

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

Case Officer	Maggie Perry
Application No.	22/00340/REMPP
Date Valid	13 th May 2022
Expiry date of consultations	10 th April 2023
Proposal	PART APPROVAL OF RESERVED MATTERS: for the erection of 71 dwellings (RMA 4 - Phases 4, 5 and 6), including access from Shoe Lane and Forge Lane, internal access roads, public open space, parking, lighting and associated infrastructure, following demolition of existing buildings and hardstanding, pursuant to Condition 3 (1-24) of Hybrid Outline Planning Permission 17/00914/OUTPP dated 15th May 2020.
Address	Blandford House and Malta Barracks Development Site, Shoe Lane, Aldershot, Hampshire
Ward	St. Marks
Applicant	Miss Tilly Wishaw, Redrow Homes Ltd
Agent	Ms Bryony Stala, Savills
Recommendation	The council would have REFUSED the application

APPEAL AGAINST NON-DETERMINATION

1. Members are advised that the applicant notified Planning Officers on 15/02/2024 that they had submitted an appeal against non-determination of RMA 4 to the Planning Inspectorate. The reference for the appeal is APP/P1750/W/24/3338874 and the Council has received the 'Start Letter' confirming that the appeal is valid and that it will be considered under the Hearing procedure.
2. An appeal against non-determination is made when the statutory period for the Council to determine the planning application passed and the applicant decides to place the application in the jurisdiction of the Planning Inspectorate.
3. In appeals against non-determination, the Council is required to put forward to the Planning Inspectorate the basis upon which the planning application would have been determined if a decision had been taken by it. This is necessary so that the Planning

Inspectorate may consider the merits of the application and reach a decision on the appeal.

4. Officers have considered the application carefully and are of the view that it should have been refused had it been considered by the Council. Therefore, the purpose of this report is to summarise key issues and seek agreement from Members on the reasons as to why Officers would recommend that the application should be refused if it was to be determined by the Planning Committee.

BACKGROUND

5. On the 15th May 2020 the Council granted hybrid outline planning permission ref: 17/00914/OUTPP for the development of up to 180 dwellings (including the conversion of Blandford House and retention of three existing dwellings) including access, internal roads, demolition of buildings, amenity space, green infrastructure and sustainable drainage systems (Matters for Approval - Access Only) to include FULL approval of details for the provision of 13.7ha of Suitable Alternative Natural Greenspace (SANG) and associated car park (18 spaces). The planning permission was granted subject to a s106 legal agreement.



Figure 1 – Approved Land Use Parameter Plan

6. Redrow Homes Ltd are delivering the residential element of the Outline Consent. The Blandford Woods SANG (Full Planning Permission) will be delivered by Grainger Plc and The Land Trust. Construction of the first residential phases has started on site. The Blandford Woods SANG establishment works have been implemented.
7. This Reserved Matters Application represents Phases 4, 5 & 6 of the residential development. Phases 1 and 3 of the development were approved on the 14/11/2022 following Development Management Committee on the 09/11/2022. Phase 1 (RMA 1) will deliver 9 private residential houses as approved under REF: 22/00068/REM. Phase 3 (RMA 3) will deliver 11 private residential houses as approved under REF: 22/00277/REMPP.
8. Phase 2 (RMA 2) was approved on 20/01/2023 under REF: 22/00138/REMPP following Development Management Committee on 18/01/2023. This phase comprises 76 private and affordable residential dwellings.
9. The current application for 71 residential units, which is the subject of this committee report, represents the fourth Reserved Matters Application (RMA 4) for phase 4, 5 and 6 (REF: 22/00340/REMPP).
10. The local planning authority is also currently considering the fifth Reserved Matters Application (RMA 5 – Phase 7). This application for 9 new dwellings and the retention of 2 existing dwellings was validated on 19/05/2023 REF: 23/00388/REMPP.

Reserved Matters Application	Phase	Planning Reference	Proposed new units	Existing retained units*
RMA 1	PHASE 1	22/00068/REM	9	0
RMA 2	PHASE 2	22/00138/REMPP	76	1
RMA 3	PHASE 3	22/00277/REMPP	11	0
RMA 4	PHASE 4, 5 AND 6	22/00340/REMPP	71	0
RMA 5	PHASE 7	23/00388/REMPP	9	2
Totals			176	3

* Blandford House is not included in these figures.

11. Blandford House was identified in the Outline Consent as having the potential to deliver 9 units but has not been included in any of the Reserved Matters Applications received to date. This is despite the Council emphasising to the Applicant the need for clarity surrounding the proposals for Blandford House, a retained designated Building of Local Importance, throughout the course of the various Reserved Matters Applications.

THE APPLICATION SITE – RMA 4

12. The 4th Reserved Matters Application (RMA 4) comprises Phases 4, 5 and 6. The Reserved Matters Area occupies the central and southern areas of the wider Blandford House & Malta Barracks Development Site. The site (approx. 5.04ha) is bounded by Phase 1 to the north, approved parcels of SANG land to the west and southeast, and by the TA Centre and Blandford Ditch (SANG Green Link) to the south and southwest respectively.

13. The northern part of the site wraps around the western boundaries of existing residential properties within Vine Close and extends to the west side of Shoe Lane at the northern end. The site extends to the south of Forge Lane to occupy the former Malta Barracks site. Malta Barracks comprised a number of low-level buildings (now demolished) and hard standing and benefits from consent for demolition as part of the Hybrid Outline Approval. Runways End Outdoor Centre is located further to the south west but does not directly adjoin the site.
14. Shoe Lane runs north-south through the site and Forge Lane runs east-west through its centre. These un-adopted military roads provide vehicular access to the site. There are no locally listed buildings present within or adjacent to Phases 4, 5 and 6.

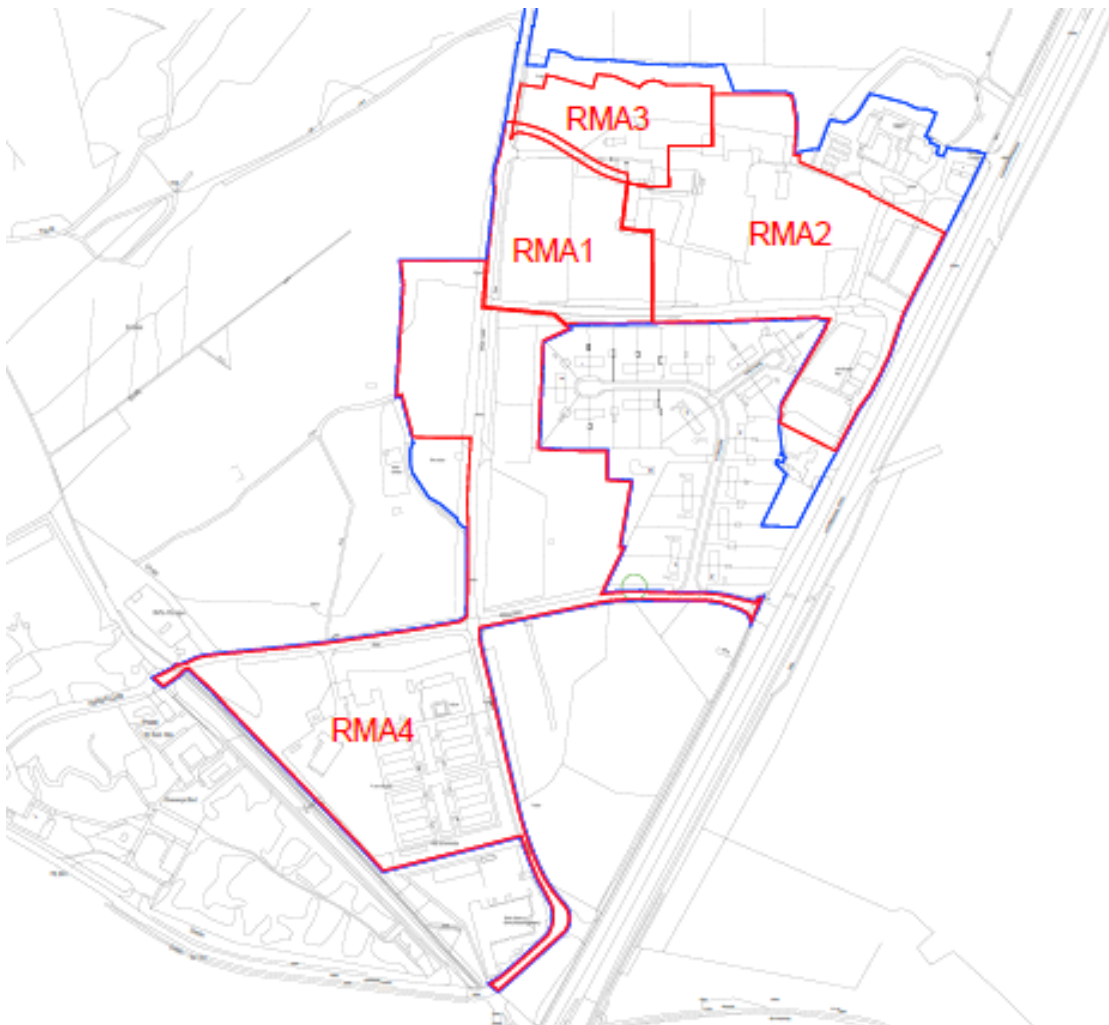


Figure 1 RMA 4 in context

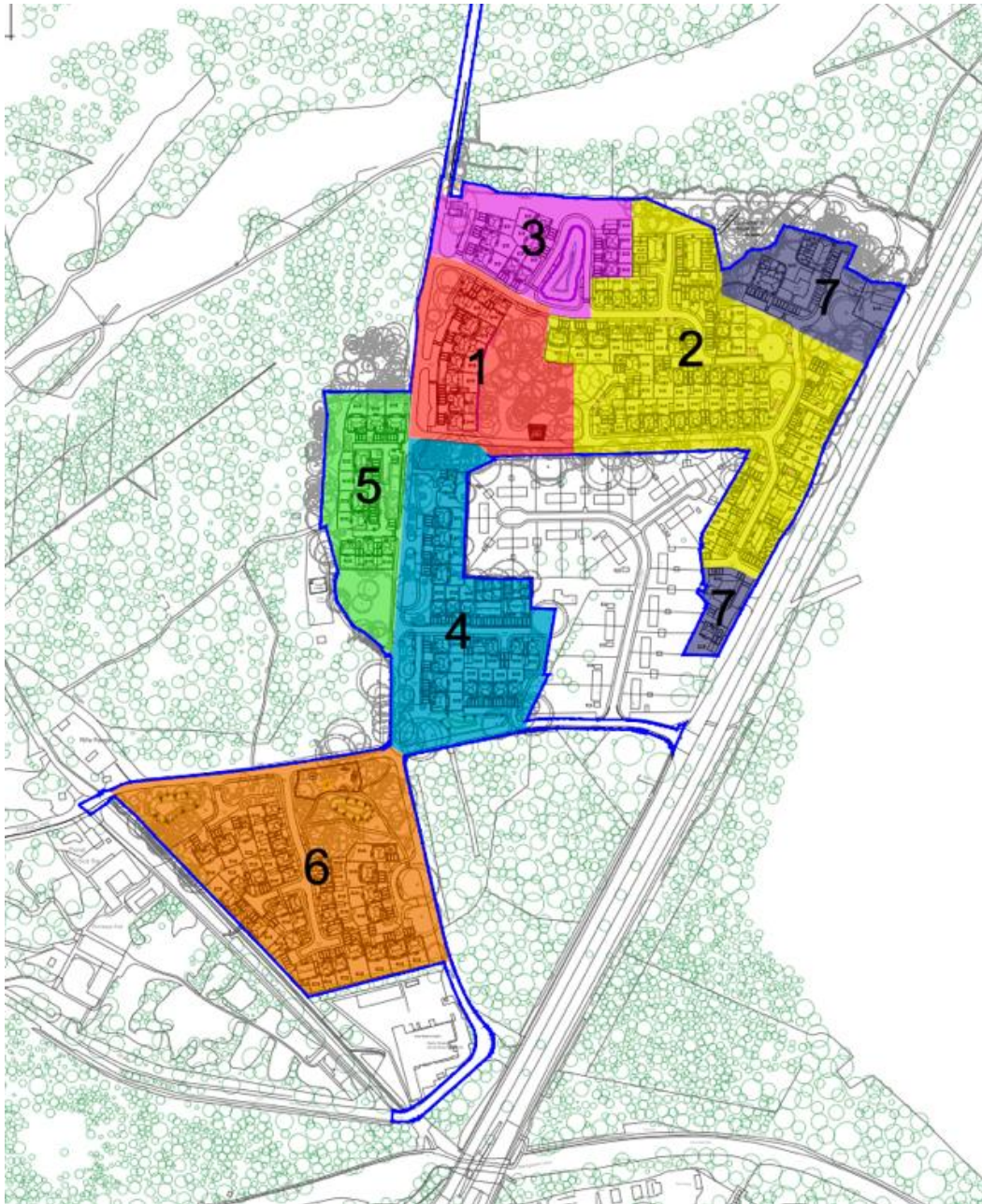


Figure 2 Approved Phasing Plan (RMA 4 comprises of Phases 4, 5 & 6)

WIDER BLANDFORD HOUSE AND MALTA BARRACKS DEVELOPMENT SITE

15. The wider Blandford House and Malta Barracks Development Site of approximately 26.1 hectares lies on land between the Army Golf Club to the west, the A325 to the east and immediately to the north of the Basingstoke Canal. The site comprises previously developed land within a woodland setting. The land was made surplus to requirements by the Ministry of Defence (MoD) and Defence Infrastructure Organisation (DIO).
16. Access to the development site is from Farnborough Road via Forge Lane from the south/southeast, and from Government Road to the north, via Shoe Lane. Forge Lane and Shoe Lane both intersect the site and connect to Laffan's Road at the southern end of the site. Forge Lane, Shoe Lane and Laffan's Road are un-adopted military roads.
17. The site includes Blandford House, a large detached former military residence, which is designated as a Building of Local Importance and set within extensive grounds. In total

there are five structures on the wider site which have been designated by RBC as being of local importance:

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

18. No part of the development site falls within a conservation area. Aldershot Military Conservation Area lies to the east side of Farnborough. The Basingstoke Canal Conservation Area is located to the south.
19. Malta Barracks, a former disused army barracks, is in the southern part of the site, immediately to the north of the TA Centre and to the east of Runways End Outdoor Centre. Malta Barracks comprised a number of low-level buildings and hard standing which have now been demolished as part of the Outline Consent.
20. The wider development site wraps around Vine Close, a small development of military housing, which was not included in the allocation for the development site. Forge cottage, a single property to the west of Shoe Lane, falls within the site allocation but was not included in the Hybrid Outline Application Site
21. Extensive areas of woodland surround both Blandford House and Malta Barracks. The woodland largely comprises of the consented Blandford Woods SANG and the existing Wellesley SANG. The northern areas of woodland lie adjacent to the Army Golf Course. The Basingstoke Canal (Conservation Area and Site of Special Scientific Interest) and Wellesley Woodlands SANG lie immediately to the south.
22. The northernmost part of the application site (within the consented SANG) falls within a Site of Importance for Nature Conservation Interest (SINC) that largely covers the adjacent golf course (Army Golf Course – East). Shoe Lane, includes a Road Verge of Ecological Importance. These are both sites of local importance.
23. The site is close to two statutory designated sites of European Importance: The Thames Basin Heaths Special Protection Area (TBH SPA) (nearest part 700m to the west) and Thursley, Ash, Pirbright and Chobham Special Area of Conservation (TAPC SAC) which lies 3.5km to the north-east of the site.
24. Bourley and Long Valley SSSI lies 0.8km lies to the south-west of the site. The Basingstoke Canal Site of Special Scientific Interest lies adjacent to the southern boundary of the site. These are both sites of national importance. Watts Common Site of Importance for Nature Conservation (SINC) lies directly adjacent to the northern boundary of the site and is of local importance.

THE PROPOSAL

25. This Reserved Matters Application (RMA 4) is for Phase 4, 5 and 6 of the residential redevelopment of the Blandford House & Malta Barracks Development Site. RMA 4 would deliver 71 residential units, comprising of 58 private houses and 12 affordable dwellings, together with internal access roads, public open space (referred to as Amenity Open Space in the s106 legal agreement) a Play Area and SUDs (Sustainable Urban Drainage systems).

26. The new dwellings would comprise a mix of two-storey and two and 2 ½ storey detached and terraced houses and maisonettes. Four of the private market detached houses would constitute custom build housing. No Affordable Rented Wheelchair Units have been proposed within these phases.
27. The layout of the scheme has been designed in accordance with the approved Land Use and Movement Parameter Plans of the Outline Consent. The character and appearance of the development would reflect that of the residential development previously approved within Reserved Matters Areas 1, 2 and 3.
28. The development would provide 184 allocated parking spaces (not including the 57 private garages proposed) together with 13 visitors parking spaces.

NOTIFICATION

Application Publicity & Neighbours Notified

29. In addition to posting two (2) site notices and a press advertisement, thirty-nine (39) letters of notification were sent to neighbouring owner/occupiers. A re-consultation letter was sent to those commented on the application.
30. The extended consultation period expired on 10th April 2023. One (1) representation of support and one (1) representation of objection have been received.
31. The support letter was from a resident of West Byfleet who would like to settle their family in the Farnborough area. The comments are summarised below:
- Beneficial economic development
 - Employment Creation
 - Good development
32. A representation of objection was received from 24A Vine Close, Aldershot. The comments are summarised below:
- Contrary to Government advice
 - Contrary to Local Planning Policies
 - Damage to SSSIs
 - Loss of Light
 - Loss of Trees
 - Noise & Disturbance
 - Overlooking – Loss of Privacy
 - Traffic Congestion – Highway Safety
 - Insufficient planning detail

Consultees & Other Bodies

HCC Highways Development Planning: Provided detailed comments and advice 28/03/2023, 31/05/2023 and 23/10/2023 (Summary):

- Acknowledged that the roads are not offered for adoption.

- Acknowledged that amendments to visibility splays and design speeds have been made. Recommended that a suitably worded planning condition be imposed to secure these measures.
- Acknowledged and welcomed the proposed increase in visitors' parking spaces.
- Reiterated concerns regarding surfacing proposed around the visitors' spaces.
- Reiterated concerns regarding the tracking of larger vehicles and likely damage to kerbs.
- Confirmed in letter dated 28.03.2024 objection to the proposal on grounds that there is insufficient detail in this submission to ensure appropriate visibility space are provided and there is inadequate provision for pedestrians resulting in an unsafe design for occupiers and visitors.

Case Officer's Response: Various amendments to the proposals have been made in response to HCC Highways' comments. The remaining objections were discussed with HCC and it was agreed that the concerns relating to the design speed could be overcome with the introduction of traffic calming measures (for new roads only) within the road layout currently proposed. These measures were included in revised plans received 31st August 2023. If approval were recommended condition could be imposed to secure to secure the measures described above.

HCC Flood & Water Management:

No comments received.

Case Officer's Response: Noted.

HCC Senior Archaeologist:

27/04/2022 Confirmed no objection.

Hampshire & IOW Fire and Rescue Service

Provided detailed advice dated 24/05/2022 which has been forwarded to the developer for consideration

Hampshire Constabulary:

Provided detailed advice dated 27/05/2022 which has been forwarded to the developer for consideration.

Severn Trent Services Ltd:

No comments received.

South East Water Ltd:

No comments received.

Southern Gas Network:

No comments received.

Thames Water:

27/05/2022 Confirmed no comment.

Grainger Plc:

No comments received.

Hampshire Swifts (Charity): Whilst not a formal consultee, Hampshire Swifts have submitted a representation dated 02/05/2022 in relation to the proposals. The comments include a recommendation for integral Swift bricks to be incorporated into the scheme.

Case Officer's response: The comments were forwarded to the Applicant for consideration in the preparation of their Ecological Management Plan.

Internal Consultees

RBC Environmental Health: Comments received 24/05/2022 (summary):

A Noise Report is required and should be submitted.

No objection to the Phase 2 (Contaminated Land) report conclusions and recommendations.

Advised that the CEMP should be updated to reflect findings relating to other phases of the development.

Case Officer's response: Noted.

RBC Housing
Enabling Officer: Comments received (summary):

Objects to the layout/clustering of the proposed affordable housing units, particularly when considered in the context of the delivery of housing across the wider scheme.

Case Officer's Response: Noted.

RBC Ecology Officer: Confirmed no objection following detailed discussions and updates to the Ecological Management Plan as informed by the submission of a Biodiversity Net Gain Assessment for the site as a whole.

RBC Arboricultural Officer: No objection received.

RBC Conservation Officer: Confirmed no comment 26/05/2022.

RBC Community – Contracts (Refuse & Recycling): Confirmed no objection to revised scheme 06/04/2023

POLICY AND DETERMINING ISSUES

33. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires regard to be had to the provisions of the development plan in the determination of planning applications unless material considerations indicate otherwise. The *Rushmoor Local Plan* was formerly adopted by the Council on 21st February 2019. In addition to the *Rushmoor Local Plan*, the development plan for Rushmoor includes the *Hampshire Minerals and Waste Plan* (adopted in October 2013) and saved Policy NRM6 of the *South East Plan* (adopted in May 2009).

The following policies of the Rushmoor Local Plan are relevant to this proposal:

- SS1 Presumption in Favour of Sustainable Development
- SS2 Spatial Strategy
- SP10 Blandford House and Malta Barracks
- IN1 Infrastructure & Community Facilities
- IN2 Transport
- HE1 Heritage
- HE3 Development within or adjoining a Conservation Area
- HE4 Archaeology
- DE1 Design in the Built Environment
- DE2 Residential Internal Space Standards
- DE3 Residential Amenity Space Standards
- DE4 Sustainable Water Use
- DE6 Open Space, Sport & Recreation
- DE10 Pollution
- LN1 Housing Mix
- LN2 Affordable Housing
- NE1 Thames Basin Heaths Special Protection Area
- NE2 Green Infrastructure
- NE3 Trees and Landscaping
- NE4 Biodiversity
- NE5 Countryside
- NE8 Sustainable Drainage Systems

34. The Council's adopted supplementary planning documents (SPDs) 'Affordable Housing' SPD 2019, 'Car and Cycle Parking Standards', 2024, Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy (AMS) as updated April 2024 are relevant.

35. The *National Planning Policy Framework (NPPF)*, which was revised and came into force on 19th February 2019 (updated 20th December 2023), and Government's Technical Housing Standards – nationally described space standard (27th March 2015) are also material considerations.

36. The proposals have been assessed against the policy framework outlined above and all other relevant material considerations. The main determining issues in the assessment of the proposals are:

- The principle of development
- Housing tenure & mix
- Layout, design and appearance & impact of heritage assets
- Transport, parking & access
- Impact on neighbours
- Living environment created for future residents
- Nature conservation and trees
- Pollution & remediation
- Flood risk & drainage
- Sustainable development
- Archaeology

37. The following report focusses on the key unresolved material planning considerations

which will form the Council's proposed reasons for refusal of the Reserved Matters. These issues relate primarily the layout and distribution of the proposed affordable housing within RMA 4 when considered on its own and in the context of the layout and phasing of the wider development.

38. The report discusses the implications of the current proposals - particularly in the absence of any proposals for Blandford House - on the remaining phase/s of the development in respect of parameters and maximum number of dwellings permitted by the Outline Consent.

COMMENTARY

The Principle of Development –

39. The principle of the residential redevelopment of the application site was established by Hybrid Outline Planning Permission ref: 17/00914/OUTPP and is consistent with Local Plan Policy SP10 (Blandford House and Malta Barracks).
40. The current application takes the form of a comprehensive Reserved Matters Application for Phases 4, 5 and 6 of the residential development. In this regard, Condition 3 of the Hybrid Outline Consent states *“No development (with the exception of the SANG and SANG car park and the demolition of the Category 1 buildings identified on drawing number 6048/PO1 Rev A shall take place in any Development Zone identified on Phasing Plan 2491-C-1106-SK3, until an application for details relating to appearance, landscaping, layout and scale of the development hereinafter called “the reserved matters” shall be submitted to and approved in writing by the Local Planning Authority in respect of that Development Zone/Reserved Matters Area...”* Condition 3 includes a full list of the details to be addressed by each Reserved Matters Application (RMA).
41. The proposed scheme would deliver residential dwellings together with internal access roads and public open space, play area and SUDs in accordance with the principles set out in the approved Hybrid Outline Planning Permission's Land Use Parameter Plan and Movement Parameter Plan (as amended by application ref: 23/00607/NMAPP). Subject to appropriate planning conditions, the development would not result in any unacceptable impacts on the character and appearance of the area or existing heritage assets and would mitigate any impacts on local environmental conditions and nature conservation. The scheme would deliver a good standard of living accommodation and would not result in any material harm to the amenity of neighbouring occupiers or uses.
42. During the course of the application significant amendments have been made to the scheme to improve the road layout and design, to increase the number of visitors' parking spaces and to introduce traffic calming measures. Furthermore, as with approved Phases 1, 2 and 3 a considerable amount of work has been undertaken in consultation with the Council's Ecology Officer, in relation to the preparation of site-wide Ecological Management Plan, to demonstrate Biodiversity Net Gain as a result of the development. This has included adjusting the layout of the scheme within Phase 4 to include a small strip of woodland along the boundary with properties within Vine Close. Should the Council Grant Planning Permission, these can be secured by way of condition.
43. Notwithstanding the above, there is concern that the proposed RMA 4 development, when taken with the approved and future phases of the scheme, would not deliver

affordable housing in a form and layout that is consistent with the Council’s adopted Development Plan policies and guidance or the terms of the Hybrid Outline Planning Permission and associated s106 Legal Agreement. The Applicant was advised of the Council’s position in respect of the delivery of affordable housing in a letter dated 09/06/2023. The application remains undetermined in the absence of a negotiated solution which achieves the objectives of the Local Plan and the Hybrid Outline Planning permission, and which delivers the best development.

Affordable Housing

Quantum, tenure and mix

44. The Hybrid Outline Consent’s 106 legal agreement dated 15th May 2020 states in Schedule 5, Paragraph 1 *“The Owner shall provide thirty per cent (30%) of the total number of new Residential Units within each Development Zone as Affordable Housing of which 70% shall be available for Affordable Rented Units and 30% for Intermediate Housing Units unless agreed otherwise with the Council.”*
45. Phases 4, 5 and 6 (RMA 4) of the Blandford House and Malta Barracks residential development would deliver 71 residential new build units, comprising of 59 private market dwellings and 12 affordable units.
46. The revised Planning Statement & Statement of Affordable Housing Compliance (June 2023) submitted with the application includes the following table which sets out the proposed housing mix. It states that 10 of the dwellings would provide affordable rented units and 2 would be shared ownership equating to an 83/17 % split.

Dwelling Size	Quantum	Percentage
One-bed (affordable)	4	6%
Two-bed (affordable)	3	4%
Three-bed (market)	18	25%
Four-bed (affordable)	5	7%
Four-bed (market)	27	38%
Five-bed (market)	14	20%
Total	71	100%

47. This would contribute towards the following site wide quantum of affordable housing (see table below), which has been agreed as part of the approved Affordable Housing Strategy (May 2022), and secured by the s106 legal agreement, in accordance with Local Plan policies LN1 (Housing Mix) and LN2 (Affordable Housing):

Total No. Units (not including existing dwellings)	Private (70%)	Total Provision (AHU) 30%	Affordable Rent (AR) 70%	Shared Ownership (SO) 30%
176	123	53	37	16

48. Notwithstanding the above it is noted that the Applicant’s subsequent Planning Appeal Statement of Case (February 2024) indicates that a different mix of dwelling sizes is

proposed in respect of the private market housing and also describes 9 of the units as affordable rented and 3 as shared ownership. It will therefore be necessary to seek further clarification of this during the course of the Appeal.

Policy consideration and the terms of the hybrid outline planning permission

49. Policy LN1 (Housing Mix) seeks to deliver “*a balanced mix of housing to create mixed and sustainable communities and meet projected future household needs in Rushmoor...*” Paragraph 10.19 of the supporting text states “*The affordable homes must be distributed within the development to support the creation of integrated and mixed communities.*” Policy SP10 (c) Blandford House & Malta Barracks requires “*The delivery of affordable housing in accordance with the requirements of Policy LN2 (Affordable Housing).*”
50. An Affordable Housing Strategy (AHS) (May 2022) was submitted and agreed pursuant to Schedule 5, Paragraph 3, of the Hybrid Outline Consent’s 106 legal agreement dated 15th May 2020. The wording within the AHS reflects Schedule 5, Paragraph 6.1 of the s106 legal agreement which requires the Affordable Housing Units to be provided “*in clusters of no more than ten (10) houses or twelve (12) flats*”.
51. Schedule 5, Paragraph 9 of the 106 legal agreement requires 10% of the Affordable Rented Units to be provided as Wheelchair Affordable Units. Paragraph 17 requires that unless otherwise agreed with the Council, all the Affordable Housing Units to be constructed to Part M4(2) of the Building Regulations and the Technical Housing Standards, and in relation to Affordable Wheelchair Units, Part M4(3) of the Building Regulations taking into account the guidance produced by Habinteg.
52. Schedule 5, Paragraph 16 of the s106 legal agreement states “*The owner and developer shall not occupy or permit to be occupied more than 80% of the private residential units in each Reserved Matters Application Area where Affordable Housing Units are provided until the Affordable Housing Units in that Reserved Matters Application Area have been constructed to practical completion and have been transferred to the Registered Provider.*”
53. The approved Affordable Housing Strategy (AHS) (May 2022) confirms that 30% of the new build properties at the development site would provide affordable housing. The AHS states in Paragraph 2.7 “*The provision of affordable housing units within a development zone may vary, provided the overall provision across the site is 30%. In special circumstances, e.g. particularly small development zones, there may be no affordable housing delivered, however the overall target of 30% will be met across the development as a whole.*”

Layout & Distribution

54. RMA 4 is the largest of the Reserved Matters Applications (RMA) submitted to date. It comprises 3 Phases (4, 5 and 6) of the approved Phasing Strategy and would deliver 71 dwellings. The Council is also currently considering the 5th Reserved Matters Application (RMA 5). RMA 5 is the smallest RMA in terms of the proposed number of new-build units. It would deliver 1 new-build private detached dwelling, 8 affordable new-build dwellings together with the retention of 2 existing private dwellings. The application red-line excludes Blandford House, which is identified in the Hybrid Outline Permission as delivering 9 units.

55. Figure 4 below shows RMA 4 in the context of the total distribution of affordable housing within approved RMAs 1, 2 and 3 (Phases 1, 2 and 3) and in proposed RMA 5 (part of Phase 7), which is pending decision under the Council's scheme of delegation:



Figure 4 – Proposed distribution of affordable housing across the wider development

56. The s106 Legal Agreement and approved Affordable Housing Strategy require the affordable dwellings to be delivered “in clusters of no more than ten (10) houses or twelve (12) flats” and states that the scheme should be “genuinely tenure blind”. Whilst it might be argued that the clusters have technically been achieved, the overall layout plan clearly demonstrates that the affordable housing is segregated from the main central areas of the development.

57. The affordable housing has been pushed towards the northern and eastern edges of the development, primarily alongside Farnborough Road (RMA 2), and in the case of the proposals for RMA 5, the affordable units would be located directly to the north and west sides of Blandford House, following demolition of the modern extensions, but in the absence of any proposals for this Building of Local Importance. This would result in the majority of the affordable rented units being located in the north-east corner and eastern edge of the development. Within Phase 6 the affordable units are proposed in a cramped southernmost corner of the development parcel, adjacent to the TA Centre boundary, and within Phase 4 the affordable units would be located at the end of an internal access road, adjacent to the rear garden boundaries of existing dwellings in Vine Close. No affordable housing is proposed within Phase 5, albeit a relatively small phase comprising 10 units.

Conclusions

58. Throughout the course of Reserved Matters Application 4 (the committee item) and during the validation of Reserved Matters Application 5 (not for determination at this committee), Officers have communicated to the Applicant their concerns regarding the resultant layout and distribution of affordable housing across the development site.

59. Further, due to the disparity in the size and quantum of the final Reserved Matters Application Area/s, and the high proportion of affordable housing (primarily affordable rented dwellings) proposed within the smallest and final Phase 7; Officers consider that this approach to the submissions of the RMAs has compromised the delivery of affordable housing within the development. These concerns are further exacerbated by the omission of Blandford House from the red-line site plan for RMA 5.

60. In this regard, the Applicant was advised of the Council's position that the reserved matters application (RMA), in combination with the previously approved and submitted RMAs, would result in 180 dwellings being proposed on the Blandford House and Malta Barracks Development Site in advance of any submission in relation to the Blandford House building and its curtilage, which was identified in the outline planning permission as providing 9 dwellings. The outline planning permission provides for up to 180 dwellings (including the conversion of Blandford House and retention of three existing dwellings). The resulting development would therefore exceed the parameters of the outline planning permission REF: 17/00914/OUTPP.

61. The Applicant was advised that the sequence and quantum of the RMA submissions for the final phases of development are such that the Council cannot be confident that either the total number of units delivered will be consistent with the outline planning permission, or that the numbers and mix of affordable housing for the entire scheme can be secured and delivered in accordance with the approved Affordable Housing Strategy and triggers set out in the s106 legal agreement. It is considered that together RMA 4 and RMA 5 do not constitute a legitimate or acceptable approach to approval of the remaining reserved matters pursuant to the outline planning permission.

62. Notwithstanding the issues discussed above concerning sequence and quantum of the RMA submissions, the Applicant was advised in respect of the proposals for RMA 4, to incorporate a higher number / proportion of affordable units within this Reserved Matters Application Area, specifically within the southern parcel, Phase 6. This would significantly improve the distribution and integration of affordable housing throughout the wider development, allowing Officers to work towards a recommendation of approval and importantly, would consequently allow for the proper planning of Phase 7.

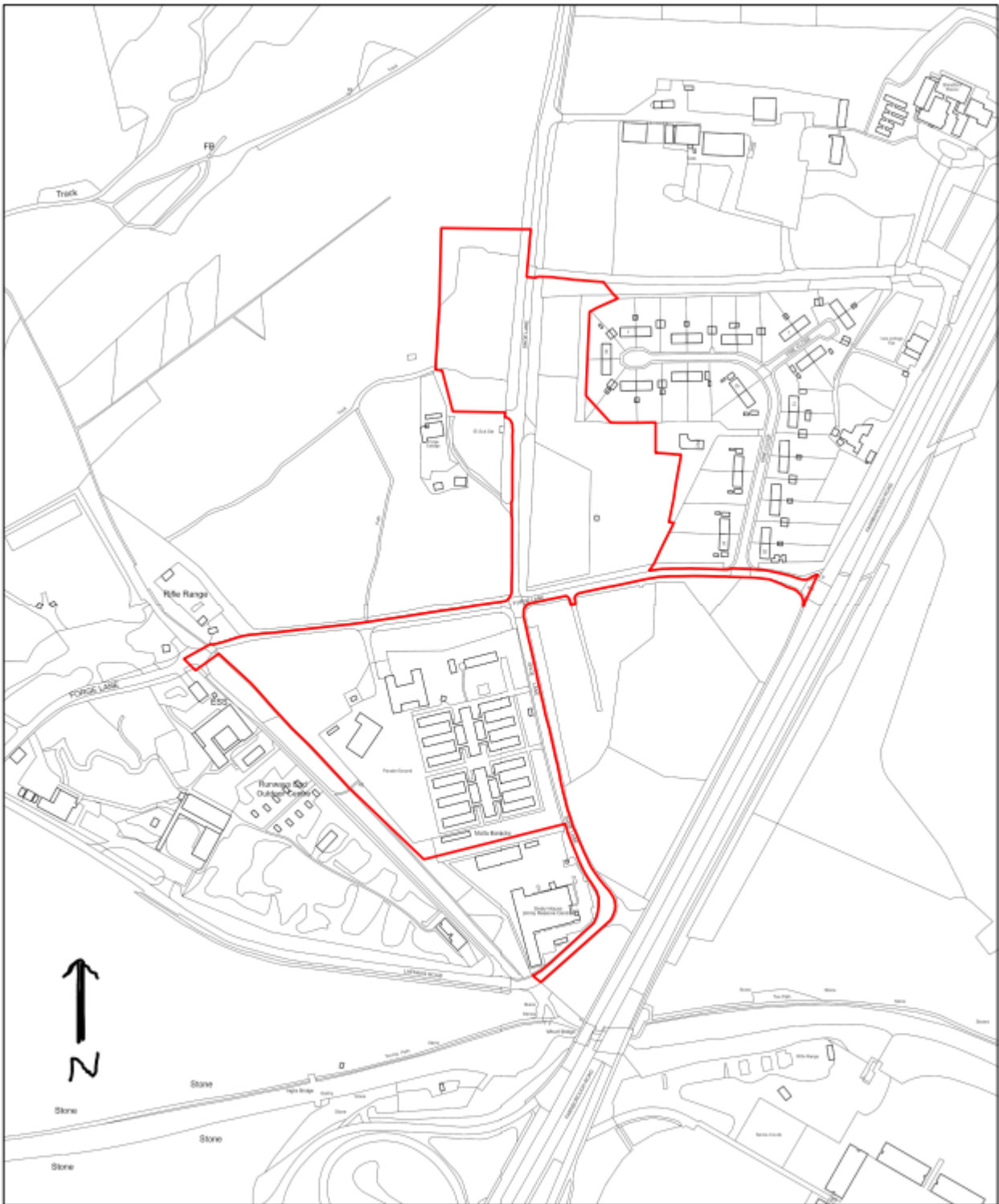
The Applicant declined to make such changes to the scheme and proceeded to submit an appeal against not determination.

63. It is therefore considered that the proposed development, when taken with the approved and future phases of the hybrid outline consent, would not deliver affordable housing in a form and layout that is consistent with the Council's adopted Development Plan policies and guidance or the terms of the Hybrid Outline Planning Permission and associated s106 Legal Agreement.

FULL RECOMMENDATION

If the Council were to have determined this application, it would have determined to **REFUSE** the planning application for the following reason:

- 1) The proposed development due to the quantum, tenure, layout and distribution of the affordable housing within the reserved matters area and when taken with the approved and the remaining phase of the development, would fail to provide a satisfactory layout and distribution of affordable housing within the reserved matters area and across the wider residential development. The development would therefore fail to support the creation of an integrated, mixed and balanced community, contrary to Local Plan Policies SP10 (Blandford House and Malta Barracks), LN2 (Housing Mix) and LN2 (Affordable Housing) and contrary to the approved 'Land at Blandford House and Malta Barracks Affordable Housing Strategy' (May 2022).



5/1/2024, 12:23:29 PM

 Planning Application

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