

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. 24/00661/REMPP

Date Valid 31st October 2024

Expiry date of consultations 29th November 2024

Proposal **PART APPROVAL OF RESERVED MATTERS: for the development of 83 dwellings (Final Phase RMA), including the conversion of Blandford House and the retention of 2 existing dwellings, including internal access roads, public open space and landscaping, parking, lighting and associated infrastructure, following demolition of existing building 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 **GRANT**

1. BACKGROUND

- 1.1 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

- 1.2 Figure 1 details the approved Land Use Parameter Plan (as amended) approved under ref: 23/00607/NMAP. Redrow Homes are delivering the residential element of the Outline Consent. The residential areas are shown in yellow on the parameter plan. Construction of the first residential phases has started on site with first occupation in May 2024.
- 1.3 The Blandford Woods SANG (Full Planning Permission) has been delivered by Grainger Plc and The Land Trust. It is shown in light green on the parameter plan. The Blandford Woods SANG establishment works have been fully implemented.

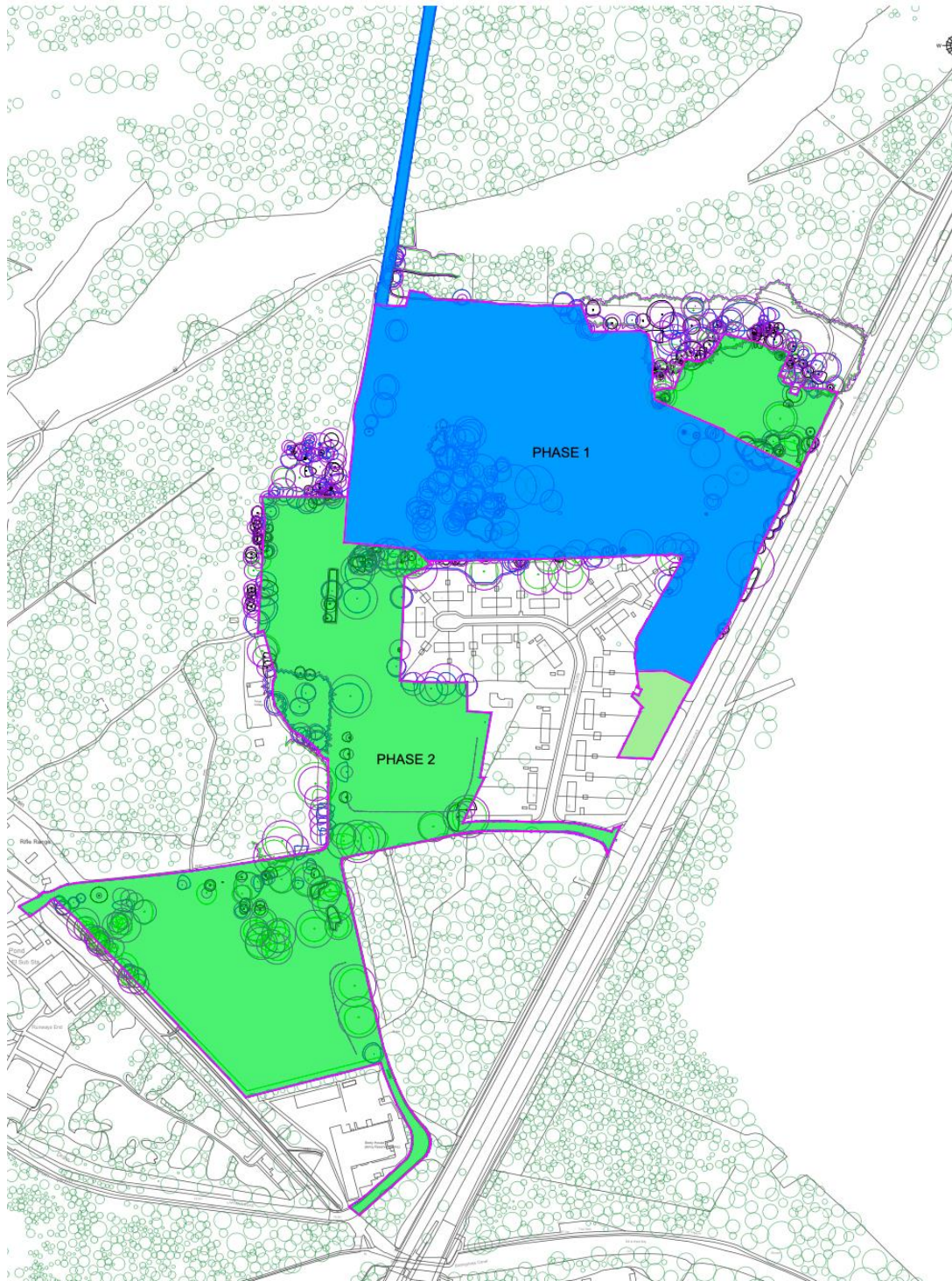


Figure 2 – Approved Phasing Plan

- 1.4 A revised Phasing Plan (see Figure 2) was approved on the 13/01/2025 under application ref: 24/00669/NMAPP as required by Condition 5 of the Outline Consent. The plan simplifies the residential phases of the site into Phase 1 and Phase 2.
- 1.5 Based on the approved and current Reserved Matters Applications, the total number of residential dwellings delivered by the Blandford House and Malta Barracks Development Site, including the 3 retained houses and the conversion of Blandford House into 5 apartments, would be 180 dwellings.

1.6 See table below for the units proposed within each RMA:

Reserved Matters Application	Phase	Planning Reference	Proposed new/additional units	Existing units to be retained/ converted	Total units
RMA 1	PHASE 1	22/00068/REM	9	0	9
RMA 2	PHASE 1	22/00138/REMPP	76	1	77
RMA 3	PHASE 1	22/00277/REMPP	11	0	11
FINAL RMA	PHASE 2	24/00661/REMPP	80	3	83
Totals			176	4	180

PHASE 1 (RMAs 1, 2 & 3)

- 1.7 Phase 1 comprises the approved Reserved Matters Applications (RMAs) 1, 2 and 3 and will deliver a total of 97 residential dwellings (including 1 retained single-family dwelling, Vine Cottage).
- 1.8 RMA1 and RMA 3 were approved on the 14/11/2022 following Development Management Committee on the 09/11/2022. RMA 1 comprises 9 private residential houses as approved under ref: 22/00068/REM and RMA 2 comprises 11 private residential houses as approved under ref: 22/00277/REMPP.
- 1.9 RMA 2 was approved on 20/01/2023 under ref: 22/00138/REMPP following Development Management Committee on 18/01/2023. This phase comprises 77 private and affordable residential dwellings including the retention of Vine Cottage.
- 1.10 The RMA 2 permission has been subject to a minor material amendment application (S73 Application) to adjust the proposed affordable housing tenure split across the RMA and consequently the wider development site (24/00649/REVPP approved 24/01/2025).

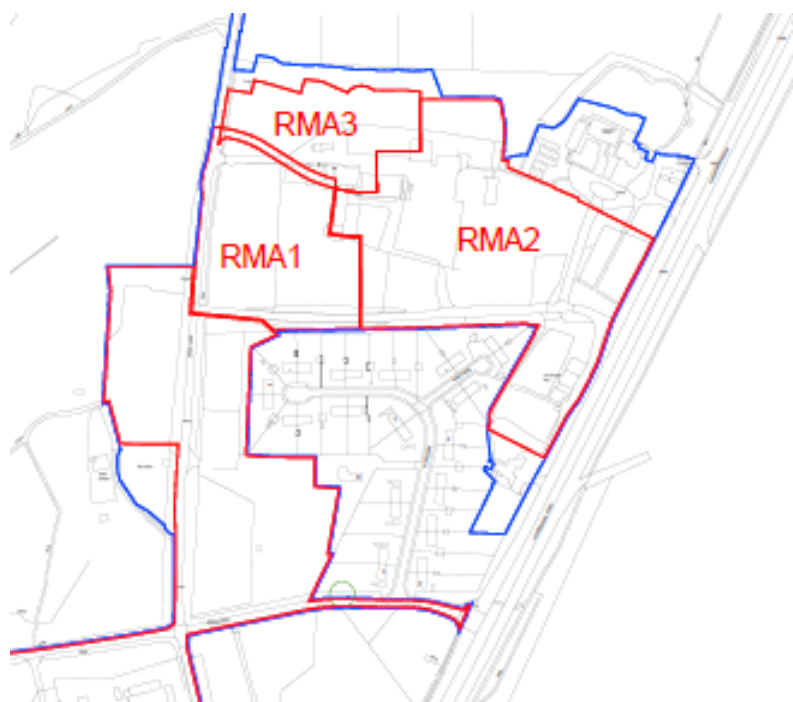


Figure 3 - Approved Reserved Matters Areas 1, 2 and 3 (Phase 1)

1.11 PHASE 2 (Final RMA)

1.12 Phase 2 is the final Reserved Matters Application. It will deliver a total of 83 private and affordable dwellings. The proposals include the conversion of locally listed Blandford House into 5 apartments and the retention of 2 existing locally listed single-family dwellings (Blandford Cottage and Blandford Cottages).

1.13 Refused Schemes

1.14 A total of six Reserved Matters Applications have been submitted to date, two of which have been refused. The refused application sites occupied the majority of what is now referred to as Phase 2. Unlike the current RMA, none of the previous applications have included proposals for Blandford House.

Reserved Matters Application	Planning Reference	Decision & Date	Reasons (summary)
RMA 4 (71 new dwellings)	22/00340/REMPP	REFUSED: APPEAL DISMISSED 12/08/2024	1) Unsatisfactory layout and distribution of affordable housing
RMA 5 (9 new dwellings and retention of 2 existing dwellings)	23/00388/REMPP	REFUSED 24/05/2024	1) RMA not submitted in accordance with the Outline Consent 2) Harmful to the setting of locally listed building Blandford House 3) Unsatisfactory layout and distribution of affordable housing 4) Quantum of development would exceed the Outline Consent

2. THE APPLICATION SITE – PHASE 2

2.1 The Phase 2 Reserved Matters Area occupies the central and southern areas of the wider Blandford House & Malta Barracks Development Site together with two distinct parcels to the northeast and east.

2.2 The north-easternmost parcel includes locally listed Blandford House to the north and Blandford Cottage to the east (each currently unoccupied and to be retained as part of the development). This parcel is bounded by the Blandford Woods SANG to the north and Farnborough Road to the east.

2.3 The southernmost of the smaller parcels is located to the south of RMA 2, set between Farnborough Road to the east and the rear gardens of existing residential dwellings within Vine Close to the west. This parcel includes the locally listed building, Blandford Cottages. This dwelling is also currently unoccupied and is to be retained as part of the development.

- 2.4 The central and southern area of Phase is bounded by Blandford Woods SANG land to the west and southeast, and by the TA Centre and Blandford Ditch (SANG Green Link) to the south and southwest respectively.
- 2.5 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 southwest but does not directly adjoin the site.
- 2.6 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.

3. WIDER BLANDFORD HOUSE AND MALTA BARRACKS DEVELOPMENT SITE

- 3.1 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).
- 3.2 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.
- 3.3 The site includes Blandford House, a large detached former military residence, which is designated as a Building of Local Importance (locally listed building) 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
- 3.4 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.
- 3.5 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.
- 3.6 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.

- 3.7 Extensive areas of woodland surround both Blandford House and Malta Barracks. The woodland largely comprises of the recently established 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.
- 3.8 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.
- 3.9 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.
- 3.10 Bourley and Long Valley SSSI lies 0.8km 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.

4. THE PROPOSAL

- 4.1 This Reserved Matters Application represents Phase 2 of the residential redevelopment of the Blandford House & Malta Barracks Development Site. The scheme would deliver 83 dwellings (private and affordable) including the conversion of Blandford House to provide 5 private apartments (following demolition of modern additions) and the retention of two existing single-family dwellings (Blandford Cottage/Blandford Lodge and Blandford Cottages).
- 4.2 No changes are proposed to the two retained locally listed dwellings. Only minimal alterations to the external elevations of locally listed Blandford House would be required to facilitate the proposed conversion. This is because the existing extensions to be demolished are linked to the main building by a narrow (corridor width) two-storey rear projection and small single-storey side addition only.
- 4.3 Phase 2 would comprise 53 private market dwellings and 20 affordable dwellings, together with new 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).
- 4.4 The new dwellings would comprise a mix of two-storey and 2½ storey detached and terraced houses and maisonettes. Four of the private market detached houses would constitute custom build housing. One Affordable Rented Wheelchair Unit (4 bed house) is proposed.
- 4.5 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 new development would reflect that of the residential development previously approved within Reserved Matters Areas 1, 2 and 3 (Phase 1).

5.0 NOTIFICATION

5.1 Application Publicity & Neighbours Notified

5.1.1 In addition to posting a site notice and a press advertisement, fifty-five (55) letters of notification were sent to neighbouring owner/occupiers.

5.1.2 The consultation period expired on 6th December 2024. Four (4) representations of 'Support', and one (1) 'Objection' have been recorded.

5.1.3 Resident of West Byfleet:

- Alleviates existing problems
- Beneficial economic development
- Employment Creation
- Good development

5.1.4 *I am commenting in support of this planning application as there is an urgent need for high-quality eco-friendly housing in the Farnborough area to attract families wishing to take advantage of the education and high-technology employment opportunities in the area. I am keen to move to the area to for employment and have been house hunting in the area for 3 years with little success. Having worked around Malta Barracks over 30 years ago, I'm glad to see the site being used for this development.*

5.1.5 Resident of Netley Street, Farnborough:

- Good development

5.1.6 *The Local area is in desperate need of additional housing of all sizes and this development brings a good amount of housing to an old disused area of wasteland. The works done locally to the SANGS land protect the green space and have bettered the area overall.*

5.1.7 Resident of Egret Gardens, Aldershot

- Alleviates existing problems
- Good development

5.1.8 *I support this proposed new housing development. Our community is in need of high quality housing options to accommodate growing families young professionals and those looking to downsize. Projects incorporate sustainable building practises and maintains good green spaces which will enhance the quality of life of current and future residents. Thoughtful developments like this are essential to ensuring our community remains vibrant an accessible to all.*

5.1.9 Resident of Watts Common Way, Aldershot

(the objector appears to have erroneously logged this representation as support)

- Traffic congestion / highway safety
- Unacceptable design or appearance

5.1.10 *I am concerned with the lack of pedestrian access on shoe lane and forge lane. These are popular routes due to the canal and the fields on the other side of the A325. Pedestrian usage of these lanes will only increase and there is no provision for people to safely walk. This is especially a problem in winter when it's pitch black. My requests are provide pedestrian access from the estates on the shoe lane connecting to forge lane provide pedestrian access on forge lane to a 325.*

5.1.11 *Response provided by Applicant:* The outline application approved matters relating to access. The reserved matters submission has been made in accordance with the approved access arrangements, which were considered acceptable when the outline consent was granted. It is therefore not possible to provide additional access routes from Forge Lane on to the A325. Pedestrian access routes have been provided within the site layout, with the intention of encouraging pedestrians to walk through the open spaces and roads within the site, rather than along Shoe Lane or Forge Lane. Pedestrian routes run through the open space, adjacent to both Forge Lane and Shoe Lane, in accordance with Transport Assessment which was approved as part out the outline planning consent.

5.1.12 Resident of Vine Close, Aldershot.

- Contrary to Government advice
- Contrary to Local Planning Policies
- Noise and disturbance
- Overlooking – Loss of Privacy
- Unacceptable size, layout or density
- Condition of the highway / highway safety

5.1.13 Case Officer response: The above material considerations are addressed in the commentary section of this report.

- Disproportionally favours rented over affordable housing
- Terms rented and affordable used generically, unclear if affordable homes will lead to home ownership
- Queried accommodation schedule's missing plot numbers which should be affordable housing

5.1.14 Case Officer's response: The rented accommodation is affordable rented social housing not private rented housing. The shared ownership homes provide a route to home ownership. The affordable homes will be provided by a registered social landlord in accordance with the s106 legal agreement. The schedule of accommodation has been amended to accurately reflect the layout plan.

5.2 **Consultees & Other Bodies**

HCC Highway Development Planning: Provided comments 10/12/2024 and 30/01/2025 (Summary):

- Acknowledged that the roads are not to be offered for adoption.
- Confirmed that revised information/ amendments regarding visibility splays is acceptable

- Confirmed that revised tracking for large vehicles is acceptable
- Reiterated concerns regarding surfacing proposed around the visitors' spaces.
- Confirmed no objection subject to a planning condition relating to junction and visibility sightlines and compliance with the approved CTEMP.

HCC Flood & Water Management:

Provided comments 29/11/2024 (Summary):

- Requested clarification regarding infiltration testing for drainage calculations
- Queried drainage responsibilities
- Queried scope of the proposed maintenance schedules.

Case Officer's Response: The Applicant has prepared a technical response to HCCs comments and HCC were reconsulted on the 16th January 2025. Any further comments received will be summarised on DMC Update Sheet

HCC Senior Archaeologist:

19/11/2024 - Confirmed no further archaeological work is required.

Hampshire & IOW Fire and Rescue Service:

08/11/2024 - Advised that due to circumstances outside of HIWFRS control they are currently unable to engage in non-statutory consultation work. We will therefore not be able to issue a formal consultation response on this occasion

Hampshire Constabulary:

No comments received.

Severn Trent Services Ltd:

No comments received.

South East Water Ltd:

No comments received.

Southern Gas Network:

No comments received.

Thames Water:

No comments received.

Hampshire Swifts (Charity):

Whilst not a formal consultee, Hampshire Swifts have submitted a representation dated 19/11/2024 in relation to the proposals. The comments include a recommendation for integral Swift bricks to be incorporated into the scheme.

Case Officer's response: Redrow Homes have agreed to provide universal bird bricks within the development.

5.3 Internal Consultees

RBC Environmental Health: Comments received 22/11/2024 (summary):

Elevated concentrations of lead and PAHs recorded in topsoil/made ground. Asbestos also found in two locations. A minimum 600mm clean capping, including at least 100 mm of topsoil, recommended in garden and landscaped areas to mitigate the risk. Environmental Health consider this to be acceptable. This should be documented and reported within a verification report post-completion.

The submitted CEMP is considered acceptable, although section 3.3 will need amending as some elevated levels of certain contaminants have been identified and some basic precautions should be employed by site workers, such as wearing of gloves and washing of hands prior to eating.

Case Officer's response: Amendments to the CEMP have been requested and Condition 12 of the Outline Consent requires details of the relevant soil verification reports prior to occupation.

RBC Housing Strategy &
Enabling Manager /
Housing
Enabling Officer:

Comments received (summary):

Layout & Distribution - No objection raised

Tenure Split - Developers are genuinely struggling to secure section 106 sites for affordable housing nationally. The approach taken has been worked through with Redrow and Aster in order to secure the delivery of on-site s106 affordable housing with a local Registered Provider. To overcome the viability challenges, and for Aster's Board to approve the acquisition of the properties, the tenure mix was agreed to be modified from the RBC policy compliant split of 70:30 affordable rent to shared ownership to a 50:50 tenure split. The total number of affordable homes remains the same.

RBC Ecology Officer:

Comments received (summary):

- Noted that the application was submitted prior to the statutory implementation of Biodiversity Net Gain obligations.
- Questioned inconsistencies in the 'Updated Site-wide BNG Assessment' and

whether the 10% net gain would be achievable.

- Advised that the development should be implemented in accordance with the approved CTEMP.
- Provided advice in relation to Bats and Protected Species.
- Recommended a Planning Condition be imposed to seek details of sensitive lighting

RBC Arboricultural Officer: No objections received.

RBC Community – No objections received.
Contracts (Refuse & Recycling):

6.0 POLICY AND DETERMINING ISSUES

6.1 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

- 6.2 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.
- 6.3 The *National Planning Policy Framework (NPPF)*, which was revised and came into force on 19th February 2019 (updated December 2024), and Government's Technical Housing Standards – nationally described space standard (27th March 2015) are also material considerations.
- 6.4 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

7. COMMENTARY

7.1 The Principle of Development –

- 7.1.1 This is a Reserved Matters Application. 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).
- 7.1.2 The Phase 2 proposals would represent the final phase of the development and unlike the previously refused schemes, Phase 2 includes the redevelopment of Blandford House. Therefore, when taken with the approved Phase 1 RMAs, the resultant number of units would not exceed the 180 dwellings set by the parameters of the outline planning permission REF: 17/00914/OUTPP.
- 7.1.3 The proposed Phase 2 scheme would deliver residential 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) generally 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 approved 28/03/2023.

7.2 Housing Tenure & Mix –

- 7.2.1 Phase 2 of the Blandford House and Malta Barracks residential development would deliver 83 residential units, comprising of 63 private dwellings and 20 affordable

dwellings. Phase 2 includes the conversion of Blandford House into 5 private apartments (2 x 1 bed, 2 x 2 bed and 1 x 3 bed) and the retention of two existing private dwellings, Blandford Cottage/Blandford Lodge to the north and Blandford Cottages to the south.

- 7.2.2 The Outline Approval requires 5% of the total number of new residential units across the wider development to be provided as self-build/custom-build plots. This equates to 6 units overall. Two custom build plots (3-4 bed dwellings) have previously been approved within RMA2. The four remaining units are proposed within Phase 2 and will take the form of custom-build 4-bedroom detached houses, delivered by Redrow Homes.
- 7.2.3 *Affordable Housing*
- 7.2.4 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."*
- 7.2.5 The current Phase 2 proposals, together with the approved the Reserved Matters (Phase 1) would ensure that overall the development delivers 30% of the new residential units as affordable housing in accordance with the Outline Planning Permission and Local Plan Policy LN2 (Affordable Housing). However, taking into account the viability requirements of an identified Registered Provider, and in accordance with the mechanisms within the legal agreement; the Council's Housing Strategy & Enabling Manager has agreed to an adjustment of the percentage split between affordable rented and shared ownership units across the wider development.
- 7.2.6 The revised tenure split would be 53% Affordable Rented and 47% Shared Ownership. This adjustment has also been regularised by the recently approved minor material amendment application ref: 24/00649/REVPP (approved 24/01/2025) which secured adjustments to the tenure distribution of the approved affordable dwellings across the approved RMA2 scheme.
- 7.2.7 One of the proposed affordable rented houses (a four bed) would be built to wheelchair housing standards (Building Regulations M4(3)) in accordance with the s106 legal agreement which requires 10% of the affordable rented units across the wider development to be wheelchair units. The property would have direct access to an allocated disabled parking space and private garden area.
- 7.2.8 As with the architectural approach for the private units within the Phase schemes, the proposed units would comprise of a variety of types and styles and have been designed to be tenure blind.
- 7.2.9 The table below sets out the approved and proposed housing tenure for the whole development (Phases 1 and 2):

Reserved Matters Application	Phase	Planning Reference	Private Market Housing (including retained units)	30% Affordable Housing Units*	Total units
RMA 1	PHASE 1	22/00068/REM	9	0	9
RMA 2	PHASE 1	22/00138/REMPP	44	33 (12 affordable rented / 21 shared ownership)	77
RMA 3	PHASE 1	22/00277/REMPP	11	0	11
FINAL RMA	PHASE 2	24/00661/REMPP	63	20 (16 affordable rented / 4 shared ownership)	83
Totals			127	53 (53/47 tenure % split)	180

*The affordable housing percentage requirements have been calculated in respect of net additional dwellings only. Notwithstanding the previous office use, Blandford House has counted as 1 existing unit for this purpose.

7.2.10 Affordable Housing Layout & Distribution

7.2.11 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).

7.2.12 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”.

7.2.13 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.

7.2.14 In refusing Reserved Matters Application 5 (RMA 5) planning ref: 23/00388/REMPP, the Council stated in reason 3:

2 *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)*

7.2.15 The same reason for refusal was upheld in the Inspector's Appeal Decision in respect of corresponding application RMA 4 ref: 22/00340/REMPP.

7.2.16 The Phase 2 proposals have sought to address the Council's previous concerns by completely removing the affordable housing units that were proposed in the north east corner of the site around Blandford House and by increasing the amount of affordable units located centrally within the development and within the southernmost parcel. The layout of the affordable housing is also improved by integrating more private homes within these cluster areas which are set away from main road frontages towards the end of the internal access roads.

7.2.17 It is therefore considered that the resultant scheme represents a significantly improved in terms of the distribution and integration of affordable housing across the development and the proposals would not exceed the maximum cluster sizes set out in the s106 Legal Agreement and approved Affordable Housing Strategy, as described above. The Council's Strategy and Enabling Manager has raised no objection to the layout of the revised Phase 2 proposals.

7.3 Layout, Design & Appearance –

7.3.1 The Planning Statement and Design Statement submitted with this Reserved Matters Application (RMA) refer to the Design and Access Statement (DAS) approved as part of the Outline Planning Permission. The application demonstrates how the proposed Phase 2 scheme has been guided by the DAS and the approved Parameter Plans of the Outline Consent.

7.3.2 No part of the application site or wider development site directly lies within a conservation area. Aldershot Military Conservation Area is located outside of the site further to the east, on the east side of Farnborough Road. The Basingstoke Canal Conservation Area is located a significant distance to the south.

7.3.3 The application is accompanied by two Heritage Impact Statements which were previously submitted in respect of the refused RMA 4 and 5 applications. They do not therefore provide an assessment of the impact of the revised scheme, but they do include an assessment of the heritage assets to be retained, i.e. the locally listed buildings Blandford House, Blandford Cottage and Blandford Cottages.

7.3.4 The approved Land Use Parameter Plan for the wider development details pockets of residential development focussed on areas of previously developed land, set in the

context of retained buildings and wooded areas. The proposed Phase 2 development follows the same architectural approach to the approved Reserved Matters for Phase 1.

- 7.3.5 Phase 2 will deliver the southernmost proposed area of public open space, which is of a significant size and incorporates SuDS features and a children's play area. Significant trees have been retained and incorporated into the development where possible and replacement planting and landscaping is proposed.
- 7.3.6 Phase 2 would deliver a variety of 2 - 2 ½ storey house types, together with the conversion of Blandford House to provide 5 apartments, following the demolition of modern additions. No changes are currently proposed to the retained locally listed dwellings, Blandford Cottage (to the north) and Blandford Cottages (to the south).
- 7.3.7 In this regard the Planning Statement confirms *"No alterations to the other locally listed buildings are proposed as part of the RMA development, although the proposals represent an alteration to the immediate-wider setting of these non-designated built heritage assets. This also includes the provision of parking spaces for use by Blandford Cottage and Blandford Cottages."*
- 7.3.8 In terms of the proposed new housing, the submitted Planning Statement confirms *"The proposed dwellings have been designed to reflect the local vernacular, including details such as ridge lines parallel to the street, gables facing the street as design features, red brickwork with occasional area of timber boarding and contrasting bricks used for details such as window headers and cills, and brown roof tiles. Considerable care has been taken to ensure that the properties adjacent to Blandford House complement and enhance the character of the existing building."*
- 7.3.9 The Planning Statement maintains *"...that while the proposed development represents a fundamental change to the character of the immediate setting of the relevant locally listed buildings (particularly through the demolition of the modern extensions to Blandford House), the built fabric from which these buildings primarily derive their significance will remain unchanged and the changes to Blandford House will better reveal its original plan form. Therefore, it is considered that the proposed development will not notably adversely affect the significance of the locally listed buildings."* In respect of the proposals for Blandford House, the Planning Statement confirms that the proposal includes *"alterations to Blandford House to facilitate its conversion to five apartments. This includes the removal of the modern extensions and minor repair works to the exterior of the building"*.
- 7.3.10 In refusing Reserved Matters Application 5 (RMA 5) planning ref: 23/00388/REMPP the Council stated in reason 2:
- 2 *The proposed development, due the unsympathetic layout, design, character and appearance of the terraced dwellings proposed directly to the north and west of Blandford House, would be harmful to the setting of this locally listed heritage asset, at odds with approved Illustrative Masterplan of the Hybrid Outline Planning Permission, and contrary to Local Plan Policies SP10 (Blandford House and Malta Barracks), DE1 (Design in the Built Environment), HE1 (Heritage) and 'Locally Listed Heritage Assets' Supplementary Planning Document (Adopted 2020).*
- 7.3.11 The revised Phase 2 scheme therefore seeks to address the Council's reason for refusal by replacing the originally proposed modest terraces of affordable housing in this area, with larger detached character houses. Whilst these houses are standard

Redrow house types featured elsewhere throughout the development; they do represent a significant improvement compared with the refused scheme and would be appropriate in the setting of the retained Blandford House due to their larger scale, more generous spacing and more detailed architectural features.

- 7.3.12 It is considered that the layout of the development would comply with the approved Outline Planning Permission Parameter Plans and the detailed design and appearance of the scheme would generally accord with the principles set by the approved Design & Access Statement. The development would safeguard the character and appearance and the setting of the existing locally listed Blandford Cottage and Blandford Cottages. The sensitive conversion of Blandford House would provide a viable future residential use for this key locally listed building while conserving the significance, special interest and character and appearance of this heritage asset and its setting.
- 7.3.13 Therefore, subject to the imposition of a planning condition to seek further details of the proposed materials to be used through the development and alterations to external elevations of Blandford House; it is considered that the proposed scheme would deliver good quality residential development which would be compatible with the existing character and appearance of the area and existing heritage assets. The proposal therefore accords with Local Plan policies SP10 (Blandford House and Malta Barracks), DE1 (Design in the Built Environment) and HE1 (Heritage).

7.4 Highways Considerations –

- 7.4.1 Details of the site layout, roads, footpaths, means of access, have been submitted with the Reserved Matters Application in accordance with the requirements of Condition 3 of the Hybrid Outline Planning Permission. A Transport Assessment, Travel Plan and Highways Improvements were approved/secured as part of the Outline Permission for the wider development. It is considered that the proposed road layout and means of access for Phase 2 is generally consistent with the principles set out in the approved Hybrid Outline Planning Permission's Movement Parameter Plan (as amended by 23/00607/NMAPP).
- 7.4.2 *Access & Parking*
- 7.4.3 Policy IN2 (Transport) requires new development to provide appropriate parking provision in accordance with the Council's 'Car and Cycle Parking Standards' Supplementary Planning Document (SPD) (2024). There is a presumption that the parking standard (including the visitor parking requirement) should be provided in full.
- 7.4.4 Vehicular and pedestrian access to the easterly parcels of Phase 2 is via the approved Phase 1, which in turn is accessed by Shoe Lane. Access to the central area of the site is via Shoe Lane. Access to the southernmost parcel is via Forge Lane. The applicant has confirmed that all roads would remain private and would not therefore be adopted by the Highway Authority (Hampshire County Council).
- 7.4.5 Pedestrian and cycle access has been incorporated into the design and layout of the scheme in accordance with the approved Movement Parameter Plan (as amended by 23/00607/NMAPP).
- 7.4.6 The proposed development of 83 dwellings would provide 206 allocated parking spaces together with 17 visitor spaces, 17 detached garages and 35 integral garages.

This would fully accord with the Council's parking standards, which require one car parking space per 1 bedroom dwelling, two spaces for 2/3 bedroom dwellings and three spaces for every residential property of 4 or more bedrooms. It is noted that Principle 10 of the SPD states that garages provided for new development will not be counted as parking spaces. Therefore, whilst many of the dwellings would benefit from garages, these spaces have not been included in the assessment.

- 7.4.7 The Council's parking standards require cycle storage provision of 1 space per 1-bed dwelling and 2 spaces per 2-bed plus dwelling. In the case of the individual houses proposed, it is envisaged that bicycles would be stored within the private garages or within the private curtilage of the dwellings. A brick built cycle store is proposed to serve the 5 apartments within Blandford House, located within the communal garden area to the side/rear.
- 7.4.8 Hampshire County Council (HCC) (Highway Development Planning) was consulted in relation to the Reserved Matters Application and have provided comments and raised queries in respect of visibility splays, design of visitors parking bays, transitions between footways and shared surfaces, vehicle tracking for refuse and fire tenders and the detail of the proposed Construction Traffic & Environmental Management Plan. HCC have confirmed that the comments are provided on the understanding that the roads will not be offered for adoption. The Highway Authority have therefore recommended a holding objection until further information has been provided which address the issues raised in their response.
- 7.4.9 The Applicant has prepared a technical response to HCC's comments together with updated visibility splay and tracking drawings. RBC reconsulted HCC regarding the technical response on the 16th January 2025. No response from HCC has been received at the time of writing this report. Therefore any recommendation for approval of the reserved matters application would be subject to these matters being satisfactorily addressed. A detailed update on the consultation response will be provided at Development Management Committee on the Update Sheet.

Refuse and Recycling Storage

- 7.4.10 The proposed development would be serviced by the Council's Community Contracts Team (refuse collection) and they have been consulted in relation to the detail of the proposals. The majority of the development comprises houses and residents would be expected to store refuse and recycling within the curtilage of their properties and bring the rubbish out on collection day, to collection points shown on the plans. In the case of the Blandford House apartments, the plans detail a detached brick built communal bin store located to the south of the building directly adjacent to the access road.
- 7.4.11 The Council's Community Contracts Team have not raised any objection regarding the carrying/ drag distances between the proposed collection points and access from the road. These collection points/stores should be within 25 metres walking distance of the nearest point that the bin lorry can stop safely in the case of individual bins or bags and in the case of larger communal bins, within 15 metres. The developer has previously confirmed that where refuse vehicles would be expected to enter private drives, the road surface would be suitable for a 32-tonne vehicle.
- 7.4.12 As discussed in the Access And Parking section above, Hampshire County Council (HCC) (Highway Development Planning) had raised some queries regarding tracking for larger vehicles and the Applicants have submitted a technical response with

amended tracking diagrams that demonstrate that the larger refuse vehicles would no longer travel over or overhang the footways adjacent to the plots in question, other than in one minor instance. The applicant argues that this is not considered to be a safety issue given that this will be a guided and slow movement which will take place only once a week and that this design is in accordance with the Manual for Streets.

7.4.13 *Construction Traffic Management Plan*

7.4.14 The Site Wide Construction Environmental Traffic Management Plan (CTMP/CEMP) was submitted with the Reserved Matters Application in accordance with the requirements of Condition 3 of the Outline Approval. This document was previously approved under planning reference 21/00985/CONDPP in respect of Conditions 14 and 15 of the Outline Approval in consultation with the Council's Environmental Health Officer and the Highway Authority (HCC). The traffic management section of the report set out the overall framework for managing the movement of construction and delivery traffic to and from the site, ensuring the use of appropriate routes and minimising any impacts.

7.5 Impact on Neighbours –

- 7.5.1 The Blandford House and Malta Barracks Development Site is set within an extensive area of existing woodland. However, the central area of the Phase 2 site wraps around the boundaries of the rear gardens of existing residential properties within Vine Close. These two-storey semi-detached MoD properties all benefit from rear gardens / curtilages of a generous size, as does the two-storey detached infill house at 24A. It is therefore considered that due to the residential character of the proposed use, the scale and design and relative position of the new dwellings to the existing; the proposed development would not be physically overbearing and would not result in any material harm to the neighbouring properties by reason of noise and disturbance, loss of outlook or privacy.
- 7.5.2 The only other existing residential property potentially affected by the new development, is Forge Cottage, which is located to the southwest of the proposed group of 9 new houses, on the west side of Shoe Lane. However, this property is set a significant distance from the closest proposed dwelling and is separated from the development by a track and mature trees.
- 7.5.3 In terms of other existing neighbouring uses, the TA Centre bounds the southernmost proposed residential parcel (formerly Malta Barracks) to the south and Runways End Activity Centre is located much further to the south-west, separated by which by Blandford Ditch. The development in the southern parcel has been arranged so that the rear gardens of the proposed dwellings adjoin the boundary with the TA Centre site, keeping the building line away from this neighbouring boundary.
- 7.5.4 Given the scale and nature of the proposed development and its relative position to neighbouring dwellings and uses; it is considered that proposed dwellings would be compatible with and would not result in any demonstrable harm to the amenities of neighbouring occupiers and uses, in accordance with Local Plan policy DE1. A safeguarding condition is proposed in relation to hours of construction and a Construction Traffic & Environmental Management Plan has previously been approved under condition 14 of the outline consent.

7.6 Living Environment Created for Future Residents –

- 7.6.1 The proposed new dwellings would all exceed the minimum internal space standards defined in The Ministry of Housing, Communities and Local Government's *Technical Housing Standards* (2015), which are reflected in Policy DE2 (Residential Space Standards) of the Rushmoor Local Plan.
- 7.6.2 The Noise Assessment submitted with the Outline Planning Permission concluded that satisfactory internal noise levels for the dwellings could generally be achieved across the development but did identify those (new) properties nearest to Farnborough Road as requiring enhanced glazing and ventilation. In respect of the new dwellings proposed within the Phase 2 site, it is likely that this may only apply to the new house proposed to the south of Blandford Cottages and the new dwellings to the east of Blandford House. Notwithstanding this, a condition is proposed to seek details of an updated noise report for Phase 2, to include details of any required noise mitigation measures.
- 7.6.3 The proposed houses would all benefit from private gardens, the majority of which would exceed the minimum of 30m² required for family houses, and the proposed apartments within Blandford House would have access to a private communal garden, in accordance with Rushmoor Local Plan Policy DE3. A condition is proposed to seek details of acoustic boundary treatment for those properties whose gardens would be located adjacent to the Farnborough Road.
- 7.6.4 The proposed area of open space in the southern part of the development (Malta Barracks Site) includes an equipped area of play to be delivered in accordance with the outline planning permission's Land Use Parameter Plan as secured by the terms of the s106 Legal Agreement and Conditions 19 and 20 of the Hybrid Outline Planning Permission. The reserved matters application includes a detailed drawing of the play area and the proposed equipment and landscaping.
- 7.6.5 A condition is proposed to seek full details of external lighting for the development, noting that this may be restricted (due to ecological impact) by the proximity of the residential areas to parts of the Blandford Woods SANG, adjoining woodland and public open space.
- 7.6.6 It is considered that the proposed development would provide new dwellings of a generous size and efficient layout with sufficient natural light, ventilation. Adequate spacing would be provided between dwellings and habitable room windows to safeguard against loss of privacy and outlook. The dwellings would benefit from access to good quality private and public amenity space, including children's play space in accordance with the Outline Planning Permission and s106 Legal Agreement.
- 7.6.7 It is therefore considered that the development would provide a satisfactory living environment for future residents, in accordance with Local Plan policies DE1, DE2, and DE3.

7.7 Environment, Nature Conservation & Trees

- 7.7.1 The Hybrid Outline Planning Application proposals were screened for the purposes of the Environmental Impact Assessment Regulations 2011 (as amended 2015) and was not considered to be EIA development (Planning Ref: 17/00245/SCREEN dated 05/05/2017). No significant environmental effects were identified, and it was

considered that any potential environmental effects could be addressed satisfactorily and conventionally at the planning application stage through the submission of supporting information and/or imposition of planning conditions. The Hybrid Outline Planning Application was accompanied by an Ecological Impact Assessment and Shadow Habitats Regulations Assessment (HRA).

- 7.7.2 Details of landscaping together with an updated Ecological Management Plan have been submitted with this Reserved Matters Application in accordance with the requirements of Condition 3 of the Hybrid Outline Planning Permission. A site-wide Construction Traffic & Environmental Management Plan (CTEMP) has previously been approved (ref: 21/00985/CONDPP) in respect of Condition 14 of the Outline Approval, in consultation with the Council's Environmental Health Officer and Ecology Officer.
- 7.7.3 The proposed residential areas detailed on the Hybrid Outline Planning Permission's approved Land Use Parameter Plans focus primarily on pockets of previously developed land. However, together with areas of hardstanding and structures, these areas do contain existing trees and vegetation, and given the relatively large size of the scheme, it was accepted that in granting the outline consent, a significant number of trees and vegetation would require removal to facilitate the development.
- 7.7.4 *Ecology & Biodiversity Net Gain*
- 7.7.5 The Outline Consent was granted prior to any mandatory requirement for Biodiversity Net Gain. Notwithstanding this, the Council's Ecology Officer has previously worked with the Applicant in relation to the Phase 1 RMAs to secure a site-wide Biodiversity Net Gain Assessment (including DEFRA Metric) which has informed the preparation of updated Ecological Management Plan/s for each of the Reserved Matters Areas within the Blandford House & Malta Barracks Development Site (excluding the SANG).
- 7.7.6 Whilst not included in the submitted BNG Assessment, the application acknowledges the 'off-site' enhancements that have already been secured by the approved Blandford SANG which include wide-scale woodland enhancement throughout the SANG, being brought under long-term management by the Land Trust. These include the removal of non-native scrub (Rhododendron and Cherry Laurel), and the creation of new rides. These off-site enhancements are secured through a SANG Environmental Management Plan (SANG EMP), which is required by Condition 23 of the Outline Planning Consent and has been approved under planning reference: 21/00882/CONDPP.
- 7.7.7 In respect of the current application for Phase 2, an updated Ecological Management Plan and Site-wide BNG Assessment suggests that the development would exceed a 10% net gain. Whilst it is noted that the Council's Ecology Officer has queried inconsistencies in the assessment, it is also recognised that the Outline Consent was approved prior to the BNG requirement. Conditions are proposed to ensure that the development is implemented strictly in accordance with the approved Ecological Management Plan and landscaping and planting plans submitted with the application, to ensure that the proposed biodiversity enhancements and mitigation is implemented and maintained.
- 7.7.8 It is therefore considered that subject to appropriate safeguarding conditions, the proposed scheme would mitigate adverse impacts on wildlife and ecologically

sensitive receptors and would secure opportunities for biodiversity enhancement in accordance with Local Plan policy NE4 (Biodiversity).

7.7.9 *Lighting*

7.7.10 Given the sensitivities around providing streetlighting within this woodland setting, in respect of its potential impact on local ecological receptors, planning condition 6 is proposed to ensure that no external lighting is installed unless agreed with the Local Planning Authority in accordance with Local Plan policies DE10 (Pollution) and NE4 (Biodiversity).

7.7.11 *Thames Basin Heaths Special Protection Area*

7.7.12 The wider Blandford House & Malta Barracks Development Site will deliver 13.7ha of Suitable Alternative Natural Greenspace (SANG) designed to avoid or mitigate any potential adverse effects on the Thames Basin Heaths Special Protection Area (TBH SPA) through increased recreational use such as dog walking. The SANG was approved as part of the hybrid outline planning permission ref: 17/00914/OUTPP and is secured by s106 legal agreement, together with Strategic Access and Monitoring (SAMM) contributions. The SANG is now established and fully accessible.

7.7.13 It is therefore considered, taking into account these mitigation measures, that the proposals are not likely to have a significant effect, alone or in combination upon the nature conservation interest and objectives of the Thames Basin Heath Special Protection Area (SPA), in accordance with saved South East Plan Policy NRM6, Local Plan policy NE1 and Rushmoor's Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy (AMS) as updated April 2024.

7.7.14 *Trees*

7.7.15 Notwithstanding the quantum of tree removal established in the Outline Approval, Condition 9 of the Hybrid Outline Planning Permission was imposed to seek details of an Arboricultural Development Statement (ADS), to include an updated Tree Removal Plan, prior to any removal of trees in any phase and prior to commencement in the relevant Reserved Matters Area (RMA). This was to ensure that no trees were removed unnecessarily prior to the detailed design stage of the development.

7.7.16 The Phase 2 Reserved Matters Application is accompanied by an updated Arboricultural Development Statement (ADS) ref: JSL3922_782 V2 (RPS Group, January 2025) in accordance with Condition 3 (20) of the Hybrid Outline Planning Permission. The ADS has been updated to reflect the latest layout and to include the tree removal previously consented. The ADS identifies significant trees to be retained and incorporated into the development together with tree protection measures for those trees to be retained. The ADS states that *"the land parcel includes a broad range of species, both deciduous and coniferous. The species range is wide, including ornamental, native and non-native species."*

7.7.17 The landscaping proposals submitted with the Phase 2 include mitigation tree planting which includes both woodland planting and new street trees. In this regard the ADS states *"A substantial new planting scheme has been an integral part of the design rationale and will aim to provide a high-quality landscaping scheme to mitigate the loss of existing trees. New tree planting within the public open space will provide the*

opportunity to provide new specimen species for the benefit of the wider community as part of wider enhancements.”

7.7.18 It is accepted that the tree removal, including the removal of some moderate and high-quality trees, is necessary to deliver the development approved by the Outline Planning Permission. The proposals are acceptable on balance given the constraints of the site and subject to the appropriate mitigation planting. A planning condition is proposed to ensure that the tree protection measures set out in the updated Arboricultural Development Statement, are fully implemented, in accordance with the aims and objectives of Local Plan policy NE3 Trees and Landscaping.

7.8 Pollution & Remediation –

Local Plan policy DE10 (Pollution) seeks to ensure that developments do not give rise to or are not subjected to unacceptable levels of pollution.

7.8.1 Contaminated Land

7.8.2 A Geotechnical and Geo-environmental Site Investigation report relating to all phases of the proposed residential development, has been submitted to and approved in writing by the Local Planning Authority (ref: 22/00306/CONDPP) pursuant to Condition 11 (site investigation and remediation) of the Hybrid Outline Planning Permission.

7.8.3 In this regard, the Council’s Environmental Health Officer previously commented *“The report has identified elevated concentrations of lead and PAHs within some areas of made ground, and recommends that a 600mm capping layer of clean soil be laid in gardens and landscaped areas where made ground is present. All top soils and natural soils are considered suitable for re-use on site. No ground gas precautions are considered necessary and there are no apparent issues with regards ground water.”*

7.8.4 It is also noted that Condition 12 of the Hybrid Outline Planning Permission requires prior to first occupation of any Reserved Matters Area, the approval of a verification report, to be submitted to demonstrate effective compliance with the contamination remediation works as approved. The Council’s Environmental Health Officer has therefore raised no objection to the current proposals subject to the submission of the verification reports post-completion. Further, Condition 13 of the Hybrid Outline Planning Permission seeks to ensure that suitable additional remedial measures be submitted to the Council for approval, in the event that previously unidentified contamination is discovered during construction.

7.8.5 A Site Wide Construction & Environmental Traffic Management Plan (CTMP/CEMP) has also previously been approved under planning reference 21/00985/CONDPP in respect of Condition 14 of the Outline Approval in consultation with the Council’s Environmental Health Officer. The Environmental Health Officer has recommended that this document is updated to include some basic precautions to be employed by site workers due to specific contaminants identified in the subsequent site investigation.

7.9 Flood Risk & Drainage –

- 7.9.1 Local Plan Policy NE8 (Sustainable Drainage Systems) requires the implementation of integrated and maintainable SuDS in all flood zones for both brown field and greenfield sites.
- 7.9.2 The Hybrid Outline Planning Application was accompanied by a Flood Risk Assessment and a Flood Risk & Utilities Statement. Potential flood risks in the area include surface water flooding and overtopping or breach of the Basingstoke Canal. However, the site is located in Flood Risk Zone 1, which means it is at the lowest risk of flooding. Taking into account the characteristics of the site and the nature of the wider proposals, and subject to mitigation measures in the form of Sustainable Drainage Systems (SuDS), the assessment concluded that there are no significant sources of flood risk that would affect the site.
- 7.9.3 A Drainage Statement and Drainage Strategy drawings have been submitted with the Reserved Matters application. The Phase 2 proposals include Sustainable Drainage Systems (SuDS) in the form of permeable paving, cellular tanks, control chambers, and creation of three ponds.
- 7.9.4 Hampshire County Council (Lead Flood Authority) were consulted in relation to the Reserved Matters Application and have raised queries regarding the proposed infiltration testing for the drainage calculations, drainage responsibilities and the scope of the proposed maintenance schedules.
- 7.9.5 The Applicant has prepared a technical response to HCC's comments and HCC were reconsulted on the 16th January 2025. No further response from HCC has been received at the time of writing this report. Therefore any recommendation for approval of the reserved matters application would be subject to these matters being satisfactorily addressed. A detailed update will be provided at Development Management Committee via the Update Sheet.

7.10 Sustainable Development –

- 7.10.1 Local Plan Policy DE1 expects proposals to *'promote designs and layouts which take account of the need to adapt to and mitigate against the effects of climate change, including the use of renewable energy'*. In this regard, it is noted that the Planning Statement outlines that the dwellings will incorporate a range of design and energy efficiency measures which aim to minimise and reduce carbon dioxide emissions and confirms that the new dwellings will meet the water efficiency standard of 110 litres per person per day, in line with Policy DE4 (Sustainable Water Use). A compliance condition and Informative is proposed in respect of the water efficiency standard.

7.11 Archaeology –

- 7.11.1 Prior to the submission of this application, details relating to archaeology were submitted and approved (ref: 22/00305/CONDPP dated 09/05/2022) in respect of Conditions 16, 17 and 18 of hybrid outline planning permission ref:17/00914/OUTPP. The conditions required details of a Written Scheme of Investigation, a Programme of Archaeological Mitigation of Impact and a Post-excavation Assessment to be submitted to the local planning authority for approval, in accordance with Local Plan Policy HE4 (Archaeology).

7.11.2 The County Archaeologist was consulted in relation to the details, commenting “*I can confirm that I endorse the submitted archaeological evaluation report and that it meets the requirements of condition 16. Furthermore, the results from the archaeological evaluation indicate that the site has been the subject wide ranging previous disturbance and that any archaeological potential has been compromised. As such, no further archaeological work should be required. On this basis, I can recommend that conditions 16, 17 and 18 be discharged.*” The County Archaeologist was consulted in relation to the current Phase 2 Reserved Matters Application and has confirmed that no further Archaeological work is required. Therefore, no further conditions are proposed in relation to Phase 2.

7.12 Conclusion

7.12.1 The Phase 2 Reserved Matters scheme sufficiently reflects the terms of the outline planning permission for the Blandford House and Malta Barracks Development Site, including the Land Use and Movement Parameter Plans (as amended). Subject to appropriate planning conditions, the development would not result in any unacceptable impacts on the character and appearance of the area, environmental conditions, on nature conservation or existing heritage assets. The scheme would deliver a good standard of living accommodation and an appropriate mix of residential dwellings, including affordable housing, and would not result in any material harm to the amenity of neighbouring occupiers or uses. The proposals would also be acceptable in highway terms.

7.12.2 It is therefore considered that subject to compliance with the attached conditions, the existing planning conditions of the Hybrid Outline Planning Permission and the associated s106 legal agreement; taking into account the provisions of the Development Plan and all other material planning considerations, including consultee responses and representations, the proposal is acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.

8. FULL RECOMMENDATION

It is recommended that **SUBJECT** to:

1. No objection from Hampshire County Council as the Lead Local Flood Authority

The Executive Head of Property and Growth be authorised to **GRANT** permission subject to the following conditions and informatives:-

Time limit

- 1 The development hereby permitted shall be begun before the expiration of three years 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.

Approved Plans

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

A 1142 001 Rev A (Site Location Plan)
A1142-002-ISSUE 16 (Planning Layout and Base without Schedule)
House Type Brochure (Redrow, October 2024)
A1142-005-REV A (Massing Plan)
A1142-006-REV A (Occupancy Plan)
A1142-007-REV A (Enclosures Plan)
A1142-008-REV A (Material Plan)
A1142-009-REV A (Parking Plan)
A1142-010-REV A (Refuse Plan)
A1142-011-REV A (Hard Landscaping Plan)
A1142-012-REV A (Garden Area Plan)
A 1142 65 Rev X (Street Scenes AA-EE)
A 1142 66 (Street Scenes FF-LL)
1142 68 Rev B (Blandford House Plans)
1142 69 Rev X (Blandford House Elevations)
7550.RA.HP.5.0 A (Hard landscape overview)
7550.RA.HP.5.1 A (Hard landscape plan 1 of 7)
7550.RA.HP.5.2 A (Hard landscape plan 2 of 7)
7550.RA.HP.5.3 A (Hard landscape plan 3 of 7)
7550.RA.HP.5.4 A (Hard landscape plan 4 of 7)
7550.RA.HP.5.5 A (Hard landscape plan 5 of 7)
7550.RA.HP.5.6 A (Hard landscape plan 6 of 7)
7550.RA.HP.5.7 A (Hard landscape plan 7 of 7)
7550.RA_PP.4.0 A (Planting plan overview)
7550.RA_PP.4.1 A (Planting plan 1 of 7)
7550.RA_PP.4.2 A (Planting plan 2 of 7)
7550.RA_PP.4.3 A (Planting plan 3 of 7)
7550.RA_PP.4.4 A (Planting plan 4 of 7)
7550.RA_PP.4.5 A (Planting plan 5 of 7)
7550.RA_PP.4.6 A (Planting plan 6 of 7)
7550.RA_PP.4.7 A (Planting plan 7 of 7)
7550.RA_PSD.3.0 (Play Space Plan)
11349/1951 – REV P12 (Phase 2 Refuse Vehicle Tracking)
11349/1952 – REV P8 (Phase 2 Fire Tender Vehicle Tracking Sheet 1)
11349/1964 – REV P6 (Phase 2 Junction & Forward Visibilities)
11349/2200 – REV P6 (Phase 2 Fire Tender Vehicle Tracking Sheet 2)
11349/2201 – REV P7 (Phase 2 Refuse Vehicle Tracking Sheet 2)
11349/2202 – REV P4 (Phase 2 Fire Tender Vehicle Tracking Sheet 3)
11349/2203 – REV P5 (Phase 2 Refuse Vehicle Tracking Sheet 3)
11349/S02/1608 Rev P1 (Drainage Strategy Phase 2 – Sheet 1)
11349/S02/1608 Rev P1 (Drainage Strategy Phase 2 – Sheet 2)
11349-1609 Rev P1 (Drainage Catchment Phase 2)
11349/1611 Rev P1 (Phase 2 Overland Flow Plan)
11349/1802 Rev P2 (Site Levels Strategy Phase 2)

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

Materials

- 3 A schedule of the materials (including updated Building Materials Plan and samples where required by the Local Planning Authority) to be used for the external surfaces of the dwellings and the hard-surfaces within the development hereby approved, shall be submitted to and approved in writing by the Local Planning Authority, before the relevant part of the development to which they relate is commenced (excluding preparatory ground works), and this condition shall apply notwithstanding any indications to these matters which have been given in this application. The development shall be carried out in accordance with the approved details prior to first occupation of the relevant part of the development.*

Reason – To ensure a satisfactory appearance for the development and to safeguard the character and appearance of the area and the setting of adjoining heritage assets.

External Lighting

- 4 Prior to the installation of any external lighting associated with the development hereby approved, a scheme for the provision of external lighting together with an Artificial Lighting Assessment (including the design, duration, intensity of illumination predicted lighting contours and retained dark corridors for the wider development site), to accord with the recommendations of the approved Ecological Management Plan, shall be submitted to and approved in writing by the Local Planning Authority. Any external lighting that is installed shall accord with the details so approved.*

Reason: To safeguard the amenities of surrounding occupiers and to avoid any adverse impacts on ecologically sensitive local receptors.

Ecological Management Plan

- 5 The development shall be carried out strictly in accordance with the mitigation measures identified within the Phase 2 Ecological Management Plan ref 63220 EMP/PHASE 2/vf3/JW/MRD (Aspect Ecology, January 2025) hereby approved prior to first occupation of the development hereby approved.

Reason - In the interests of nature conservation and biodiversity net gain.*

Arboricultural Development Statement

- 6 The development shall be carried out strictly in accordance with the Phase 2 Arboricultural Development Statement V2 ref: JSL3922_782 V2 (RPS Group, January 2025) hereby approved.

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

Parking Spaces

- 7 The residents' and visitors' parking spaces shall be laid out, allocated and made available in accordance with drawing A1142 009 A (Parking Plan) hereby approved, prior to first occupation of the units to which the parking spaces relate, and shall be used only for the parking of vehicles in connection with the residential use of the development.

Reason - To ensure the provision and availability of adequate off-street parking and to safeguard residential amenity.

Hours of Construction

- 8 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.

Water Usage

- 9 The dwellings hereby permitted shall be designed and implemented to meet the water efficiency standard of 110 litres per person per day.

Reason - To ensure that the development makes efficient use of mains water in accordance with Policy DE4 of the Rushmoor Local Plan.

Removal of PD Rights – Enlargement of dwellings

- 10 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England), Order 2015 (or any Order revoking and re-enacting that Order) there shall be no enlargement or extension of the dwellings hereby permitted, including porches and any additions or alterations to the roof, without the prior permission of the Local Planning Authority.

Reason - To safeguard the character and appearance of the development, to protect the amenities of neighbouring occupiers and to ensure that adequate off-street parking remains available for the development.

Removal of PD Rights – Outbuildings

- 11 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England), Order 2015 (or any Order revoking and re-enacting that Order), no new building or enclosure shall be constructed within the curtilage of the dwellings hereby permitted, without the prior permission of the Local Planning Authority.

Reason - To safeguard the character and appearance of the development and to protect the amenities of neighbouring occupiers.

INFORMATIVE

- 1 INFORMATIVE - REASONS FOR APPROVAL - The Council has granted permission because:-

The proposal has been assessed against following policies of the Council's Development Plan (Adopted 21st February 2019):

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

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.

The *National Planning Policy Framework (NPPF)*, which was revised and came into force on 19th February 2019 (updated December 2024), and Government's Technical Housing Standards – nationally described space standard (27th March 2015) are also material considerations.

The Reserved Matters Application Phase 2 scheme sufficiently reflects the terms of the outline planning permission for the Blandford House and Malta Barracks Development Site, including the Land Use and Movement Parameter Plans (as amended). Subject to appropriate planning conditions, the development would not result in any unacceptable impacts on the character and appearance of the area, environmental conditions, on nature conservation or existing heritage assets. The development would provide an acceptable living environment for future occupiers and would not be harmful to the amenity of neighbouring occupiers or uses. The proposals would be acceptable in highway terms.

It is therefore considered that subject to compliance with the attached conditions, the existing planning conditions of the Hybrid Outline Planning Permission and the associated s106 legal agreement; taking into account the provisions of the Development Plan and all other material planning considerations, including consultee responses and representations, the proposal is acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.

2 INFORMATIVE - Your attention is specifically drawn to the conditions marked *. These condition(s) require the submission of details, information, drawings etc. to the Local

Planning Authority BEFORE WORKS START ON SITE or, require works to be carried out BEFORE COMMENCEMENT OF USE OR FIRST OCCUPATION OF ANY BUILDING. Failure to meet these requirements is in contravention of the terms of the permission and the Council may take enforcement action to secure compliance. As of April 2008 submissions seeking to discharge conditions or requests for confirmation that conditions have been complied with must be accompanied by the appropriate fee.

- 3 INFORMATIVE - The Applicant is reminded that there are a number of conditions attached to the original hybrid outline planning permission (ref:17/00914/OUTPP dated 15/05/2020) which remain applicable to the Reserved Matters Area and may also require details to be approved prior to the commencement of development.
- 4 INFORMATIVE - The Applicant is reminded that this permission and the original hybrid outline planning permission ref:17/00914/OUTPP dated 15/05/2020) is subject to a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended).
- 5 INFORMATIVE - The Applicant is advised that where refuse vehicles would be expected to enter private courtyard areas, the road surface must be suitable for a 32-tonne vehicle.
- 6 INFORMATIVE - In the UK all species of bats are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and under Schedule 2 of the conservation (Natural Habitats & c) Regulations 2004. The grant of planning permission does not supersede the requirements of this legislation and any unauthorised works would 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.
- 7 INFORMATIVE - All wild birds and their nests are protected under the Wildlife and Countryside Act 1981 (as amended). If any trees are to be removed or buildings demolished during the bird breeding season (March-September inclusive) they should first be inspected by an experienced ecologist to ensure that no active nests are present. If an active nest is discovered it should be left in situ until the young have fledged.
- 8 INFORMATIVE - The Applicant is advised in respect of Condition 9 (Sustainable Water Use) that compliance with this condition will need to be demonstrated when applying for Building Control Approval for the development. The Council strongly recommends that this condition is implemented having regard to the "fittings approach" set out in Table 2.2 of The Building Regulations 2010 (Part G).
- 9 The Applicant is advised that the Council holds National Skills Academy for Construction status and works in partnership with the construction industry to maximise employment, skills and social value opportunities from developments locally. Our Economic Development team offers support in preparing and implementing Employment and Skills Plans, along with others, including Job Centre Plus, and in facilitating links with local job seekers, schools, colleges and job centres. For more information, please contact the Council's Employment and Skills Officer, Jennifer Upstill on 07341522109 or jennifer.upstill@rushmoor.gov.uk
- 10 INFORMATIVE - The Local Planning Authority's commitment to working with the Applicants in a positive and proactive way is demonstrated by its offer of pre-

application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.

