

AMENDMENTS SHEET
DEVELOPMENT MANAGEMENT COMMITTEE
23rd October 2024

Section C, Items for determination

Item vii. Pages 13 - 55

Application No.	24/00236/REMPP
Proposal	Approval of Reserved Matters for the construction of 260 residential dwellings together with associated landscape, access and parking in Development Zone H (Stanhope Lines West) and Part of Development Zone I (School End) pursuant to Condition 4 (1 to 21), attached to Hybrid Outline Planning Permission 12/00958/OUT dated 10th March 2014
Address	Land At Zone H Stanhope Lines West And Zone I School End, Aldershot Urban Extension, Alisons Road, Aldershot.

Updates to Report

Amend Condition No.2 (Page 36):

Approved plans

- 2 The permission hereby granted shall be carried out in accordance with the following approved drawings and documents:

Drawings: 102205-BEL-TV-01 REV D; 102205-BEL-TV-02 REV D;
102205-BEL-TV-03 REV D; 102205-BEL-TV-04 REV D; 102205-BEL-TV-05 REV
D; 102205-BEL-TV-06 REV D; 102205-BEL-TV-07; 102205-BEL-TV-08 REV D;
102205-BEL-TV-09 REV D; 102205-BEL-TV-PER01 REV A;
102205-BEL-TV-PER02 REV A; 102205-BEL-TV-PER03 REV A;
102205-BEL-TV-PER04 REV A; 102205-BEL-TV-PER05 REV A;
102205-BEL-TV-PER06 REV A; 102205-BEL-TV-PER07; 102205-BEL-TV-PER08;
102205-BEL-TV-PER09; 102205-BEL-TV-SS01 REV A;
102205-BEL-TV-SS02 REV A; 102205-BEL-TV-SS03 REV B;
102205-BEL-TV-SS04 REV A; 102205-BEL-TV-SS05 REV A;
102205-BEL-TV-SS06 REV B; 102205-BEL-TV-SS07 REV B;
102205-BEL-TV-SS08; BA-2B-2S-P1;
BA-2B-2S-TB-E1 REV A; BA-2B-2S-TB-E2 REV A; BA-2B-2S-TB-E3 REV A;
BM-3B-2S-P1 REV C; BM-3B-2S-TB-E1 REV A; BM-3B-2S-TB-E2 REV A;
BO-3B-2S-P1; BO-4B-2S-TB-E1 REV A; BO-4B-2S-TB-E2 REV A; CT+-4B-2S-P1;
CT+-4B-2S-TB-E1 REV A; CT+-4B-2S-TB-E2 REV A; CT+-4B-2S-TB-E3 REV A;
DE-3B-2S-P1-A REV A; DE-3B-2S-P2-A REV A; DE-3B-2S-TB-E1-A REV A;
DE-3B-2S-TB-E2-A REV A; FC-4B-25S-P1 REV A; FC-4B-25S-TB-E1 REV A;
LA-3B-25S-P1; LA-3B-25S-P2; LA-3B-25S-TB-E1 REV A; LA-3B-25S-TB-E2 REV
A; LA-3B-25S-TB-E3 REV A; LY-3B-2S-P1; LY-3B-2S-TB-E1 REV A;
LY-3B-2S-TB-E2 REV A; LY-3B-2S-TB-E3 REV A; LY-3B-2S-TB-E4;

MA-3B-2S-P1; MA-3B-2S-P2; MA-3B-2S-TB-E1 REV A; MA-3B-2S-TB-E2 REV A;
MA-3B-2S-TB-E3 REV A; MA-3B-2S-TB-E4 REV A; MW-5B-25S-P1;
MW-5B-25S-TB-E1 REV A; NA-2B-2S-P1 REV A; NA-2B-2S-TB-E1 REV A;
PH-4B-2S-P1; PH-4B-2S-TB-E1 REV A; PH-4B-2S-TB-E2 REV A;
PH-4B-2S-TB-E3 REV A; PO-2B-2S-P1; PO-2B-2S-TB-E1 REV A;
PO-2B-2S-TB-E3 REV A; PO-2B-2S-TB-E4 REV A;
PW-3B-2S-P1 REV A; PW-3B-2S-TB-E1 REV A;
PW-3B-2S-TB-E2 REV A; RE-4B-2S-P1 REV A; RE-4B-2S-TB-E1 REV A;
RE-4B-2S-TB-E2 REV A; TI-3B-2S-P1; TI-3B-2S-TB-E1 REV A;
TI-3B-2S-TB-E2 REV A; TI-3B-2S-TB-E3 REV A; TI-3B-2S-TB-E4 REV A;
TI-3B-2S-TB-E5 REV A; TI-3B-2S-TB-E6; TU-3B-2S-P1 REV B;
TU-3B-2S-TB-E1 REV A; TU-3B-2S-TB-E2 REV A; WE-4B-2S-P1;
WE-4B-2S-TB-E1 REV A; WE-4B-2S-TB-E2 REV A; WL-3B-2S-P1;
WL-3B-2S-TB-E1 REV A; WL-3B-2S-TB-E2 REV A; WL-3B-2S-TB-E3 REV A;
WL-3B-2S-TB-E4; WW-3B-25S-P1; WW-3B-25S-TB-E1 REV A;
WW-3B-25S-TB-E2 REV A; NOA-3S-TC01-P1 REV A; NOA-3S-TC01-P2 REV A;
NOA-3S-TC01-P3 REV A; NOA-3S-TC01-E1 REV A; TOA-3S-TC01-P1 REV A;
TOA-3S-TC01-P2 REV A; TOA-3S-TC01-P3 REV A; TOA-3S-TC01-E1 REV A;
ARA-3S-TF01-P1 REV A; ARA-3S-TF01-P2 REV A; ARA-3S-TF01-P3 REV A;
ARA-3S-TF01-E1 REV A; HAA-3S-TF01-P1 REV B; HAA-3S-TF01-P2 REV B;
HAA-3S-TF01-P3 REV B; HAA-3S-TF01-E1 REV B; WLA-3S-TF01-P1 REV A;
WLA-3S-TF01-P2 REV A; WLA-3S-TF01-P3 REV A; WLA-3S-TF01-E1 REV A;
WLA-3S-TF01-E2 REV A; WLA-3S-TF01-E3 REV A; WLA-3S-TF01-E4 REV A;
GAR01-R2-TB REV A; GAR02-R3-TB-A; 102205-GAR03-TB REV A;

Documents: Arboricultural Method Statement (Aspect Ecology, **February 2024**); Flood Risk and Drainage Strategy (Mayer Brown, February 2024); Noise Assessment (Cass Allen, February 2024); Ecological Appraisal (Aspect Ecology, March 2024); Written Scheme of Investigation for an Archaeological Evaluation (Oxford Archaeology, January 2024); School End Phase I Desk Study and Phase II Site Investigation Report (Leap Environmental, July 2022); Stanhope Lines West Phase I Desk Study and Phase II Site Investigation Report (Leap Environmental, July 2022); Landscape Management and Maintenance Plan (Allen Pyke Associates, March 2024); Energy and Sustainability – Carbon Calculation Statement (AES Sustainability Consultants Ltd, January 2024); **Wellesley Affordable Housing Strategy REV 8 (Grainger, October 2024)**; Affordable Housing Development Zone Strategy and Reserved Matters Statement (Savills, August 2024); Transport Statement (i-Transport, February 2024); Supplementary Transport Note (i-Transport, July 2024) and Supplementary Transport Note (i-Transport, August 2024).

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

Delete Condition No.4 (Affordable Housing Strategy) and re-number remaining conditions (Page 36):

Condition 4 is no longer required as an updated Wellesley Affordable Housing Strategy Rev 8 (AHS 8) has since been agreed and is included in the revised list of approved plans and documents set out in Condition 2 above.

Amend Condition No.15 (Page 41):

Arboricultural Method Statement

- 15 The development shall be carried out strictly in accordance with the Arboricultural Method Statement (Aspect Ecology, **February 2024**) hereby approved. Prior to first occupation of the development (or relevant phase of the development), a completion report shall be submitted to and agreed in writing by the local planning authority, to demonstrate satisfactory compliance with the tree protection measures outlined in the Arboricultural Method Statement as approved.*

Reason - To protect the retained trees on the site, to safeguard the character and appearance of the area and in the interests of biodiversity.

Insert new Condition after Condition 6 and re-number remaining conditions (Page 39):

Hard & Soft Landscaping

- [7]. Notwithstanding the details submitted with the application, no part of the residential accommodation hereby approved shall be occupied until details of a revised hard and soft landscaping scheme, shall be submitted to and approved in writing by the Local Planning Authority. The hard landscaping scheme so approved shall be implemented in full prior to the first occupation of the relevant part of the development. The soft landscaping scheme shall be implemented in accordance with a landscaping and planting implementation phasing plan to be agreed. Any tree/shrub removed, dying or becoming seriously diseased within five years of planting shall be replaced by trees/shrubs of similar size and species to those originally approved.

Reason: In the interests of the character and appearance of the area*

Item viii. Pages 57-84

Application No. 24/00441/FULPP

Proposal Erection of a 48-bedroom 5-storey extension with link bridge connecting to existing Village Hotel Farnborough, including reconfiguration of the existing car park, landscaping and associated works

Address **Village Hotel Pinehurst Road Farnborough**

Updates to Report

Amended Full Recommendation; Page 73:

It is recommended that **SUBJECT** to:-

1. No objections being raised by the Lead Local Flood Authority (Hampshire County Council) in responding to the Council's re-consultation following the provision of additional/amended information to the LLFA;

2. The completion of a satisfactory tri-partite Legal Agreement with both Rushmoor Borough Council and Hampshire County Council as signatories under Section 106 of the Town and Country Planning Act 1990 by **1 December 2024** or such later date as agreed by an extension of time to secure:-

- (a) a £30,394.00 Transport Contribution to be allocated to highways schemes in the local vicinity as outlined in the Rushmoor Local Cycling & Walking Improvement Plan (LCWIP), including in particular 'Route 240', which runs along the A325 corridor, that would mitigate against the additional multimodal trips associated with the additional development proposed; and
- (b) requirements for the management and monitoring of the biodiversity improvements to be provided with the proposed development for a minimum period of 30 years, including provision of an appropriate BNG monitoring fee;

the Head of Planning in consultation with the Chairman be authorised to **GRANT** planning permission subject to the following conditions and informatives:-

However, in the event that a satisfactory s106 Agreement is not received by **1 December 2024** and no Extension of Time has been agreed, the Head of Planning, in consultation with the Chairman, be authorised to refuse planning permission on the grounds that the proposal does not provide a financial contribution to mitigate the highways impacts of the proposed development.

Amended Condition No.2; Pages 73-74:

2 The permission hereby granted shall be carried out in accordance with the following approved drawings and details – 1599-01 REV.B; 1599-02 REV.B; 1599-02 SHT.1 REV.B; 1599-02 SHT.2 REV.B; 1599-06 REV.A; 170225-3DR-XX-DR-A-10-005 REV.C; 170225-3DR-XX-DR-A-10-009 REV.B; 170225-3DR-XX-DR-A-10-010 REV.B; 170225-3DR-XX-DR-A-10-015 REV.D; 170225-3DR-XX-DR-A-20-006 REV.G; 170225-3DR-XX-DR-A-20-008; 170225-3DR-XX-DR-A-20-009; 170225-3DR-XX-DR-A-20-010; 170225-3DR-XX-DR-A-20-011 REV.A; 170225-3DR-XX-DR-A-20-012 REV.F; 170225-3DR-XX-DR-A-20-013 REV.C; 170225-3DR-XX-DR-A-20-014 REV.F; 170225-3DR-XX-DR-A-20-016 REV.B; 170225-3DR-XX-DR-A-20-017 REV.A; CGI 1 Front Elevation; CGI 2 Elevation Detail; CGI 3 Bridge Link; CGI 4 Perspective View; Design & Access Statement; Planning Statement; Transport Statement; Noise Impact Assessment; Updated FRA & Surface Water Drainage Strategy & Response to HCC LLFA; BREEAM Pre-Assessment; Employment & Skills Plan; Phase II Ground Investigation; Sustainability Statement; Arboricultural Impact Assessment & Tree Survey; Preliminary Ecological Appraisal; BNG Design State Report; BNG Metric Spreadsheet; and BNG Statement Form.

Reason – as set out in the Report.

Replacement Condition No.14; Pages 76-77:

14 The development shall not commence until an appropriately detailed light-touch Habitat Management and Monitoring Plan (HMMP) has been prepared in accordance with the approved landscape planting plans and Biodiversity Gain Plan and including:

- (a) the roles and responsibilities of the people or organisation(s) delivering the proposed landscaping and HMMP;

(b) the phasing of the landscape planting works, including provision of a significant proportion of the planting works to be undertaken prior to the first commencement of site clearance and construction works;

(c) the planned habitat creation and enhancement works to create, restore or enhance habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;

(d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and

(e) the monitoring methodology and frequency in respect of the created, restored or enhanced habitat to be submitted to the local planning authority,

has been submitted to, and approved in writing by, the Local Planning Authority.

The approved landscape planting works shall be completed in accordance with the phasing details set out in the approved HMMP and completed in the next available planting season following the first-occupation or practical completion of the development hereby approved, whichever is the sooner.

A completion report, evidencing the completed landscape planting shall be submitted to, and approved in writing by, the Local Planning Authority.

The approved landscape planting created as specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.

Monitoring reports shall be submitted to Local Planning Authority in writing in accordance with the methodology and frequency specified in the approved HMMP.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and Policy NE4 of the adopted Rushmoor Local Plan (2014-2032).

Agenda Item 6: Quarterly Report; Pages 115 – 120.

4. Section 106 contributions

4.1 Information in this section relates to financial contributions secured by way of section 106 planning obligations. The figures reflect the invoiced amounts and do not reflect if these have been paid².

Section 106 contributions received	July - September 2024
Open Space (specific projects set out in agreements)	£51,866.60
SANGS ³	
a. Southwood County Park	a)£74,237.10

b. Wellesley Woodland c. Rowhill	b)0 c)0
SAMM* a) Southwood Country Park b) Bramshot Farm (Hart) c) Wellesley Woodland d)Rowhill	a)£7,670.34 b)£12,203.37 c)0 d) 0

*SAMM contributions are taken by RBC and paid directly to Hampshire County Council.