

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	Louise Davies
Application No.	23/00688/FUL
Date Valid	2nd October 2023
Expiry date of consultations	8th November 2023
Proposal	Erection of 2no. one bedroom flats and 3no. two bedroom flats with associated parking and landscaping
Address	<b>Redan Road Depot Redan Road Aldershot Hampshire GU12 4ST</b>
Ward	Manor Park
Applicant	Rushmoor Borough Council
Agent	OSP Architecture
Recommendation	<b>Grant subject to s106 Obligation or other suitable alternative mechanism to secure contributions</b>

## Description

The proposal is for the erection of a part-two-storey and part-three-storey building to provide 2 one-bedroom flats and 3 two-bedroom flats, with associated parking and landscaping on land currently used as a depot storage area by Rushmoor Borough Council.

The site is located within the defined urban area at the junction between Redan Road and High Street, the site is currently in use as an informal open-air storage depot and is largely vacant. Surrounding development is predominantly of two or three storeys in height and comprises a mix of residential and commercial uses. The site rises in gradient as it progresses along Redan Road. The Alton Line railway line and embankment is immediately adjacent to the north, an advertising billboard adjoins the site to the south west, and St Michael's Gardens is situated on the opposite side of Redan Road to the south. The proposal is for the erection of a part-two-storey and part-three-storey building to provide 2 one-bedroom flats and 3 two-bedroom flats, with associated parking and landscaping.

## Consultee Responses

Environment Agency	Comments awaited
Contract Management	No Objection – provides information on type and number of bins required.
HCC Highways Development Planning	No Objection subject to conditions
Parks Development Officer	No Objection, subject to a financial contribution
Ecologist Officer	No objection subject to pre commencement conditions relating to precautionary site clearance measures, submission of a sensitive lighting strategy and appropriately detailed mapped landscaping plan.
Environmental Health	Comments awaited
Planning Policy	Comments received
Thames Water	Comments awaited
Hampshire Fire & Rescue Service	No objection
Neighbourhood Policing Team	No comments received
Network Rail	No objection
Aboricultural Officer	Comments awaited

## Neighbours notified

In addition to posting a site notice, individual letters of notification were sent to 31 addresses. 4 comments have been received.

## Neighbour comments

In summary, the comments received state:

- No further flats are needed in the town centre
- Location is already too congested and cannot take extra people and cars
- Construction will cause traffic congestion and may lead to parking on private property surrounding the site
- Inappropriate location due to proximity to railway line and football ground
- Overlooking and loss of privacy to surrounding properties
- Out of character for the area
- Will lead to parking on surrounding private property

*Officer comment: There is no policy basis to refuse planning applications for flatted*

*development in principle.*

### **Policy and determining issues**

The site is located within the Defined Urban Area and the following policies of the Rushmoor Local Plan are considered to be relevant:-

SS2 (Spatial Strategy), IN2 (Transport), DE1 (Design in the Built Environment), DE2 (Residential Internal Space Standards), DE3 (Residential Amenity Space Standards), DE6 (Open Space, Sport & Recreation), DE7 (Playing Fields and Ancillary Facilities), LN1 (Housing Mix), NE1 (Thames Basin Heaths Special Protection Area), NE3 (Trees and Landscaping), NE4 (Biodiversity), NE8 (Sustainable Drainage Systems).

Also relevant are the Council's Car and Cycle Parking Standards SPD and the Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy (AMS). Saved Policy NRM6 of the South East Regional Plan is also relevant.

The main determining issues are:

1. Impact on character & amenity;
2. Impact on adjoining properties;
3. Living environment created;
4. Highway considerations;
5. Public open space;
6. Nature conservation;
7. Trees,
8. Flood Risk and Drainage.

### **Commentary**

#### **1. Impact on character & amenity-**

The site is not within a Conservation Area. The appropriate test for the consideration of impact upon the character and appearance of the area is therefore whether or not the proposed development would cause material harm to the visual character and appearance of the area as a whole, and whether it does this to such an extent that this would justify and sustain the refusal of planning permission.

This application proposes the erection of a part-two-storey and part-three-storey building to provide 2 one-bedroom flats and 3 two-bedroom flats, with associated parking and landscaping. The surrounding street scene varies greatly in design with a variety of land uses and buildings of different types, ages, scale and heights of development. Policy DE1 (Design in the Built Environment) of the Rushmoor Local Plan (adopted in February 2019) is relevant to the consideration of the proposal. Policy DE1 requires new development to make a positive contribution towards improving the quality of the built environment. Amongst other things, it requires proposals to 'include high-quality design that respects the character and appearance of the local area', to 'use materials sympathetic to local character' and to 'give consideration to the introduction of contemporary materials that respect or enhance existing built form'. It also requires proposals to 'include a level of architectural detail that gives the building visual interest for views both near and far' and to 'not cause harm to the proposed, existing and/or adjacent users by reason of loss of light, privacy or outlook; and noise, light pollution, vibration, smell or air pollution'.

The proposed building is in a contemporary style which appears to have been inspired by the

modern flatted development opposite the site at Redan Gardens and the recently constructed new-build dwellings to the north at Crescent Drive.

It is considered to be of an acceptable design and would not be overbearing in appearance, given that buildings of larger scale and height already exist in the vicinity. The external design, detailing and indicated external materials is also considered to be appropriate.

## **2. Impact on adjoining properties –**

Due to the separation of the site from the closest neighbouring properties by Redan Road, it is not considered that the proposal would material and adversely affect the amenity, outlook and privacy of the nearby occupants.

## **3. Living Environment Created-**

The Design and Access Statement details ways in which the amenities of the prospective occupiers have been taken into account. The foundations of the proposed building have been raised in parts to provide some of the dwellings with increased levels of privacy from overlooking on Redan Road, and that the building has been oriented and designed to take into account the proximity of the adjacent railway and to minimise potential noise disruption to residents (p. 12). The bedrooms for each dwelling are located at the front of the building away from the railway line and that there is no fenestration on the rear elevation of the building facing the railway, apart from a rooflight in the stair core.

Internal space standards: Policy DE2 – Residential Internal Space Standards requires proposals for new residential units to ensure that the internal layout and size are suitable to serve the amenity requirements of future occupiers by meeting the minimum standards. In terms of living space created, the flats meet the minimum space standards. In addition to this, Policy DE3 – Residential Amenity Space Standards requires all new residential development and conversions to provide good-quality, usable private outdoor space in the form of gardens, balconies and/or roof terraces.

The policy also sets out that, in exceptional circumstances, where site conditions make it impossible to provide private open space for dwellings, additional internal living space equivalent to the private open space requirement may be added to the minimum GIA floorspace of the dwelling outlined in Policy DE2. For flats, this could be provided by means of a balcony, accessible from the main habitable room and with a minimum area of 5 sq. m and it is considered that the winter gardens meet this requirement. It is also noted that an informal shared amenity area is provided to the east corner of the site.

Daylight, sunlight and outlook: All units would appear to achieve satisfactory levels of daylight and sunlight, and their habitable rooms would not be harmfully overlooked.

### Noise and Vibration

On account of the site's proximity to the railway line and the current use of the site, Policy DE10 (Pollution) of the Local Plan is relevant to the consideration of the proposal. Policy DE10 states that development will be permitted provided that 'it does not give rise to, or would be subject to, unacceptable levels of pollution' and 'it is satisfactorily demonstrated that any adverse impacts of pollution will be adequately mitigated or otherwise minimised to an acceptable level'. The Local Plan defines pollution as 'anything that affects the quality of land, air, water or soils which might lead to an adverse impact on human health, quality of life, the

natural environment or general amenity' and includes 'noise, vibration, light, air quality, radiation, dust, fumes or gases, odours or other effluvia, harmful substances, or degradation of soil and water resources'. The applicant has submitted a Noise Impact Assessment, which has assessed noise and vibration levels at the site and states that levels of vibration are likely to have a 'Low probability of adverse comment' from future residents. Subject to securing suitable ventilating and glazing specifications as advised by the report, the proposal would be acceptable in this respect.

#### Contamination

The Contaminated Land Risk Assessment that there is potential for contaminated Made Ground to be present beneath the site as a result of local infilling activities and the adjacent railway line. With a change in land-use from commercial to residential property, the sensitivity of the site is increased. Further investigation and assessment via intrusive drilling works are therefore recommended to confirm current site conditions prior to construction of residential plots. The Council's Environmental Health team has been consulted and any comments are awaited.

#### **4 Highways Considerations-**

The proposal will utilise the existing accesses with slightly alteration to the northeast to accommodate the proposed staggered parking. The Highway Authority has no objection to the proposal.

Policy IN2 (Transport) of the Local Plan 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). In terms of car parking, there is 'a presumption that the parking standard (including the visitor parking requirement) should be provided in full' (para. 5.1). The proposal is for 2 one-bedroom dwellings and 3 two-bedroom dwellings. On this basis, eight car parking spaces are required for the dwellings, with two visitor spaces also required. 11 car parking spaces are to be provided. In terms of cycle parking, there is also a requirement for 8 cycle parking spaces. It is noted that separate cycle and bin storage sheds are located adjacent to the car parking areas, which is considered acceptable.

#### **5 Public Open Space**

Policies DE6 and DE7 of the Rushmoor Local Plan require that new residential developments include public open space and sports pitches, or, where the sites are too small to accommodate such works, that a financial contribution towards off-site works that could be fairly related to the proposed development and be of benefit to the occupants of the scheme. The Parks Officer has identified that a contribution of £12,359.06 towards the off-site provision of public open space at St Michaels Gardens, Aldershot, Redan Hill Gardens, Aldershot or Manor Park, Aldershot – Landscaping, footpaths, furniture, and general infrastructure improvements. Refurbishment to playgrounds and habitat improvements to Manor Park Pond.

Subject to securing such contributions through S106, that the proposal would not conflict with Policy DE6 in that regard

#### **6 Impact Upon Wildlife & Biodiversity**

- a) 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 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 resident people 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 May 2019. 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 CP13 and the AMS applicants must:-

(a) 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 (b) 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 scale of the SPA financial contribution required is calculated on the basis of the proposed occupancy. This would be a net gain of 5 dwellings such that the S106 contribution would be £ 35,268.40 towards SPA avoidance and mitigation and access management at Southwood SANG mitigation scheme (comprising £32,042.03 SANG contribution & £3,229.37 SAMM contribution). 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. Both SANG and SAMM contributions 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.

b) European protected species (EPS)

EPS which include bats, have full protection under The Conservation of Habitats and Species Regulations 2017. It's an offence to deliberately capture, injure or kill, or deliberately disturb EPS.

The Council's Ecology Officer has been consulted on the proposals with regards to potential impact upon protected species. They have advised that the submitted Preliminary Ecological Appraisal report is appropriate in scope and methodology and does not identify habitats present on site that may constitute Habitats of Principal Importance. Protected habitats are therefore not a constraint to development in this location. The development site presents some suitable habitat for protected species which may be present on site, including reptiles, and foraging and commuting bats. Therefore a condition requiring precautionary site clearance measures is required.

Sensitive Lighting

A low population of more common bats are expected to be present at the development site due to the presence of mature trees and connectivity to wider suitable habitat provided by the adjacent railway line. These species are sensitive to any increase in artificial lighting of their roosting and foraging places and commuting routes. Paragraph 185 of the National Planning Policy Framework 2019 states that planning policies and decisions should "limit the impact of light pollution from artificial light on ... dark landscapes and nature conservation".

The applicant should ensure that the proposed development will result in no net increase in external artificial lighting at the development site, in order to comply with above referenced legislation and the recommendations in BCT & ILP (2018) Guidance Note 08/18. Bats and artificial lighting in the UK. Bats and the Built Environment. Bat Conservation Trust, London & Institution of Lighting Professionals, Rugby". The above referenced Preliminary Ecological Appraisal report states that "low impact lighting strategy will be adopted for the site during and post-development". It is recommended that if external lighting is proposed for the development, a sensitive lighting strategy and plan is submitted to the Council for approval in writing prior to the commencement of development, in order to demonstrate compliance with



best practice light levels at the boundaries of the development site.

### No net loss of Biodiversity

The National Planning Policy Framework (NPPF) makes it clear that “Planning... decisions should contribute to and enhance the natural environment by.. minimising impacts on and providing net gains for biodiversity, including establishing coherent ecological networks that are more resilient to current and future pressures” (paragraph 170). Paragraph 175 also requires that “opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure 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. At 0.1ha in area, the development site is small enough in impacted habitats to be exempt from the requirement to achieve a biodiversity net gain as a result of development. However, the requirement to achieve no net loss of biodiversity under the NPPF, remains.

In order to demonstrate that the development will result in no net loss of biodiversity value as a result of development, any planning application should be accompanied by an appropriately detailed mapped landscaping plan.

A condition has been imposed requiring the submission of such information y prior to the commencement of development and this will be secured by way of condition.

## **7) Trees**

There are no protected trees within the application site. There are two low grade trees that will need to be removed as a result of the development, with the remaining trees undergoing remedial works. Comments from the Councils Arboriculturalist have been sought.

## **8) Flood Risk and Drainage**

The submitted report accompanying the application demonstrates that the proposed development at the site is suitable in the location proposed and will be adequately flood resistant and resilient; is unlikely to place additional persons at risk of flooding; and will offer a safe means of access and egress; and is unlikely to increase flood risk elsewhere as a result of the proposed development through the loss of floodplain storage, impedance of flood flows or increase in surface water runoff.

Policy NE8 (Sustainable Drainage Systems) of the Local Plan is also relevant to the consideration of the proposal. Policy NE8 requires the implementation of integrated and maintainable SuDS in all flood zones for both brownfield and greenfield development sites. For brownfield developments, like the proposal in question, ‘the peak run-off rate/volume from the development to any drain, sewer or surface water body for the 1-in-1-year and 1-in-100-year rainfall event must be as close as reasonably practical to the greenfield run-off rate from the development for the same rainfall event but should never exceed the rate of discharge from the existing development on the site’. However, the applicant has provided no detail as to the drainage arrangements for the development. Given that the site slopes down towards High Street, such information is imperative given the potential for surface water run-off. It is considered that these details may be secured by way of condition. On this basis no objection is raised to the proposal in terms of NE8.

## 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, 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 SS1, SS2, DE1, DE2, DE3, IN2, DE1, DE2, DE3, DE11, IN2, NE1, NE2, NE3, NE4 and NE8 of the adopted Rushmoor Local Plan (2014-2032).

## Full Recommendation

- (a) **subject** to the completion of a suitable legal mechanism securing Public Open Space and THBSPA contributions as set out in the report, the Head of Planning in consultation with the Chairman be authorised to **GRANT** planning permission subject to the following conditions and informatives:-

### 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.

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

3. No construction works above ground level shall start until a schedule and/or samples of the external materials to be used have been submitted to, and approved in writing by, the Local Planning Authority. The details so approved shall be implemented in full and retained thereafter.

Reason - To ensure satisfactory external appearance. \*

4. 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.

- 5 Prior to first occupation or use of the development hereby approved a fully detailed landscape and planting scheme (to include, where appropriate, both landscape planting and ecological enhancement) shall be first submitted to and approved in writing by the Local Planning Authority.

- a. Reason - To ensure the development makes an adequate contribution to visual amenity.\*

- 6 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 following:-

- (a) stout exclusion fencing erected and retained for the duration of the site clearance and construction period located outside the extent of the root protection area(s) of the trees/hedges as identified in the Tree Survey Report submitted with the application hereby approved;

- (b) no building materials, plant or equipment shall be stored during the site clearance and construction period within the rooting zone of any trees or hedges on or adjoining the application site;

- (c) no burning of materials shall take place on site; and

- (d) care should be taken to ensure that any vehicles entering or leaving the site, or deliveries made to the site, do not cause damage (including ground compression within rooting zones) of any trees on or adjoining the application site.

These measures shall be put in place before any excavation, construction, vehicle parking or storage of building materials commences in the vicinity of the trees or hedges.

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

- 7 No residential unit within the development shall be occupied until the parking and cycle spaces shown on the approved plans have been completed and allocated to specified individual properties in accordance with details which have first been submitted to and approved in writing by the Local Planning Authority.

Reason - To ensure the provision and availability of adequate off-street car and cycle parking.\*

- 8 In the event that 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

- 9 Prior to the commencement of development, a Construction Management Plan to be adopted for the duration of the construction period shall be submitted to and approved in writing by the Local Planning Authority. The details required in this respect shall include:
- a. the provision to be made for the parking and turning on site of operatives and construction vehicles during construction and fitting out works;
  - b. the arrangements to be made for the delivery of all building and other materials to the site;
  - c. the provision to be made for any storage of building and other materials on site;
  - d. measures to prevent mud from being deposited on the highway;
  - e. the programme for construction; and
  - f. the protective hoarding/enclosure of the site.

Such measures as may subsequently be approved shall be retained at all times as specified until all construction and fitting out works have been completed.

Reason - In the interests and highway safety and neighbouring amenity

- 10 Prior to the commencement of development hereby approved, a plan indicating how and where biodiversity enhancement measures are to be incorporated into the new development shall be submitted to and approved in writing by the Local Planning Authority. Possible measures could include integral swift/bird bricks and bat tiles.  
Reason - To assist in biodiversity net gain in accordance with the National Planning Policy Framework and Policy NE4 of the Rushmoor Local Plan (2014-2032).

- 11 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 use in the development of the application site.

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

- 12 Prior to first occupation of the development hereby permitted, details for a broadband telecommunications provision to the flats shall be submitted to and approved in writing by the Local Planning Authority. The new flats hereby permitted shall not be occupied until the approved scheme has been installed and made operational.

Reason - In the interest of visual amenity of the area\*

- 13 Prior to first occupation of the development hereby approved details of an appropriate level of biodiversity enhancement, including roosting and foraging opportunities for urban birds and bat species and a sensitive external lighting strategy, shall be submitted to, and approved in writing by, the Local Planning Authority. Those details and measures so approved shall be implemented in full and retained thereafter.

Reason: To ensure that the proposals provide adequate biodiversity enhancement relative to the size of the development; and to protect and enhance biodiversity in accordance with Local Plan Policy NE4 and Paragraph 175 of the NPPF

14 Prior to first occupation of the development hereby approved all areas indicated to be used for vehicles and pedestrians on the approved plan have been laid out with a drained surface. Provision shall be made to direct run-off water from the surface to a permeable or porous area or surface within the curtilage of the development. Such areas shall be retained as such for the lifetime of the development.

Reason: To ensure adequate provision for surface water drainage and in the interests of highway safety.

15 Prior to first occupation of the development hereby approved, the means of vehicular access to the site shall be constructed in accordance with the approved plan (Drg No.23-138-003) and no structure, erection or planting exceeding 1.0m in height shall thereafter be placed within the visibility splays shown on the approved plans.

Reason: To ensure a suitable access and layout in the interests of highway safety.

16 No part of the development shall be brought into use until all existing redundant accesses have been permanently closed and the footway crossings removed and the footway reinstated.

Reason: To avoid danger and inconvenience to highway users.

17 No development shall begin until a detailed surface water drainage scheme for the site has been submitted and approved in writing by the Local Planning Authority. The submitted details should include:-

1. Detailed drainage plans to include type, layout, and dimensions of drainage features including references to link to the drainage calculations;
2. Detailed drainage calculations to demonstrate existing runoff rates are not exceeded and there is sufficient attenuation for storm events up to and including 1:100 + climate change; and
3. Maintenance schedules detailing the maintenance requirements of all drainage elements within the site.

Reason - To comply with the requirements of Local Plan Policy NE8

18 The development shall be carried out strictly in accordance with the mitigation (glazing and ventilation) described within the Nova Acoustic Noise Impact Assessment (dated August 2023) 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.

## **INFORMATIVES**

1. 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.

2. The Council has granted permission because 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, 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 SS1, SS2, DE1, DE2, DE3, IN2, DE1, DE2, DE3, DE11, IN2, NE1, NE2, NE3, NE4 and NE8 of the adopted Rushmoor Local Plan (2014-2032).

It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.

3. Your attention is specifically drawn to the conditions marked \*. These condition(s) require either the submission and approval of details, information, drawings etc. by the Local Planning Authority BEFORE WORKS START ON SITE, BEFORE SPECIFIC ELEMENTS OF THE PROPOSAL ARE CARRIED OUT or, require works to be carried out BEFORE COMMENCEMENT OF USE OR FIRST OCCUPATION OF ANY BUILDING.

Development started, carried out or occupied without first meeting the requirements of these conditions is effectively development carried out WITHOUT PLANNING PERMISSION.

The Council will consider the expediency of taking enforcement action against any such development and may refer to any such breach of planning control when responding to local searches. Submissions seeking to discharge conditions or requests for confirmation that conditions have been complied with must be accompanied by the appropriate fee.

4. This permission is subject to a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended). If your legal obligations include payment of financial contributions, you must contact the Council (at [plan@rushmoor.gov.uk](mailto:plan@rushmoor.gov.uk)) at least 20 days prior to implementing the planning permission, stating your intended date of commencement of development and requesting an invoice for the payment such funds to which you have committed. The payment of all contributions as required by the S106 obligation must be received prior to the commencement of development.
5. The applicant is recommended to achieve maximum energy efficiency and reduction of Carbon Dioxide emissions by:
  - ensuring the design and materials to be used in the construction of the building are consistent with these aims; and
  - using renewable energy sources for the production of electricity and heat using efficient and technologically advanced equipment.

6. The applicant is advised to contact the Recycling and Waste Management section at Rushmoor Borough Council on 01252 398164 with regard to providing bins for refuse and recycling. The bins should be:
  - provided prior to the occupation of the properties;
  - compatible with the Council's collection vehicles, colour scheme and specifications;
  - appropriate for the number of occupants they serve;
  - fit into the development's bin storage facilities.
7. The planning permission hereby granted does not authorise the applicant, or his agents, to construct a new/altered access to, or other work within, the public highway. A separate consent for works within the highway must first be obtained from the highway authority who may be contacted at the following address:- Hampshire County Council Highways Sub Unit, M3 Motorway Compound, Hook, Hampshire, RG27 9AA.
8. Measures should be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway throughout the construction period.
9. No materials produced as a result of site preparation, clearance, or development should be burnt on site. Please contact the Head of Operational Services for advice.
10. The applicant is advised to contact the Head of Operational Services regarding the requirement to provide acoustic insulation. Any scheme of acoustic insulation must be in accordance with the specifications provided in Schedule 1 of the Noise Insulation Regulations 1975 and must include details of acoustic mechanical ventilation and, where appropriate, solar control.
11. It is a legal requirement to notify Thames Water of any proposed connection to a public sewer. In many parts of its sewerage area, Thames Water provides separate public sewers for foul water and surface water. Within these areas a dwelling should have separate connections: a) to the public foul sewer to carry waste from toilets, sinks and washing machines, etc, and b) to public surface water sewer for rainwater from roofs and surface drains. Mis-connections can have serious effects: i) If a foul sewage outlet is connected to a public surface water sewer this may result in pollution of a watercourse. ii) If a surface water outlet is connected to a public foul sewer, when a separate surface water system or soakaway exists, this may cause overloading of the public foul sewer at times of heavy rain. This can lead to sewer flooding of properties within the locality. In both instances it is an offence to make the wrong connection. Thames Water can help identify the location of the nearest appropriate public sewer and can be contacted on 0800 316 9800.
12. It is an offence to kill, injure or disturb an individual bat; damage, destroy or obstruct access to a breeding site or resting place of that individual. Destruction of a bat roost is therefore an offence, regardless of whether a bat is present at the time of roost removal. The grant of planning permission does not supersede the requirements of the legislation below and any unauthorised works could 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 in order to avoid breach of

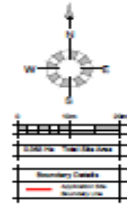
legislation 'The Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended)'.

13. Site clearance should be undertaken in a precautionary manner. Precautionary working methods should follow best ecological practice and should include, but not be limited to:

- All clearance works should ideally be taken when common reptiles are likely to be fully active i.e. during the April to September period and during optimal weather conditions.
- Clearance of tall vegetation should be undertaken using a strimmer or brush cutter with all cuttings raked and removed the same day.
- Any trenches left overnight will be covered or provided with ramps to prevent common reptiles from becoming trapped.
- Any building materials such as bricks, stone etc. will be stored on pallets to discourage reptiles/amphibians from using them as shelter. Any demolition materials will be stored in skips or similar containers rather than in piles on ground.
- Should any reptiles be discovered during construction, works should cease in this area and a suitably experienced ecologist contacted. Works will need to proceed in line with the advice provided in order to avoid breach of above referenced legislation

14. The applicant is requested to bring the conditions attached to this permission to the attention of all contractors working or delivering to the site, in particular any relating to the permitted hours of construction and demolition; and where practicable to have these conditions on display at the site entrance(s) for the duration of the works.





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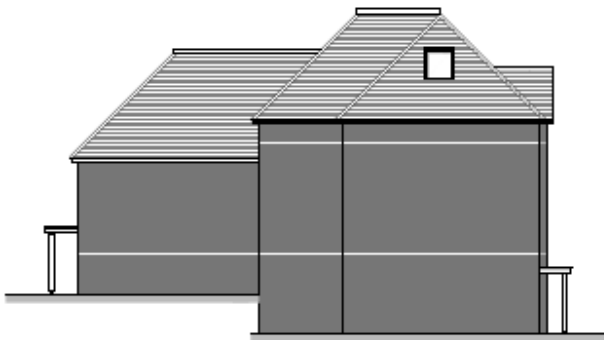
Coloured Site Plan  
 Redan Road Depot, Aldershot:  
 21132 / C101B  
 Scale 1:200 @ A1 August 2023



Front Elevation



Side Elevation B



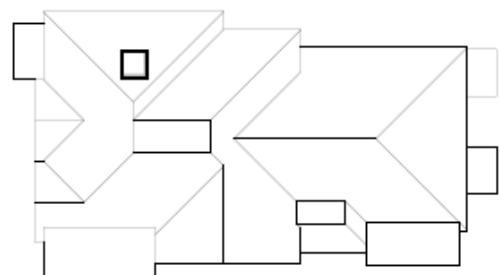
Rear Elevation



Side Elevation A



First Floor Plan



Roof Plan



Ground Floor Plan



Second Floor Plan