

The information, recommendations and advice contained in this report are correct as at the date of preparation, which is more than two weeks in advance of the Committee meeting. Because of these time constraints some reports may have been prepared in advance of the final date given for consultee responses or neighbour comment. Any changes or necessary updates to the report will be made orally at the Committee meeting.

Case Officer	Katie Herrington
Application No.	23/00580/FUL
Date Valid	16th August 2023
Expiry date of consultations	13th September 2023
Proposal	The erection of 3 x 2-bedroom houses with associated landscaping and car parking
Address	Land At Pool Road Aldershot
Ward	Aldershot Park
Applicant	Mr Patrick Graham (Rushmoor Homes)
Agent	-
Recommendation	GRANT subject to S106

Description

This application is being presented to the Development Management Committee for consideration and determination because it relates to Council-owned land and the application has been submitted by the Rushmoor Housing Company.

The site is currently used as a storage yard for Council assets. The entrance is from Pool Road via a metal gate and track situated between residential properties at Nos.2 Pool Road and 73 Gloucester Road. The site entrance track is approximately 40 metres long and 5 metres wide, leading to the main body of the site, which measures a maximum of 70 metres long by 14 metres wide. The main body of the site the site measures approximately is located to the rear of the gardens of residential properties at Nos.77-97 (odd inclusive) Gloucester Road to the south; the grounds of the Aldershot Pools complex and part of the rear garden boundary of No.6 Pool Road to the north; and the rear of No.4 Pool Road to the west. The site is overgrown and lined with trees.

It is proposed to development the site with a total of three 2-bedroom residential dwellings, comprising a pair of semi-detached and one detached dwellings. A total of 7 on-site parking spaces would be provided : 2 for each proposed house, plus a visitor space. Each dwelling would be provided with a private garden area.

Consultee Responses

HCC Highways Development Planning	No comments received.
RBC Ecologist Officer	No comments received.
RBC Environmental Health	<p>No objections subject to conditions. The Phase 2 site investigation has identified elevated levels of certain contaminants across there site, likely the result of either burning having taken place on site, or possibly more likely from the tarmac hardstanding or bituminous material found across site in the shallow soils. The applicant will need to submit a remediation strategy for approval detailing how this contamination will be addressed to ensure a safe development. Please apply a suitably worded condition to this effect. A modified version of standard condition 56EH should suffice:</p> <p>Unless otherwise agreed in writing, no works pursuant to this permission shall commence until there has been submitted to and approved in writing by the Local Planning Authority, a detailed scheme for remedial works and measures shall be undertaken to avoid risk from contaminants/or gas identified by the site investigation when the site is developed and proposals for future maintenance and monitoring, along with verification methodology. Such scheme to include nomination of a competent person to oversee and implement the works.</p> <p>Following completion of the measures identified in the approved scheme, a verification report that demonstrates the effectiveness of the remediation shall be submitted for approval in writing by the Local Planning Authority.</p> <p>In addition 57EH Unforeseen Contamination 26CN Construction hours.</p>
RBC Aboricultural Officer	This proposal would have no direct implications for amenity trees worthy of retention. No objection provided that the development is carried out in accordance with the submitted tree protection details.
RBC Parks Development Officer	An open space contribution of £7,997.04 is required for playground refurbishment at Calton Gardens, Aldershot or Aldershot Park.

Neighbours notified

In addition to posting a site notice, 33 individual letters of notification were delivered¹ to 1, 2, 3, 4, 5, 6, 7, 8 & 10 Pool Road; 67, 69, 69A, 71, 71A, 73, 73A, 75, 75A, 77, 79, 81, 83, 85, 87, 89, 91, 93, 95, 97, 99, 101, 103 Gloucester Road; and Aldershot Pool.

¹ Due to an internal error, all letters were hand delivered to the listed addresses.

Neighbour comments

2 objections have been received. No.4 Pool Road and 93 Gloucester Road. The following issues are raised:- The following issues are raised:-

- Not informed by a letter
- There are Bats, Grass Snakes, Hedgehogs, Squirrels, Slowworms, Owls, Red Kites and Foxes that use the area
- No power or drainage on the site
- Starting a petition for signatures
- Land being used to store council property, and have been willing to clear up rubbish in the past.
- Overlooking by dwellings
- The site entrance drive is too narrow for ambulances and fire engines to get down

Officer Note: Since these comments were received the Council has hand-delivered letters to all the neighbours listed on the previous page to ensure that all neighbours were made aware of the proposals and have the opportunity to comment should they wish. At the time of writing this report no petition has been received.

Policy and determining issues

The application site is identified as being within the built-up area of Aldershot. The following policies of the adopted Rushmoor Local Plan (2014-2032) are considered relevant : Policy DE1 (Design in the Built Environment), IN2 (Transport), DE2 (Internal Space Standards), DE3 (Residential Amenity Space Standards), DE6 (Open Space, Sport and Recreation), DE10 (Pollution), NE1 (Thames Basin Heaths Special Protection Area), NE3 (Trees & Landscaping), and NE4 (Biodiversity).

The main determining issues are considered to be: the principle of development, visual impact, impact upon residential amenity, the living conditions created, ecology & biodiversity net gain, public open space provision, and the Thames Basin Heaths Special Protection Area.

Commentary

1. Principle of development

The proposal would result in the loss of a storage yard currently used to store Council assets. However, the site is not protected for such use by adopted planning policies. Furthermore, the proposal do not encroach onto land within the identified Public Open Space of the adjoining Aldershot Pools Complex. Accordingly, it is considered that there are no in principle objections to the proposals.

The site is currently used for storage such that there could be potential for some ground contamination. A preliminary Risk Assessment by OHES Environmental and a Phase 2 Environmental Report by STM Environmental have been submitted to assess the potential from ground contamination. The preliminary Risk Assessment report concludes that the site had been subject to potentially contaminative uses, including fly tipping, empty bulk fuel storage tanks and a potential source of contamination with made ground. Accordingly intrusive site investigation was recommended. The Phase 2 report describes the site investigations that were subsequently undertaken, which confirmed the presence of some contamination and has

recommended remedial measures to be undertaken to render the site suitable for the proposed residential use. This includes the excavation and removal of the made ground and its replacement with clean soils, and the installation of gas protection measures. The report advises that a formal remediation strategy be submitted to the Council for approval, and its completion verified prior to occupation, which can be secured by condition.

2. Visual Impact

The proposal is a form of back land development, being located to the rear of the dwellings at Pool Road and Gloucester Road. Whilst Policy DE11 relates specifically to the consideration of the development of land in residential use, it provides a framework for assessing backland development sites generally. Notably, Policy DE11 only allows such development where it does not lead to unacceptable tandem development 2.

There are no other examples of similar backland developments in the vicinity and, as such, the proposals of site would be a different pattern of development to the existing. However, this is not considered to give rise to any material harm in this case due to the small scale of the proposals, the limited visibility of the proposed development from the surrounding streets and from the Pools Complex; and because the proposed residential use of this site would be more compatible with the predominant character of the area than the use of this area for storage. Within the site, the site layout design of the proposed development would allow for some sense of space and the proposed dwellings would be traditional in form such that they would not appear out of place. The design of the proposed development is not considered to result in material harm to the character of the surrounding area.

The proposal would result in the loss of some trees and vegetation within the site. These would comprise a Category C Common Sycamore, and 1 tree group comprising Goat Willow (Cat C2). The remaining trees would be protected from harm during site clearance and construction with tree protection measures. The proposal development would require some pruning to trees to be retained situated on adjoining land, particularly to the side of the proposed dwellings. Subject to conditions requiring replanting, and tree protection measures, the proposal is not considered to conflict with the requirements of Local Plan Policy NE3.



Figure 1: tree removal.

3. The Living Environment Created

The proposal seeks to erect 3 x 2-bedroom dwellings. Policy DE2 of the Local Plan requires 2-bedroom 2 storey units to have an internal floorspace area of a minimum of 79 sqm. The proposed dwellings would all meet this requirement.

Policy DE3 of the Local Plan requires a 15sqm garden for 1-2 person dwellings. Each dwelling would have their own private gardens space providing at least this area.

Accordingly, the proposal would not conflict with the requirements of Local Plan Policies DE2 & DE3.

4. Impact upon Neighbours

The proposed dwellings would be located to the rear of the residential gardens of Gloucester Road and Pool Road. The semi-detached properties (Units 2 & 3) would be separated some 21 – 23 m from the rear of 89-91 Gloucester Road and to the north. Whilst there would be some impact upon the rear of the neighbouring gardens, this is not considered to result in sufficient harm to amount to material planning harm and to justify the refusal of permission. It is considered that a condition can be imposed requiring side-facing windows to be obscurely glazed.

The rear window of proposed Unit 3 has been relocated, so that there is a distance of 10m between it and the garden boundary of 95 Gloucester Road. Any views into the garden of 93 Gloucester Road would be oblique and not to the extent to result in harm to residential amenity.

There would be a separation distance of 10.8m between the rear windows of the detached dwelling (Unit 1) and that of No.4 Pool Road, a distance that would not result in a harmful loss of privacy, overbearance, or loss of daylight and sunlight impacts.

It is considered appropriate to remove permitted development rights from the proposed house by condition in respect of the erection of extensions, additional windows and dormers as these could result in unacceptable impacts upon neighbouring residential amenity.

5. Highways

At the time of writing this report, Hampshire County Council's Highways Officer has not provided consultation comments on the proposals. The vehicular entrance to/from Pool Road to serve the proposed development measures 40 metres in length and is only wide enough for one-way at a time traffic. As a result, there is a possibility that vehicles using the driveway may meet opposing traffic, resulting in some reversing manoeuvres being required. Accordingly, the determination of this application is subject to confirmation from Hampshire County Council's Highways Officers that they have no objections to this arrangement.

The Council's car and cycle SPD requires 2 parking spaces be provided for each 2-bedroom dwelling, plus 1/5 of a visitor space per proposed dwelling unit. This results in the need for 7 parking spaces, that are provided by the development.

6. Public Open Space

The adopted Local Plan seeks to ensure that adequate public open space (POS) provision is made to cater for future residents in connection with new residential developments. Policy DE6 allows provision to be made on the site, or in appropriate circumstances, a contribution to be made towards upgrading POS facilities nearby. The proposal would secure, via a S106 Agreement, for £7,997.04 for playground refurbishment at Calton Gardens, Aldershot or Aldershot Park.

Subject to securing such contributions through the S106 the proposals would not conflict with the requirements of Local Plan Policy DE6.

7. Ecology

Protected Species : A Preliminary Ecological Survey has been conducted for the site. This survey reviewed the site for protected species, including bats, reptiles, badgers, dormice, invertebrates and birds. However, the survey did not find any evidence for the presence of protected species. Nevertheless, the Survey report has recommended ecological enhancements including planting, bird and bat boxes. It is considered that these enhancements can be conditioned.

Biodiversity Net Gain : Paragraph 174 of the National Planning Policy Framework (NPPF) (amended July 2021) makes it clear 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”.

The Environment Act 2021 introduces 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.

This development is not a major proposal as it comprises less than 10 dwelling and, as such, the provisions of 10% net gain is not a local expectation. However, the proposal would be able to provide some biodiversity benefit through planting and ecological mitigation.

8. Thames Basin Heaths Special Protection Area

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

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

HRA Screening Assessment under Regulation 63(1)(a) of the Habitats Regulations : The Thames Basin Heaths SPA is designated under the E.C Birds Directive for its lowland heathland bird populations. The site supports important breeding bird populations, especially Nightjar *Caprimulgus europaeus* and Woodlark *Lullula arborea*, both of which nest on the ground, often at the woodland/heathland edge; and Dartford Warbler *Sylvia undata*, which often nests in gorse *Ulex* sp. Scattered trees and scrub are used for roosting.

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

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

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

The retained South East Plan Policy NRM6 and adopted New Rushmoor Local Plan (2014-2032) Policy NE1 (Thames Basin Heaths Special Protection Area) and Thames Basin Heaths Avoidance & Mitigation Strategy (2019)], state that residential development within 400m of the SPA should be refused and development within 5km of the SPA should provide Strategic Alternative Natural Greenspace (SANG) of 8ha/1000 additional population and contributions to Strategic Access Management and Monitoring Measures (SAMM) dependant on the number of bedrooms.

It is considered that there is sufficient information available with the planning application provided by the applicants with which the Council can undertake the HRA process. In this case the proposed development involves the creation of 3 net new residential units within the Aldershot urban area. As such, the proposed development is located within the 5km zone of influence of the SPA but outside the 400-metre exclusion zone. The proposed development is neither connected to, nor necessary to the management of, the Thames Basin Heaths SPA. Furthermore, the proposed development would not result in a net increase in traffic movements in excess of 1000 vehicular movements per day in proximity to the SPA.

All new housing development within 5 km of any part of the Thames Basin Heaths SPA, of which the current proposals would make a contribution, is considered to contribute towards an impact on the integrity and nature conservation interests of the SPA. This is as a result of increased recreation disturbance in combination with other housing development in the vicinity

of the Thames Basin Heaths SPA. Current and emerging future Development Plan documents for the area set out the scale and distribution of new housebuilding in the area up to 2032. A significant quantity of new housing development also results from 'windfall' sites, i.e. sites that are not identified and allocated within Development Plans. There are, therefore, clearly other plans or projects for new residential development that would, together with the proposals the subject of the current planning application, have an 'in-combination' effect on the SPA. On this basis it is clear that the proposals would be likely to lead to a significant effect on European site (i.e. the Thames Basin Heaths SPA) integrity.

Appropriate Assessment under Regulation 63(1) of the Habitats Regulations : If there are any potential significant impacts upon the Thames Basin Heaths SPA, the applicant must suggest avoidance and/or mitigation measures to allow an Appropriate Assessment to be made. The Applicant must also provide details that demonstrate any long term management, maintenance and funding of any such solution.

The project the subject of the current planning application being assessed would result in a net increase of dwellings within 5 km of a boundary of part of the Thames Basin Heaths SPA. In line with Natural England guidance and adopted New Rushmoor Local Plan Policy NE1 and Thames Basin Heaths Avoidance & Mitigation Strategy (2019), a permanent significant effect on the SPA due to an increase in recreational disturbance as a result of the proposed new development is likely. As such, in order to be lawfully permitted, the proposed development will need to secure a package of avoidance and mitigation measures.

Rushmoor Borough Council formally adopted the latest version of the Thames Basin Heaths SPA Avoidance & Mitigation Strategy (AMS) in 2023. The AMS provides a strategic solution to ensure the requirements of the Habitats Regulations are met with regard to the in-combination effects of increased recreational pressure on the Thames Basin Heaths SPA arising from new residential development. This Strategy is a partnership approach to addressing the issue that has been endorsed by Natural England.

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

In order to meet the requirements of Policy NE1 and the AMS applicants must:- secure an allocation of SPA mitigation capacity from either the Council's SANGS schemes, or from another source acceptable to Natural England and to the Council; and secure the appropriate SANG and/or SAMM in perpetuity by making the requisite financial contribution(s) by entering into a satisfactory s106 Planning Obligation that requires the payment of the contribution(s) upon the first implementation of the proposed development.

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

In this case the applicants have provided written evidence that they have been provided with an allocation of SANGS capacity from the Southwood Country Park SANGS scheme sufficient for the 3 new dwelling units proposed, which would cost the applicants £21,297.39.

Furthermore, the applicants are also seeking to secure a financial contribution of £2,146.47 towards SAMM. Both would be secured by way of a s106 planning obligation to be submitted to the Council requiring payment of these SPA financial contributions upon the implementation of the proposed development.

Conclusions of Appropriate Assessment : On this basis, the Council are satisfied that, subject to the receipt of a satisfactory completed s106 Planning Obligation, the applicants will have satisfactorily mitigated for the impact of their proposed development on the Thames Basin Heaths SPA in perpetuity in compliance with the requirements of New Rushmoor Local Plan Policy NE1 and the AMS. Accordingly, it is considered that planning permission could then be granted for the proposed development on SPA grounds.

Conclusions -

The proposals are considered acceptable in principle; would have no material and harmful impact upon the overall visual character and appearance of the area; would have no material and adverse impact on neighbours; would provide an acceptable living environment; and would not result in harm to protected species, and subject to further clarification with regards to Highways Impacts; and, subject to financial contributions being secured in respect of Special Protection Area mitigation & avoidance and Public Open Space with a s106 Planning Obligation, the proposals would have no significant impact upon the nature conservation interest and objectives of the Thames Basin Heaths Special Protection Area; and appropriately address the Council's adopted Local Plan Policy DE6 concerning Public Open Space.

The proposals are therefore considered to be acceptable having regard to the criteria of Policies IN2 (Transport), DE1 (Design in the Built Environment), DE2 (Residential Internal Space Standards), DE3 (Residential Amenity Space Standards), DE4 (Sustainable Water Use), DE6 (Open Space, Sport and Recreation), NE1 (Thames Basin Heaths Special Protection Area), NE3 (Trees and Landscaping), NE4 (Biodiversity), NE8 (Sustainable Drainage Systems). The NPPF and The Council's Car and Cycle SPD are also material to the determination of this planning application

Full Recommendation

It is recommended that:-

- A. By 11 October 2023 (or such other timescale as may be agreed) **SUBJECT** to:-
 - (a) No new and material comments being received from consultees by 14 September 2023;
 - (b) No objections being received from the Highway Authority (Hampshire County Council Highways Development Control);
 - (c) Completion of a satisfactory S.106 Planning Obligation to secure:-
 - a. SANG (£21,297.39) and SAMM (£2,146.47) SPA financial contributions; and
 - b. Public Open Space (£7,997.04) contribution

The Executive Head of Property and Growth, in consultation with the Chairman, be authorised to **GRANT** Planning Permission subject to the conditions and informatives set out in this report (see below).

- B. The Executive Head of Property and Growth in consultation with the Chairman, be authorised to add, delete or vary conditions as necessary prior to the issue of planning

permission; and

- C. If by 11 October 2023 (or such other timescale as may be agreed) a satisfactory completed s106 Agreement has not been received and/or other requirements in A. above have not been satisfied, the Executive Head of Property and Growth, in consultation with the Chairman, be authorised to REFUSE planning permission on the following grounds:-
- a. The proposal does not provide a financial contribution to mitigate the effect of the development on the Thames Basin Heaths Special Protection Area in accordance with The Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy and adopted Rushmoor Local Plan Policy NE1;
 - b. The proposal does not make appropriate provision for Public Open Space in accordance with the requirements of adopted Rushmoor Local Plan Policy DE6; and
 - c. Any reason(s) relating to consultee responses.

Conditions

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

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

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

- Site plan – S101 Rev A
- Proposed plans plots 2 and 3 P111 – Rev A
- Proposed plot 1 – P110
- Coloured Street Scene – 21133/C113
Proposed ancillary buildings - P112
- Planning design and access statement – July 2023
- Preliminary Ecological Appraisal – Arbtech. 20/12/2022
- Highways Technical Note – Odyssey. July 2023
- Tree Survey Report – CBA Trees. November 2022.
- Arboricultural Development Statement. December 2022.
- OHES Environmental – Preliminary Environmental Risk Assessment. December 2022.
- Contaminated Land Risk Assessment. Phase 2 Environmental Site Investigation Report. Dated. 09/05/2023.

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

Samples of materials

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

External walls
Roofing materials

Reason - To ensure satisfactory external appearance.

Contamination

4. Prior to the occupation of the development hereby permitted, a formal remediation strategy in accordance with the requirements of Contaminated Land Risk Assessment. Phase 2 Environmental Site Investigation Report. Dated. 09/05/2023 along with verification of its completion shall be submitted to and approved in writing by the Local Planning Authority. Prior to the first occupation of the development hereby approved.

Any windows of the side facing elevations of the development hereby approved shall be obscured glazed and fixed shut.

Landscaping

5. Prior to the occupation of the development hereby approved, details of the species and provision of landscape and tree planting shall be submitted to and approved in writing by the Local Planning Authority. Such landscaping and tree planting scheme shall be carried out in the first planting season from the commencement of development.

Reason: In the interest of visual amenity and ecology.

Ecological enhancements

6. Prior to the occupation of the development hereby approved, the enhancement measures as set out within the approved Preliminary Ecological Survey, including bird and bat boxes and hedgehog doorways, shall be installed.

Reason: In the interest of ecological net gain.

Permitted Development Rights Removed

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

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

Parking

8. The development hereby approved shall not be occupied until the off-street parking

facilities shown on the approved plan have been completed and made ready for use by the occupiers. The parking facilities shall be thereafter retained solely for parking purposes (to be used by the occupiers of the development). *

Reason - To preserve the amenities of the neighbourhood and ensure the provision of adequate residential parking facilities.

Sustainability : Water Efficiency

9. All residential units hereby permitted shall be designed to meet the water efficiency standard of 110 litres/person/day.

With respect of all non-residential development to be provided exceeding 1000 sqm floorspace, the development shall be designed to achieve the BREEAM 'excellent' standard for water consumption (or any national equivalent) to be confirmed by the submission to the Local Planning Authority of a post-construction BREEAM certificate.

Reason – To manage water consumption efficiently consistent with the requirements of Policy DE4 of the adopted Rushmoor Local Plan (2014-2032) and the advice in NPPF Paragraph 154

Tree protection

10. The existing trees and hedges on and adjoining the application site which are to be retained shall be adequately protected from damage during site clearance and works in accordance with the recommendations set out within the following reports; Tree Survey Report – CBA Trees. November 2022 and Arboricultural Development Statement. December 2022.

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

Unforeseen Ground Contamination

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

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

Reason – To ensure that the site is safe for the development permitted and in the interests of amenity and pollution prevention; and also at the request of the Environment Agency.

No Overhead Servicing

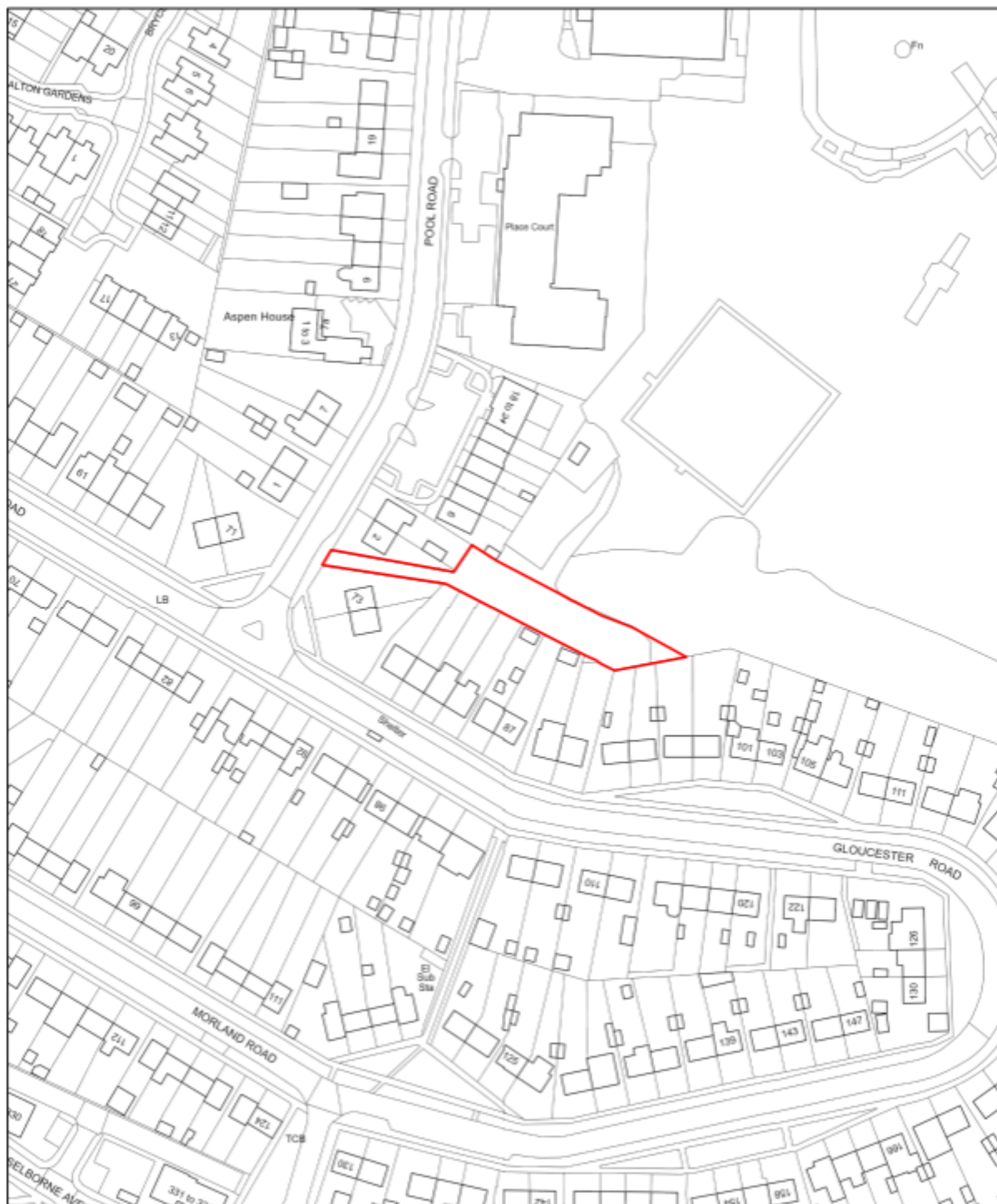
12. Provision shall be made for services to be placed underground. No overhead wire or cables or other form of overhead servicing shall be placed over or used in the development of the application site.

Reason - In the interests of visual amenity.

Informatives

- 1 **INFORMATIVE** – The Local Planning Authority’s commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.

ArcGIS Web Map



8/24/2023, 9:11:19 AM

 Planning Application

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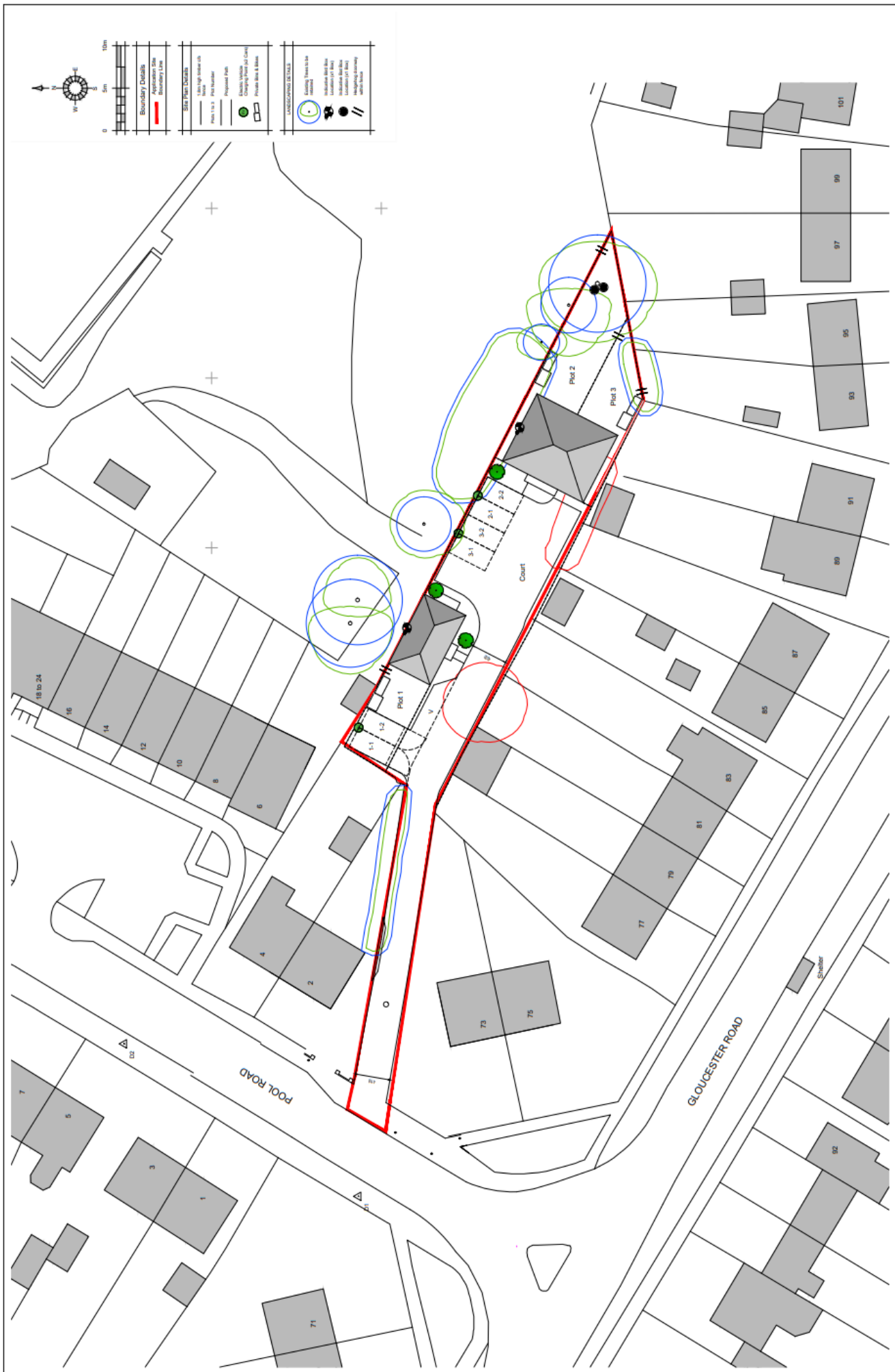


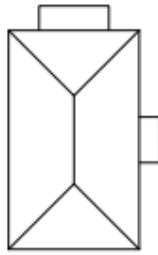
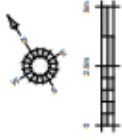
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Boundary Details
Apprentice Site
Ancillary Site
Ancillary Line

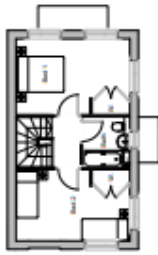
SITE PLAN DETAILS
Single Storey Dwelling
Proposed Path
Ancillary Vehicle
Changing Point of Care
Paved Area & Blocks

LANDSCAPING DETAILS
Existing Trees to Retain
Proposed Trees to Retain
Location of New
Location of New
Location of New
Imagined Boundary
Wall/Block

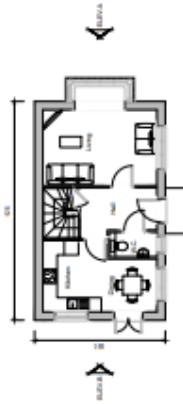




Roof Plan



First Floor Plan



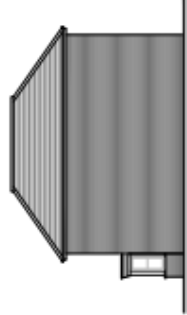
Ground Floor Plan



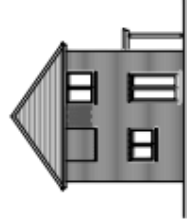
Front Elevation



Side Elevation A



Rear Elevation



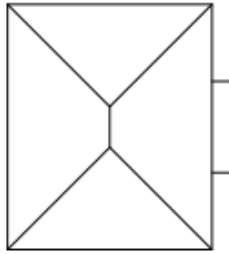
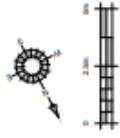
Side Elevation B

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
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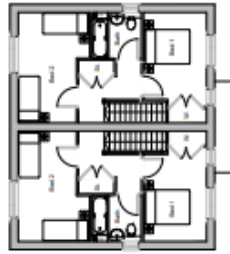
Planning

CLIENT:	Rutborough Borough Council	PROJECT:	Road Board Depot, Alverstoke
SCALE:	1:100 (if applicable)	REFERENCE:	Proposed Plans and Elevations Part 1
DATE:	2025/02	PROJECT NO:	P110

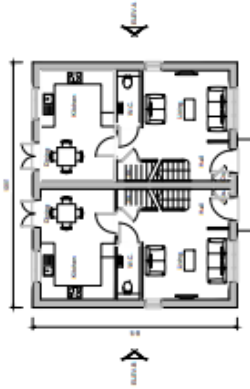




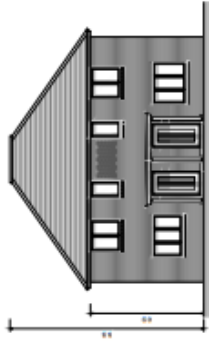
Roof Plan



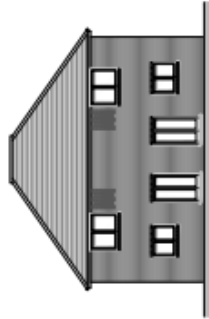
First Floor Plan



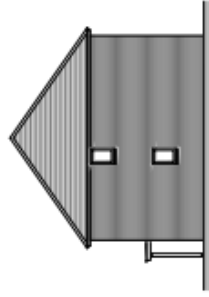
Ground Floor Plan



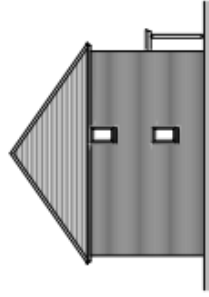
Front Elevation



Rear Elevation



Side Elevation A



Side Elevation B

		CLIENT: Rathfriland Borough Council		PROJECT: Rathfriland Estate, Rathfriland	
		SCALE: 1:100 (if ORIGINAL)		DRAWING: Proposed Plans and Elevations (Plans 2 and 3)	
DRAWING NO: 20200202		DRAWING NO: 21133		DRAWING NO: P111	
DATE: 2020/02/02		DATE: 2020/02/02		DATE: -	
<h1 style="color: red;">Planning</h1>					
100%	90%	80%	70%	60%	50%
40%	30%	20%	10%	0%	0%



Plans 2-3

Urban 15.00
Street Scene A-A



Plans 1-3

Urban 15.00
Street Scene B-B

