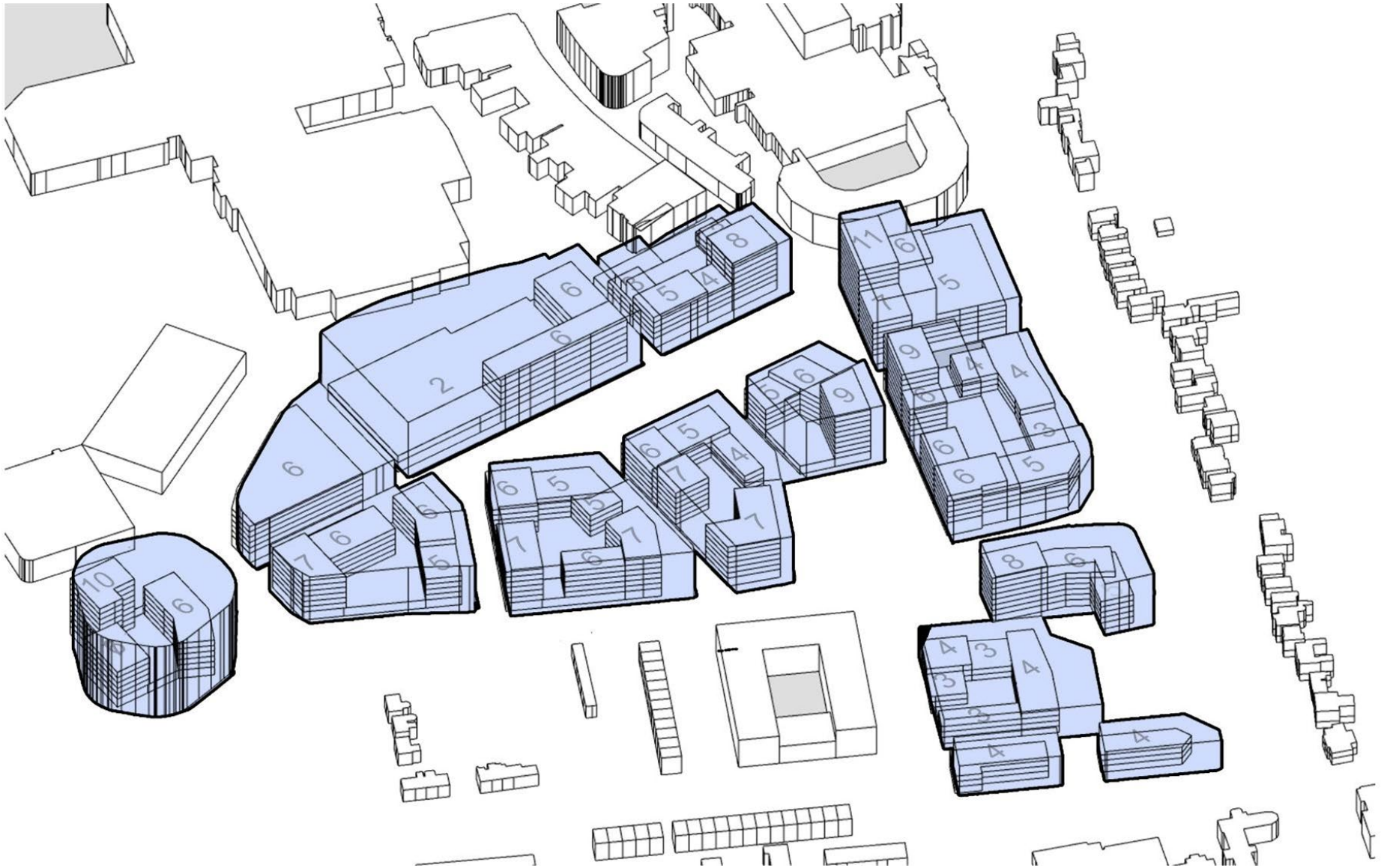
Mobility Hubs



Active Ground Floors



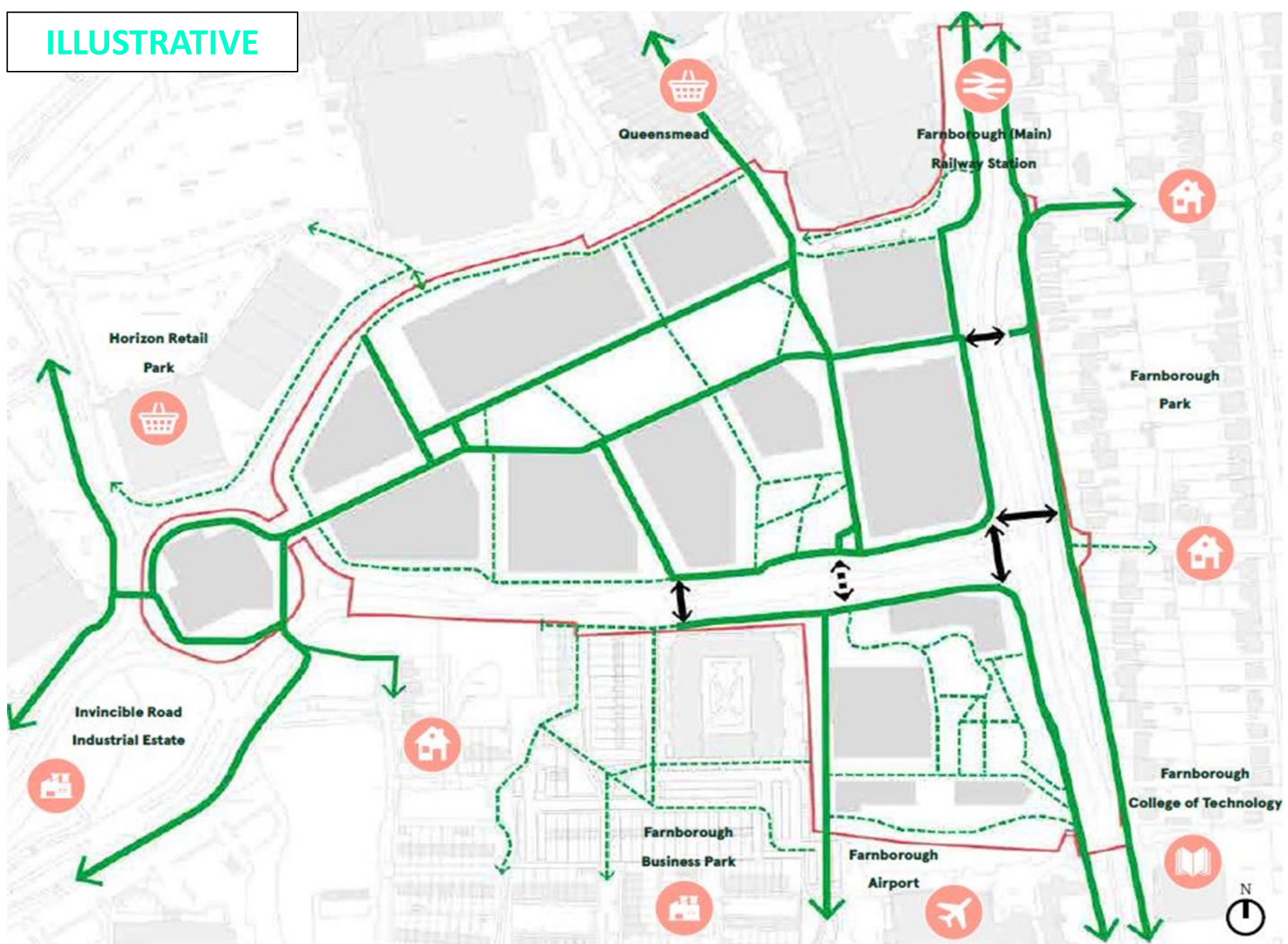
ILLUSTRATIVE



ILLUSTRATIVE



ILLUSTRATIVE



ILLUSTRATIVE





ILLUSTRATIVE



ILLUSTRATIVE

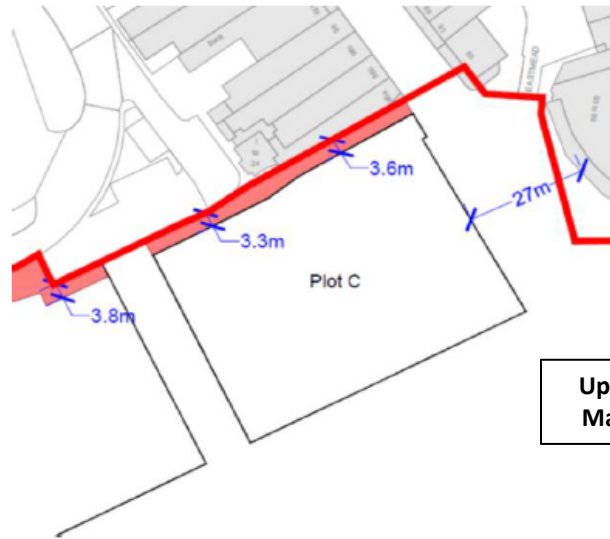




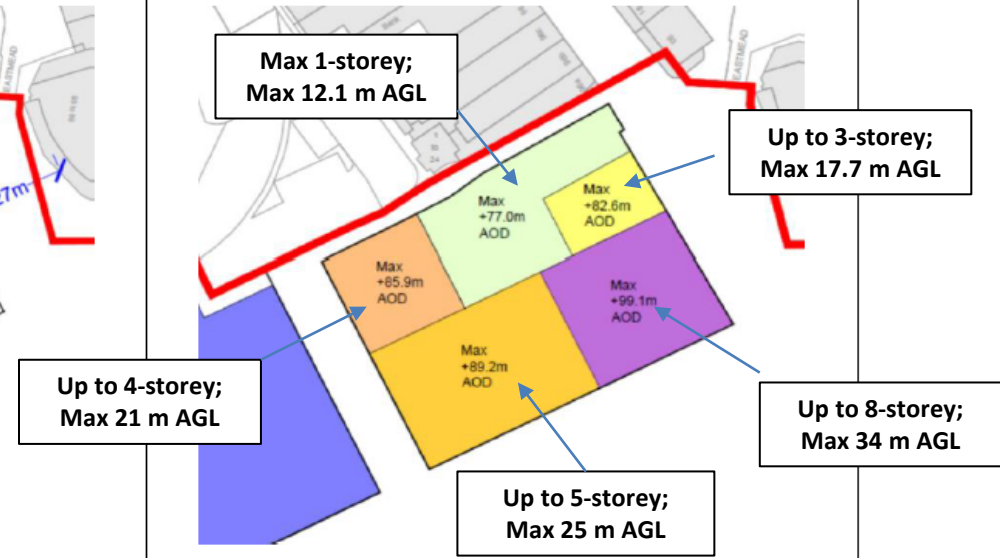


PLOT C SUMMARY : Currently the site of the Iceland Building proposed to be demolished, and the adjacent Kings Moat Car Park, Westmead.

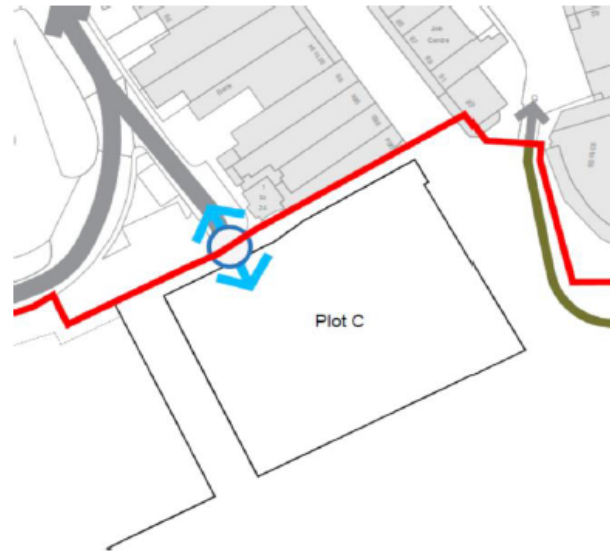
Horizontal Limits Plan:



Vertical Limits Plan:



Access Plan:



Illustrative Masterplan:





ILLUSTRATIVE





ILLUSTRATIVE

















PINEHURST
ROUNDBOUT
Aldershot A 325
Aerospace centre
Southampton
(M3) ✈️
Reading A 329
Fleet (A 323)

474
Please →





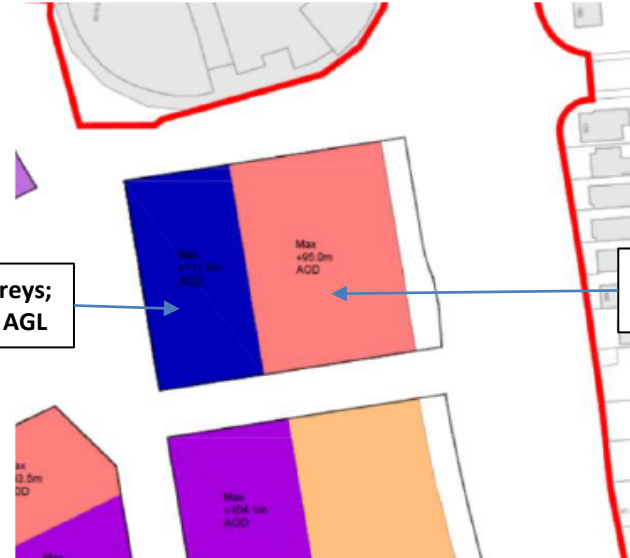


PLOT D SUMMARY : Currently mainly the Pinehurst North Car Park south of the Kingsmead service road; with Briarcliff House opposite to the north.

Horizontal Limits Plan:



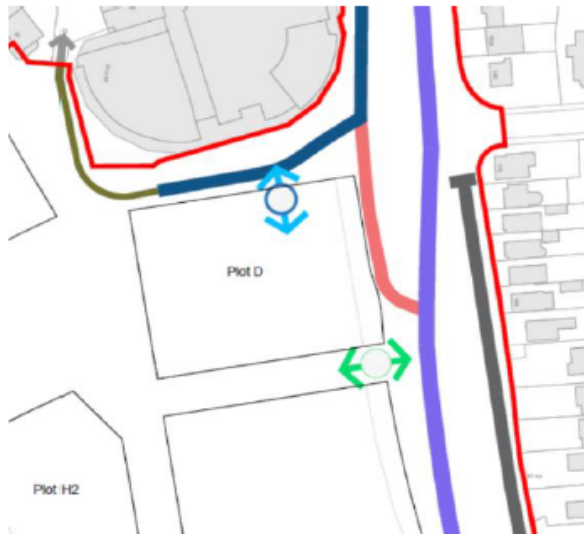
Vertical Limits Plan:



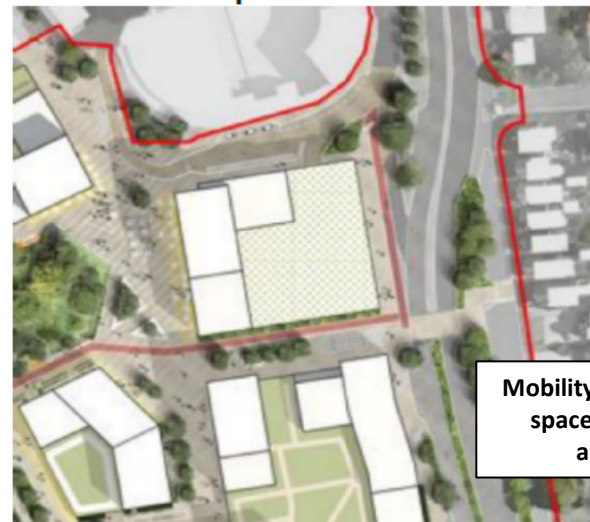
Up to 11-storeys;
Max 45.9 m AGL

Up to 6-storeys;
Max 29 m AGL

Access Plan:



Illustrative Masterplan:



Mobility Hub B (318 parking spaces), plus Hotel and active GF uses.

PLOT I SUMMARY : Land currently occupied by the Pinehurst Roundabout and parking deck, plus land liberated by the proposed new Farnborough Rd/Meudon Ave 'T'-Junction.

Horizontal Limits Plan:



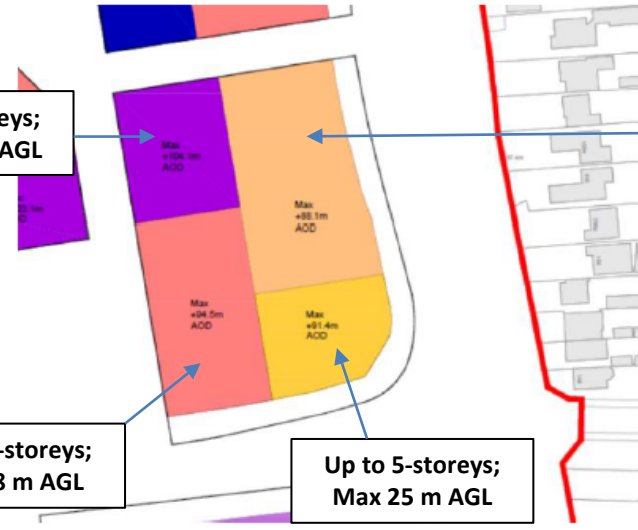
Vertical Limits Plan:

Up to 9-storeys;
Max 37.5 m AGL

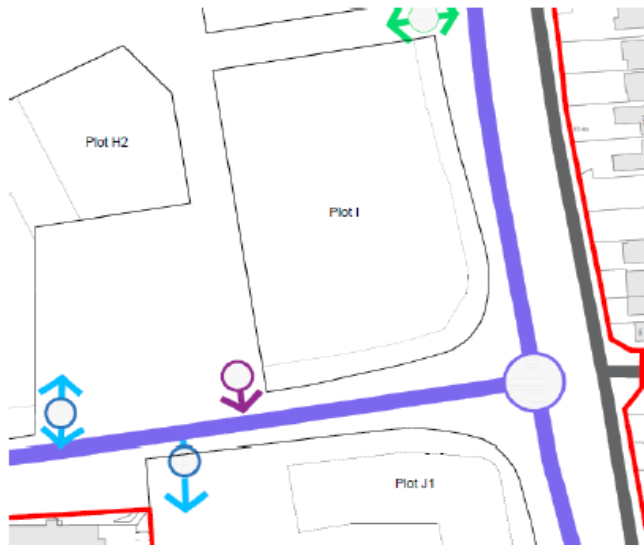
Up to 4-storeys;
Max 21.5 m AGL

Up to 6-storeys;
Max 28 m AGL

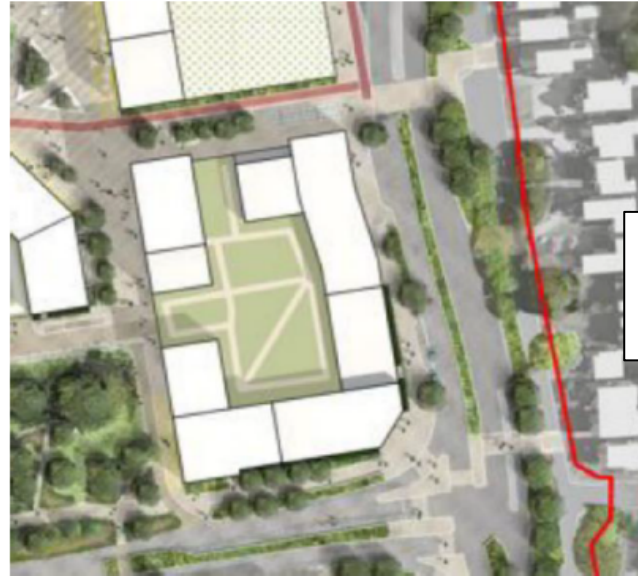
Up to 5-storeys;
Max 25 m AGL



Access Plan:



Illustrative Masterplan:



GF retail shop + parking (153 spaces); with 172 residential units over



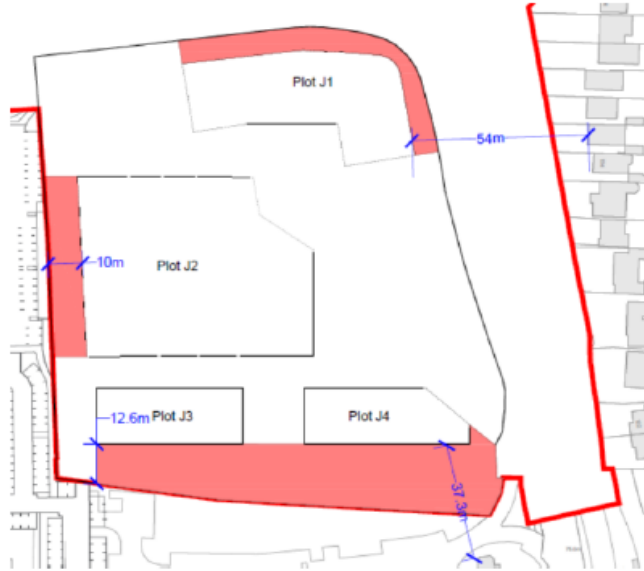






PLOT J SUMMARY : Currently the Rushmoor Borough Council Office Site with the addition of land liberated by proposed new Farnborough Rd/Meudon Ave 'T'-Junction.

Horizontal Limits Plan:



Vertical Limits Plan:



Access Plan:



POS Plan:



Plot J Illustrative Masterplan:



**Residential :
Combined 138-
148 units & 140
parking spaces**











involved

A NEW CIVIC QUARTER









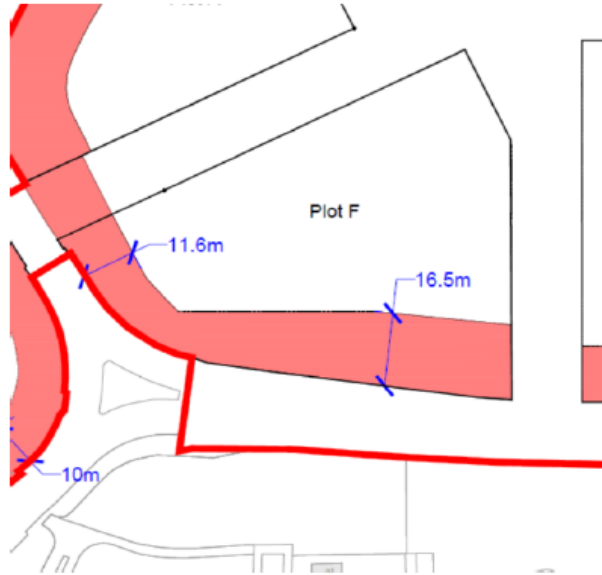




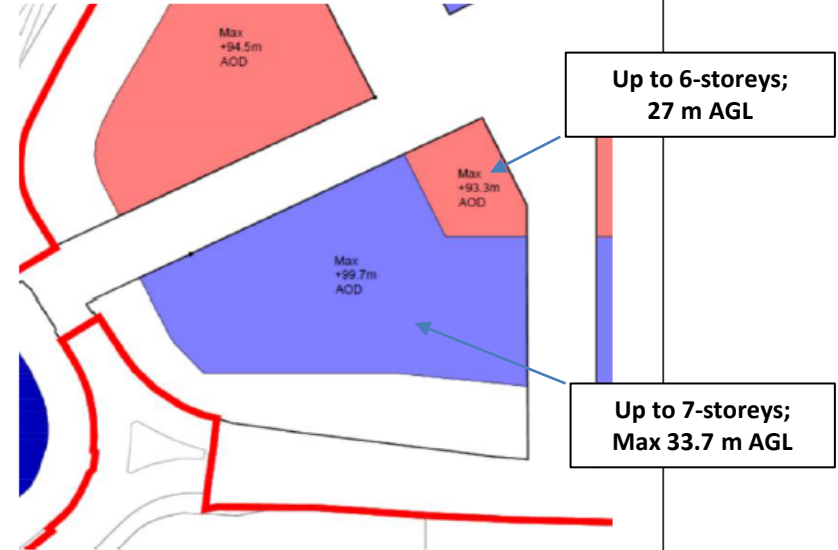


PLOT F SUMMARY : Land currently occupied by the Westmead House office block to be demolished; and land to the south up to Meudon Avenue.

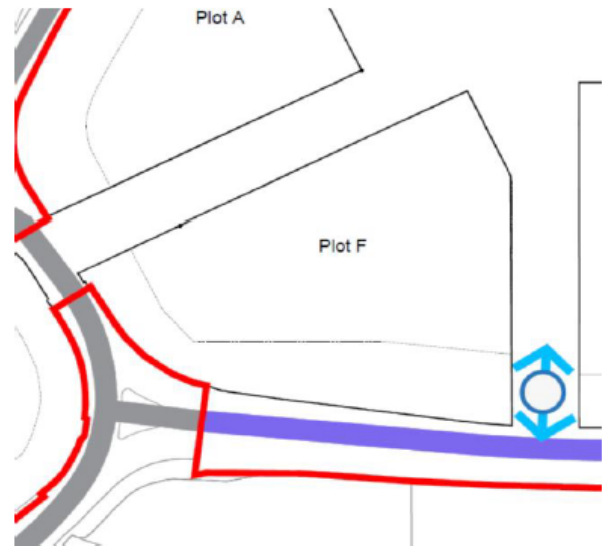
Horizontal Limits Plan:



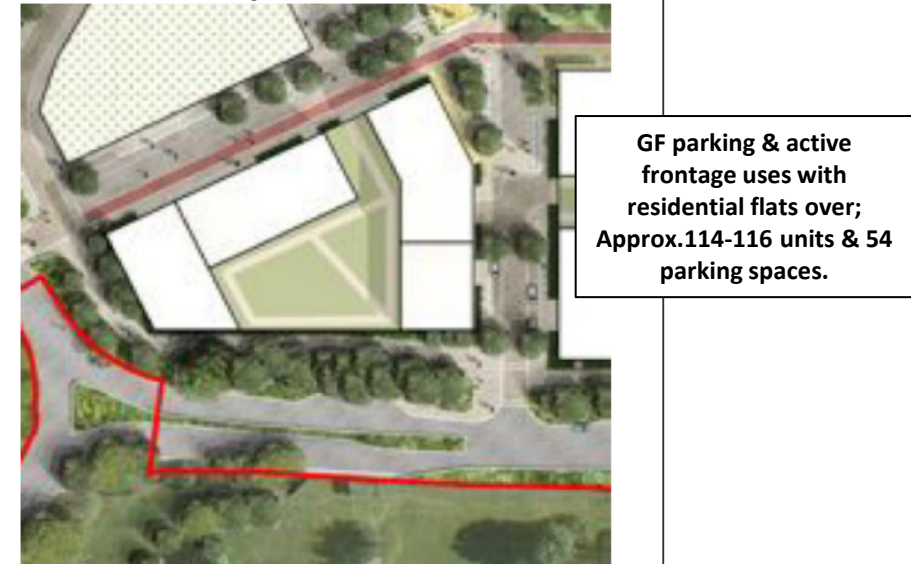
Vertical Limits Plan:



Access Plan:

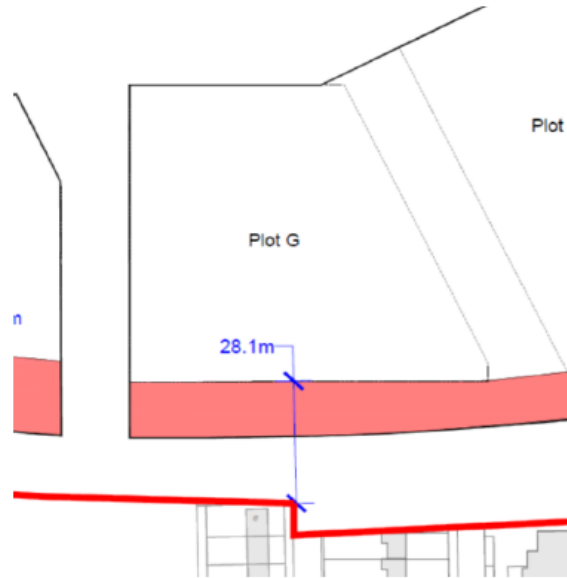


Illustrative Masterplan:

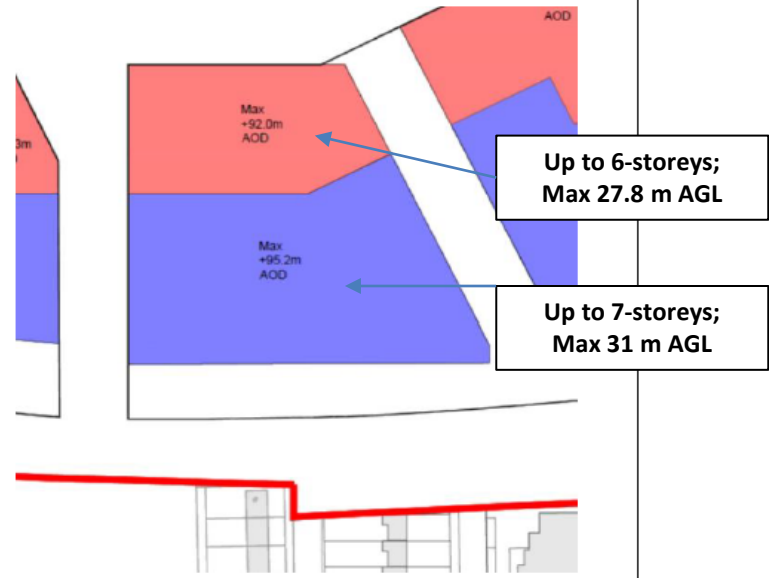


PLOT G SUMMARY : Currently land the site of the former Community Centre, car parking, the adjoining pond and surrounding open space, and part of the existing Skate Park.

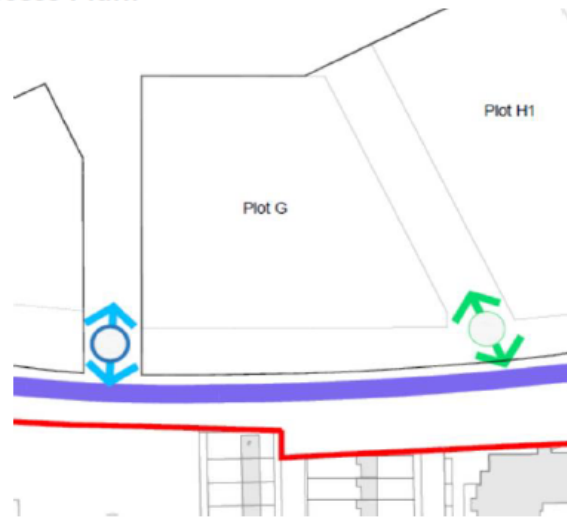
Horizontal Limits Plan:



Vertical Limits Plan:



Access Plan:



Illustrative Masterplan:



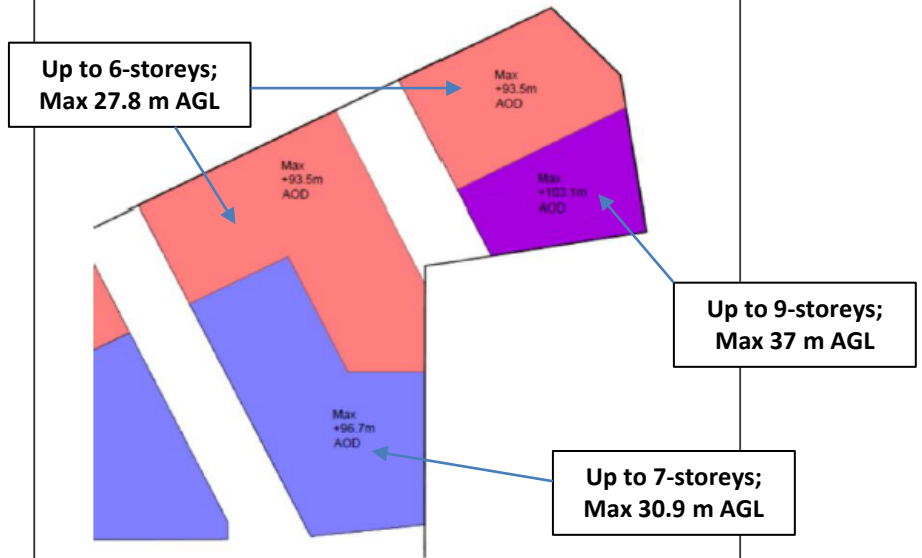
GF parking & active frontage uses with residential flats over; Approx.143-145 units & 89 parking spaces.

PLOT H SUMMARY : Land at the former Farnborough Police Station site and portions of the adjacent open space areas west of the Pinehurst Roundabout.

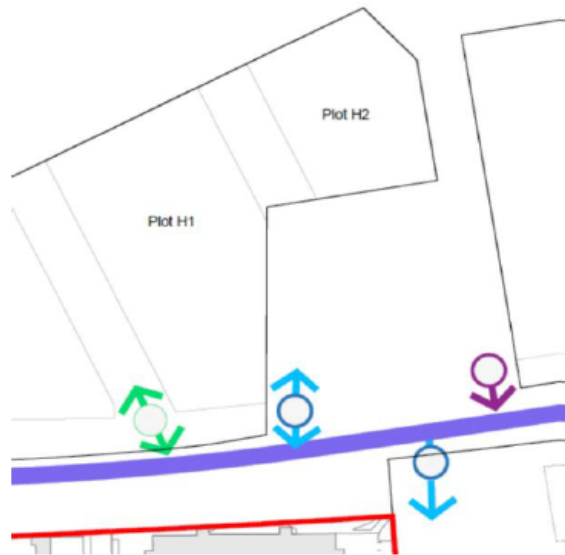
Horizontal Limits Plan:



Vertical Limits Plan:



Access Plan:



Illustrative Masterplan:



GF parking & active frontage uses with residential flats over; Combined approx.199 units & 74 parking spaces.



ILLUSTRATIVE



ILLUSTRATIVE



HEATING
CENTRAL HEATING SERVICES
www.centralheating.co.uk
01252 522471 GUILD
01483 578904
s Heating Company

P Car parks



Invincible Rd
Ind Estate

P Princesmead

Farnborough
Business Park



dfs
the sofa experts



WESTMEAD HOUSE
TO LET
A MONTH OF THE
01252 546721

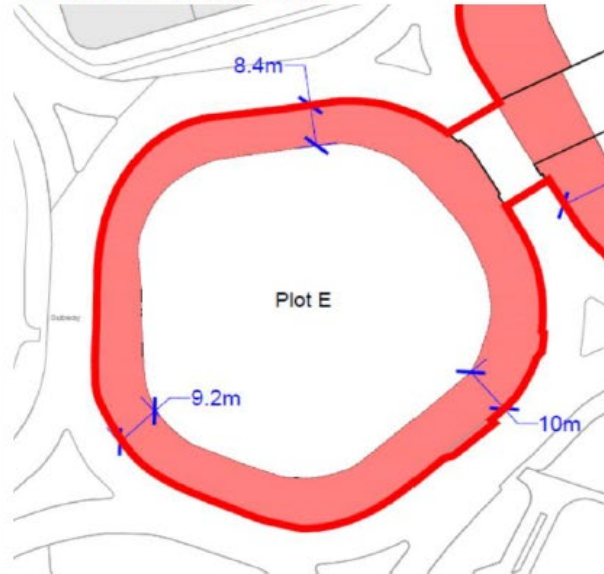


Westmead House
1000 sq ft
1000 sq ft
1000 sq ft
1000 sq ft
1000 sq ft

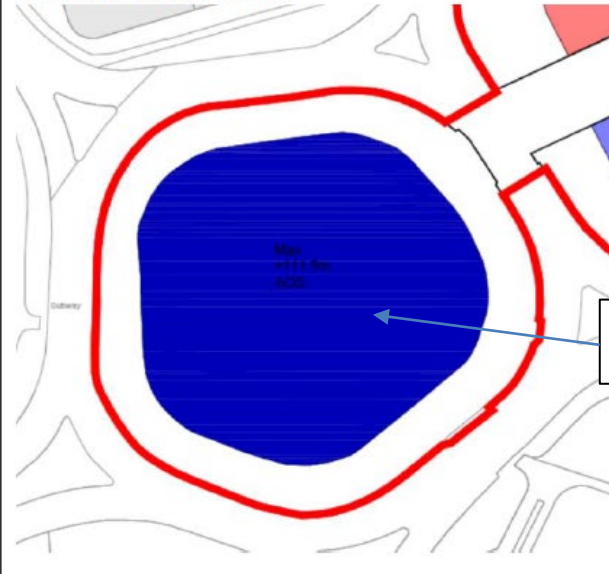
1000 sq ft
1000 sq ft
1000 sq ft

PLOT E SUMMARY : Westmead (formerly Sulzer) Roundabout Car Park.

Horizontal Limits Plan:

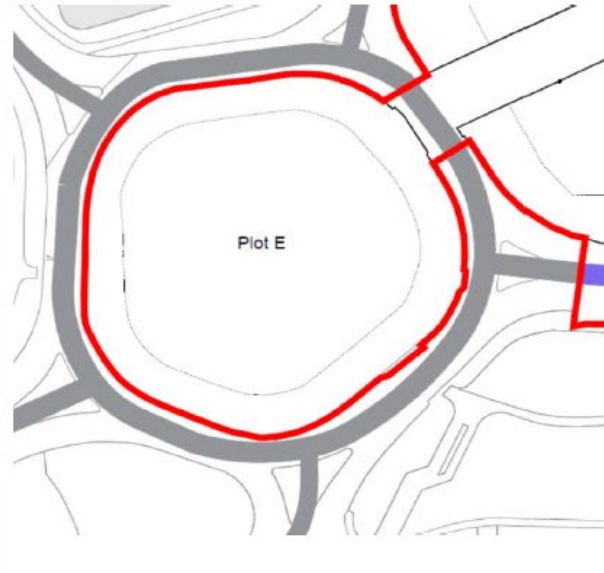


Vertical Limits Plan:



**Up to 11-storeys;
Max 46 m AGL**

Access Plan:



Illustrative Masterplan:



**Residential :
Approx.107 units
with GF parking.**





SOS
Storage Solutions
TEL: 01937 40 332200



PLOT A SUMMARY : Currently the former Leisure Centre Car Park, Westmead.

Horizontal Limits Plan:

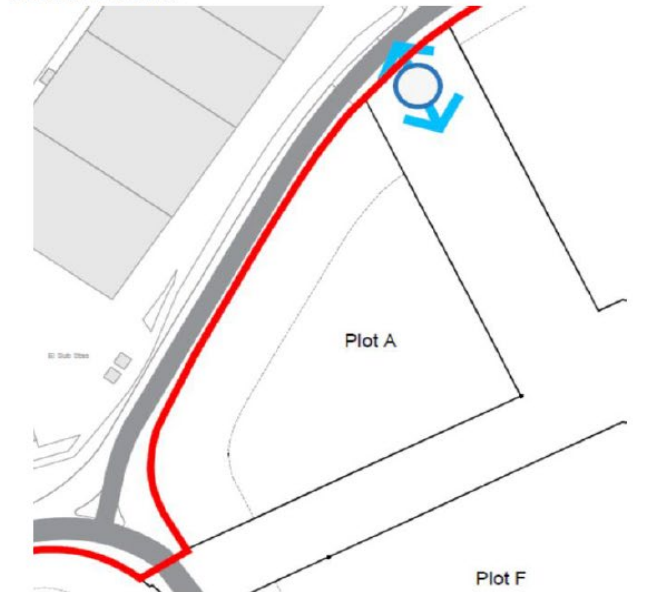


Vertical Limits Plan:



**Mobility Hub A (332 parking spaces);
Up to 6-Storeys;
Max 29m AGL**

Access Plan:



Illustrative Masterplan:

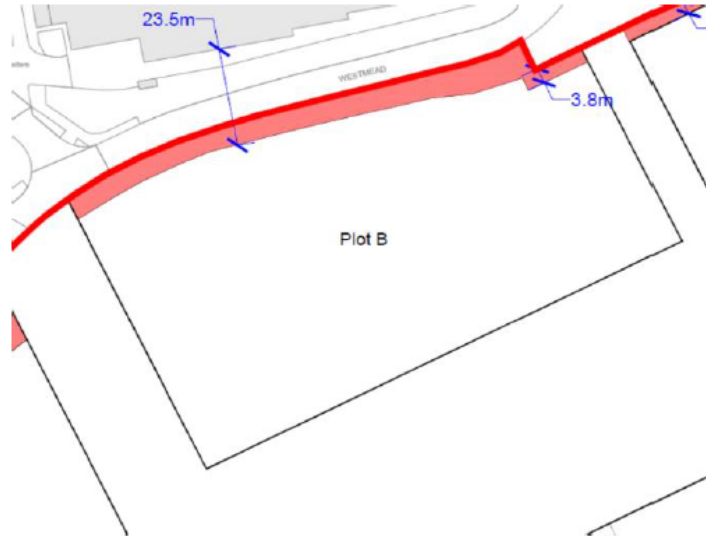




Stop
Strictly no superstore
deliveries between
22.00 and 07.00
on any time Sunday

PLOT B SUMMARY : land formerly occupied by Farnborough Leisure Centre.

Horizontal Limits Plan:



Vertical Limits Plan:



Access Plan:



Illustrative Masterplan:



ILLUSTRATIVE

Illustrative Masterplan



New Leisure Centre & Civic Hub



Destination Central Park



Pedestrian Connectivity



Mobility Hubs



Active Ground Floors



Determining Issues

- 1. Principle : Regeneration Objectives & Policy Compliance, including Retail Impact;
- 2. Environmental Impact Assessment;
- 3. Ground Contamination;
- 4. Affordable Housing;
- 5. Social Infrastructure Provision;
- 6. Quantum of Development;
- 7. Design;
- 8. Visual Impact;
- 9. Heritage Impact;
- 10. Trees;
- 11. Impacts on Surrounding Properties;
- 12. The Living Environment Provided;
- 13. Highways Considerations;
- 14. Impacts on Wildlife (SPA Impact & Site-Specific) & Ecology/Biodiversity Net Gain;
- 15. Flood Risk & Drainage;
- 16. Public Open Space; and
- 17. Other Issues : Sustainability, Access for People with Disabilities, and Phasing.

Updates to Report

- HCC Highways have confirmed no objections subject to conditions and s106 requirements;
- A Technical Note has been received from the applicants' Ecologist clarifying the content of the Biodiversity Net Gain Metric received on 13th January 2023.
- Accordingly, the Council's Ecology Officer raises no objections subject to conditions.
- Some revised s106 requirements and Conditions are set out on the Amendments Sheet.

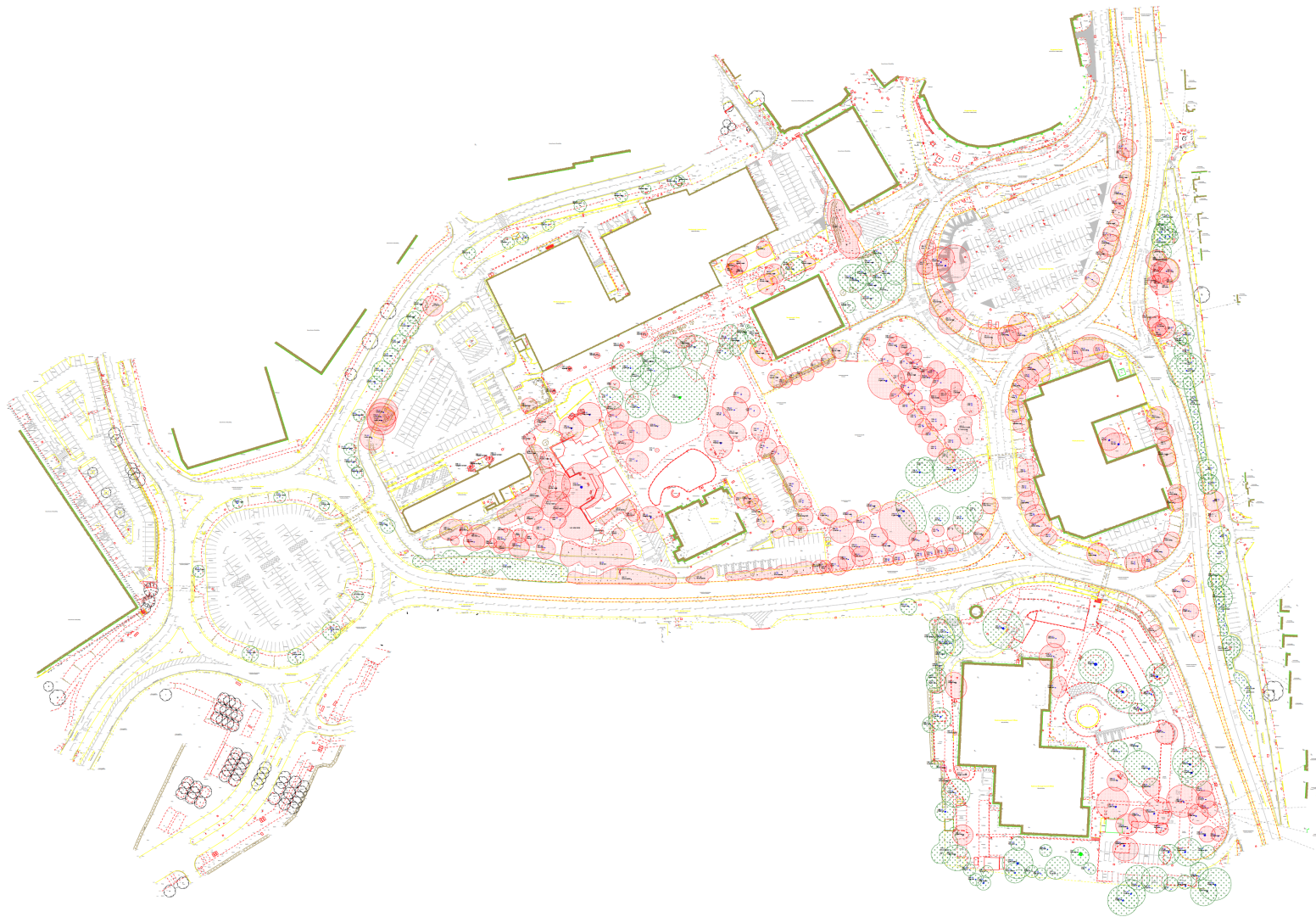
Officer Recommendation

That Outline PP creating the framework for the FCQ development, to be implemented following approval of the Reserved Matters, be **GRANTED** subject to:

- The Application Description, which fixes the quantum of residential development;
- The Parameter Plans, fixing the maximum extents of development;
- A S106 Legal Agreement;
- Conditions, imposing limitations and requirements, including:-
 - Limiting the quantum and nature of Non-Residential Floorspace (Cond.7);
 - A Phasing Plan;
 - A Strategic Parking Management Plan;
 - An Affordable Housing Delivery Plan;
 - A Framework Construction, Environmental & Traffic Management Plan;
 - A Design Requirements Document;
 - A Framework Arboricultural Method Statement; and
 - A Biodiversity Net-Gain Delivery Plan.

Development Management Committee

22nd February 2023



ILLUSTRATIVE : Tree Removal Plan



Development Management Committee

22nd February 2023