

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.              | 24/00517/REMPP   |
| Date Valid                   | 28th August 2024   |
| Expiry date of consultations | 17th March 2025  |
| Proposal                     | PART APPROVAL OF RESERVED MATTERS: for the redevelopment of the 4th Division Headquarters, Post Office and Military Police Barracks (including part demolition, internal and external alterations, extensions and new build, and demolition of Stable Block lean-to extensions) to provide 34 dwellings and associated development including landscaping, access, parking and other associated works, in Part of Development Zone L (Neighbourhood Centre), pursuant to Condition 4 (1 to 21), attached to Hybrid Outline Planning Permission Ref. 12/00958/OUT dated 10th March 2014. |
| Address                      | <b>Headquarters Fourth Division Buildings, Steeles Road, Wellesley, Aldershot, Hampshire</b>   |
| Ward                         | Wellington   |
| Applicant                    | Weston Homes   |
| Agent                        | Mr Jack Riggs  |
| Recommendation               | <b>GRANT</b>   |

## **1. DESCRIPTION**

### *Background & Site:*

- 1.1 On the 10th March 2014 hybrid outline planning permission (ref: 12/00958/OUT) was granted for the redevelopment of land at the Ministry of Defence's former Aldershot Garrison for up to 3,850 no. dwellings together with associated infrastructure, including a neighbourhood centre, employment provision, schools and a suite of Suitable Alternative Natural Greenspace (SANG). The Aldershot Urban Extension is known as Wellesley.
- 1.2 The Wellesley Master Plan, approved as part of hybrid outline planning permission ref:

12/00958/OUT, is divided into a series of manageable areas called Development Zones. Condition 4 of the outline planning permission sets out the reserved matters that require approval prior to the commencement of each development zone.

- 1.3 The application site forms part (southern half) of Development Zone L Neighbourhood Centre. The Neighbourhood Centre Development Zone is situated on the northern border of the Wellesley development, on the south east corner at the junction of Queens Avenue and Alisons Road. The Cambridge Primary School is located opposite the Neighbourhood Centre on the other side of Queen's Avenue. Steeles Road and Parade Park form the boundary of the site to the south. A Grade II Listed Eighth Division World War One Memorial is located to the south west of the Neighbourhood Centre, facing Queen's Avenue. Residential Development Zone M - Buller (including part of the proposed Extra Care Site) is located to the east, separated by Maida Road. The site is located within the Aldershot Military Conservation Area (CA). This CA is subject to an Article 4 Direction which restricts certain Permitted Development Rights.

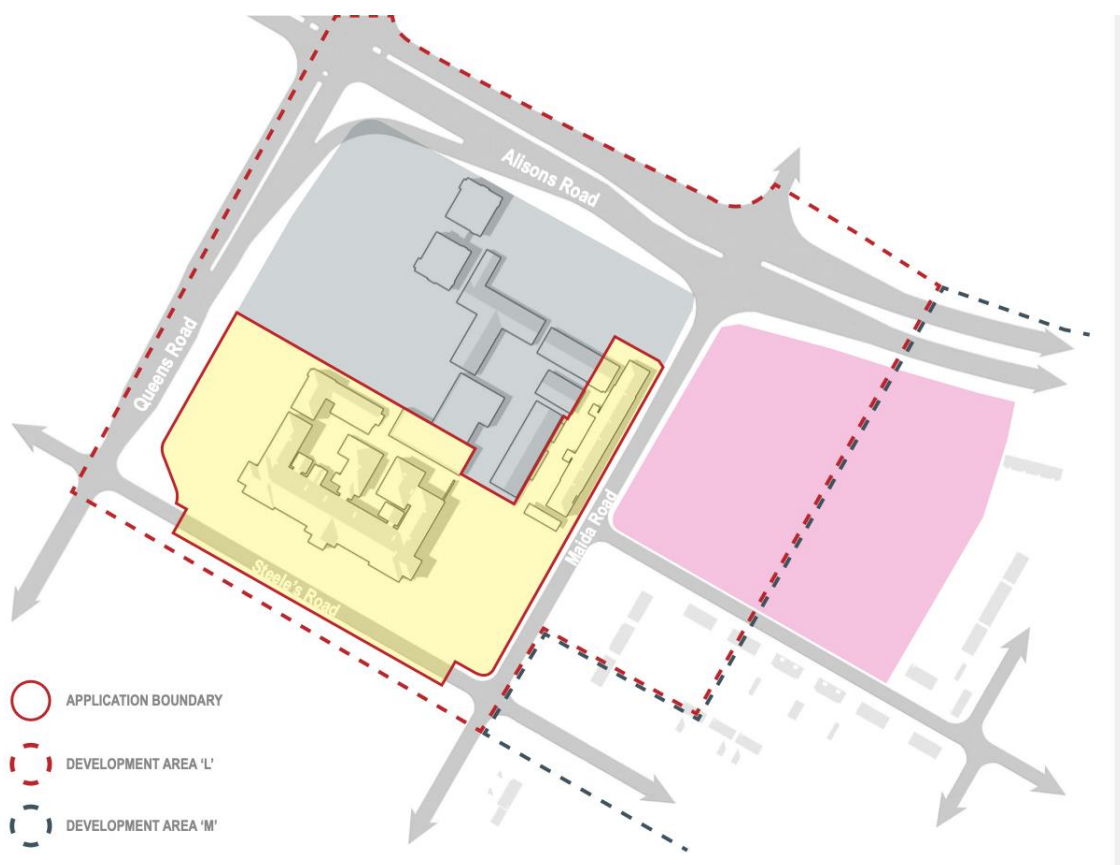


Figure 1 – Application Site Boundary

- 1.4 The application site (yellow shading) relates only to the southern part of the Neighbourhood Centre (L1), specifically The Grade II Listed Fourth Division Building and curtilage buildings. The current Reserved Matters scheme proposes private residential use only. The commercial, retail and community uses described above will be delivered in the remaining phase of the Neighbourhood Centre (grey shading).
- 1.5 It is noted that whilst the Outline Consent included illustrative layouts in the form of Analysis and Options for the Neighbourhood Centre, the locations of the uses within the Development Zone were not fixed. For example, options were explored which identified the Fourth Division Building and Post Office Buildings as various

configurations of retail, office, residential and café uses.

- 1.6 There are some restrictions on the Neighbourhood Centre uses however. In this regard, Condition 10 of the Outline Consent restricts food store floorspace to a maximum of 1400sqm gross within the Neighbourhood Centre. Condition 9 restricts Class A Uses to 3570sqm gross. This is to prevent adverse consequential impact on the retail function of the existing town centres.
- 1.7 The Illustrative Delivery Schedule submitted with the Outline Planning Application originally indicated that the Neighbourhood Centre Development Zone would deliver 16 residential units. The updated Illustrative Delivery Plan for Wellesley (as amended by Table 3 of Affordable Housing Strategy Rev 9) identifies Development Zone L (L1) (Neighbourhood Centre) to deliver 34 private residential units. The total number of residential units allowed by the Outline Consent remains unchanged.

### *The Proposal*

- 1.8 This Reserved Matters Application (RMA) is submitted part pursuant to Condition 4 (1 to 21), attached to hybrid outline planning permission 12/00958/OUT dated 10th March 2014.
- 1.9 The proposal is for the redevelopment of the 4th Division Headquarters, Post Office and Military Police Barracks buildings, to provide 34 private dwellings. The accommodation would be distributed as follows:
  - 4<sup>th</sup> Division Building – 24 Apartments (Grade II Listed)
  - Post Office Building – 4 Apartments (Locally Listed/Curtilage Listed)
  - Military Police Barracks – 6 Terraced Houses (Locally Listed/Curtilage Listed)
- 1.10 The proposals would require an element of demolition. In this regard, the removal of a two-storey block and toilet block, together with existing redundant services, metal stairs, covered walkways and external walls within the 4<sup>th</sup> Division Building courtyard would be necessary to facilitate the conversion.
- 1.11 The proposals would also require demolition of the existing single-storey lean-to extensions at the rear elevation of the Stable Block Building. The lean-to additions fall within the application site boundary, whereas, the main Stable Block Building is located outside of the application site boundary and will form part of the later phase of the Neighbourhood Centre proposals.
- 1.12 A formal landscape courtyard would be provided to the rear of the fourth division headquarters to provide private amenity space for the new dwellings. Allocated off-street car parking, including visitors' parking, would be provided to the east and the west of the 4<sup>th</sup> Division Building. Three modest single-story outbuildings are proposed within the application site. These would provide a substation, two refuse stores and a cycle store.
- 1.13 Vehicular access is proposed via Steeles Road and Maida Road to the south and east of the site respectively. A section of Steeles Road within the red line boundary to the south of the 4<sup>th</sup> Division Building will be retained as a private road, with no through traffic. This will be enforced with the use of bollards for emergency only access. The parking area to the east of the main buildings would be accessed via Maida Road.

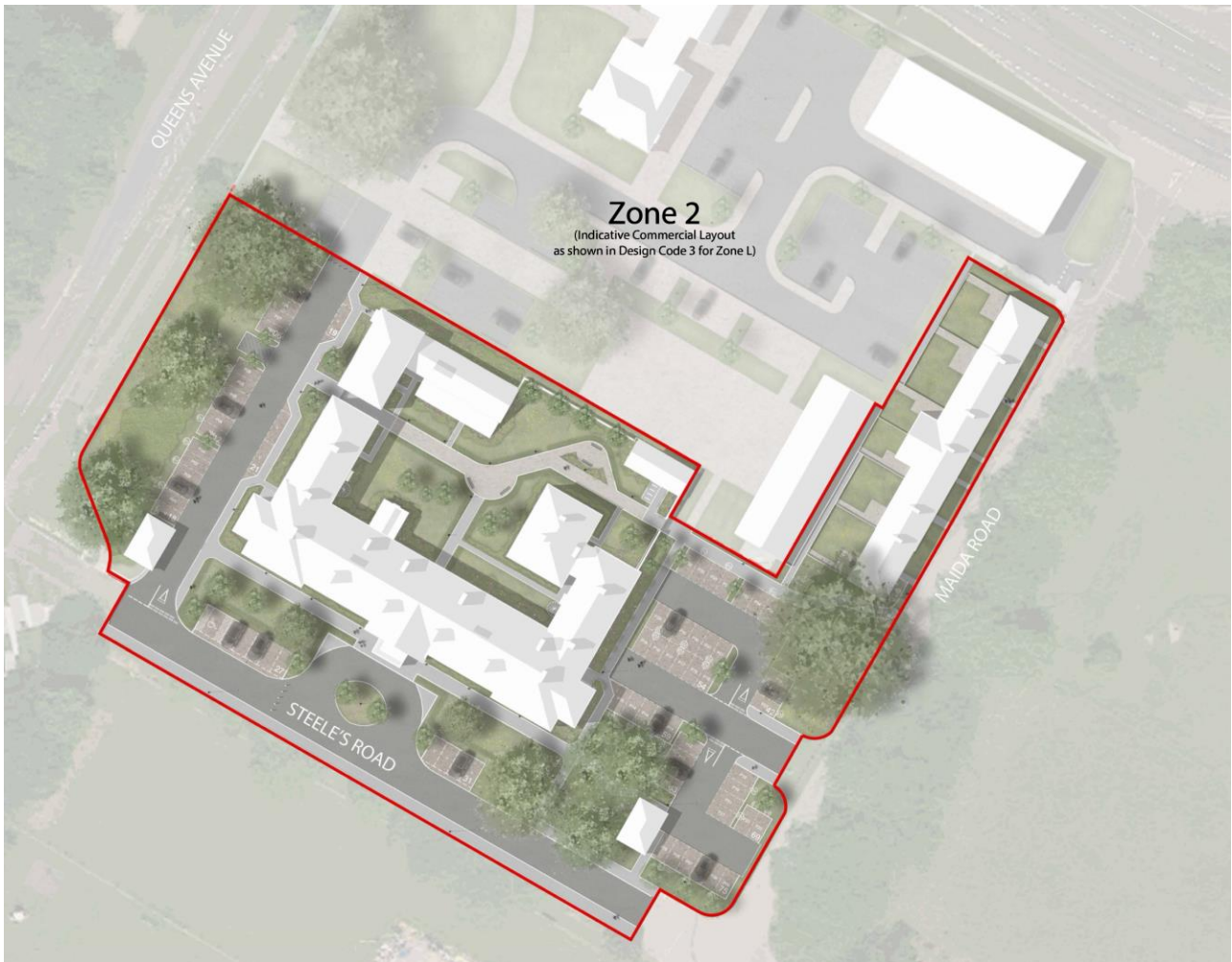


Figure 2 – Proposed Layout

- 1.14 During the course of the planning application various amendments have been made to the development proposals in response to consultee comments and the relevant planning policies and guidance. These amendments are discussed in corresponding sections of the report.

*Reserved Matters*

- 1.15 Condition 4 of the hybrid outline planning permission sets out the 'reserved matters' that require approval prior to the commencement of each Development Zone, as follows:
- 1) Scale and external appearance;
  - 2) Landscaping (hard and soft);
  - 3) Ecology;
  - 4) Remediation;
  - 5) Air quality (if required);
  - 6) Heritage Trail Details;
  - 7) Infrastructure and Drainage ;
  - 8) Trees;
  - 9) Levels;
  - 10) Construction Environmental Management Plan;
  - 11) Construction Traffic Management Plan;

- 12) Statement of Compliance with Design Code 3;
- 13) The layout of the development, including the positions and widths of roads and footpaths;
- 14) Landscaping, including a landscaping design showing the planting proposed to be undertaken, the means of forming enclosures, the materials to be used for paved and hard surfaces and the finished levels in relation to existing levels;
- 15) The design and external appearance of all buildings, plant and tanks, including details of the colour and texture of external materials to be used, together with samples of all external facing and roofing materials;
- 16) The layout of foul sewers and surface water drains;
- 17) The measures to be taken to protect adjacent areas from excessive noise;
- 18) Measures to protect the occupiers of residential property from external noise;
- 19) The provision to be made for street lighting including measures to prevent spillage and light pollution;
- 20) The provision to be made for the storage and removal of refuse from the premises,
- 21) Archaeological watching brief.
- 22) Proposals for and statement of compliance with The Wellesley Biodiversity Enhancement Strategy

1.16 The planning application (including drawings) is accompanied by the following supporting documents (as amended):

- Planning Statement ref: WH214-WST-XX-XX-RP-PL-00003 P02 (Weston Homes, 22/07/2024);
- Design & Access Statement RevP02 ref: WH214-WST-XX-XX-RP-PL-00005;
- Design Code 3 compliance Document ref: WH214-WST-XX-XX-RP-PL-00004 RevP01;
- Heritage Statement RA6178 Rev - E (Adam Urbanism, July 2024);
- 4th Division HQ Building Recording ref WH216-WST-XX-XX-RP-PL-00009 RevP01;
- Post Office Building Recording ref: WH216-WST-XX-XX-RP-PL-00010 RevP01;
- Military Police Barracks Building Recording ref: WH216-WST-XX-XX-RP-PL-00011 RevP01;
- Transport Statement Rev02 (Mayer Brown, July 2024)
- Transport Statement Addendum RevP01 ref: WH216-WST-XX-XX-RP-PL-00014 (Weston
- Affordable Housing Strategy REV9 (Grainger, March 2025);
- Affordable Housing Development Zone Strategy ref: WH2XX-WST-XX-XX-RP-PL-00002 RevP02;
- Energy & Sustainability Statement RevP03 (SES, 25/04/2024)
- Utilities Assessment Statement RevB (Mayer Brown, May 2023)
- Landscape Strategy Report RevP01 ref: 3152-APA-ZZ-XX-RE-L-4100 (Allen Pyke, July 2024)
- Biodiversity Enhancement Strategy - Compliance Statement ref: WH214-WST-XX-XX-RP-PL-00006 RevP01;
- Ecological Impact Assessment (LC Ecological Services, May 2024);
- Arboricultural Method Statement ref: JFA9024 (JFA, July 2024);
- Archaeological Impact Assessment Issue 2 ref: 213422.01 (Wessex Archaeology, July 2023);



- Written Scheme of Investigation for Archaeological Watching Brief (Neighbourhood Centre – Zone L) Issue 1 ref: 213422.03 (Wessex Archaeology, July 2023);
- Phase 1 Desk Study and Preliminary Risk Assessment Version 1 (SES, 03/05/2023); Homes, 24/01/2025);
- Environmental Noise Assessment V.1.1 ref: ENV1001-ALDE-079-4<sup>th</sup> Division HQ, Aldershot (SES, 26/07/2023);
- Outdoor Lighting Report RevP2 (Mayer Brown, 12/07/2024)
- Construction Environmental Management Plan V2 ref: ENV1-ALDE-079 (SES, July 2024);
- Construction Traffic Management Plan (Mayer Brown, 19<sup>th</sup> July 2024); and Detailed Surface Water Drainage Strategy RevP01 ref: WH216-WST-ZZ-ZZ-RP-EN-00001 (Weston Homes, January 2025).

## 2. NOTIFICATION

### 2.1 Application Publicity & Neighbours Notified

2.2 In addition to posting a site notice and a press advertisement, letters of notification were sent to 2 directly neighbouring owner/occupiers. This was due to the significant distance of the buildings from neighbouring occupiers and uses. The consultation period expired on 4<sup>th</sup> October 2024.

2.3 No representations were received/lodged under this planning application reference. However, 14 representations of objection (from 12 addresses) were lodged under the corresponding listed building consent ref: 24/00504/LBCPP: The comments are summarised below as they are more relevant to the consideration of this Reserved Matters Application:

- The original plans showed the zone as a community hub, not housing.
- The original plans showed this a the neighbourhood centre.
- The developers are circumventing their original planning consent.
- The original plans showed community/commercial space on the ground floor.
- Inadequate parking.
- Loss of trees.
- Traffic congestion around schools– highway safety.
- Lack of commercial spaces and roads.
- The estate has no shops.
- Unacceptable design and appearance.
- Unacceptable size, layout or density.
- Visual harm.
- The proposed alterations and demolitions could irreversibly damage the architectural value of the buildings.
- Unacceptable increase in population
- Additional environmental pollution

2.4 *Case Officer's Response: Any material planning considerations raised above are discussed in the relevant sections of the report below. In respect of the comments received objecting to the proposed residential use, the approved outline planning consent identifies the Neighbourhood Centre as a mixed use local centre including residential use. The current Reserved Matters Application (RMA) is for the first phase*

of the Development Zone only. A further RMA will be submitted for Phase 2 and this will include the commercial and community uses described in the Wellesley Master Plan.

## 2.5. Consultees & Other Bodies

|  |   |
|--|---|
| HCC Highways Development Planning:                         | Following receipt of amended drawings and a Transport Statement Addendum, HCC confirmed no objection subject to conditions relating to visibility splays, turning areas and implementation of the Construction Traffic Management Plan.   |
| HCC Surface Water Management (Lead Local Flood Authority): | Requested further clarification regarding specific elements of the drainage strategy relating to hydraulic calculations, exceedance flow route plans and the scope of the proposed maintenance plan. In response, the applicant has submitted Detailed Surface Water Drainage Strategy Ref: WH216-WST-ZZ-ZZ-RP-EN-00001 RevP0. HCC was reconsulted regarding these details. No further response from HCC has been received at the time of writing this report |
| HCC Senior Archaeologist:                                  | Confirmed no objection subject to a condition to ensure that the development is carried out in accordance with the site specific Written Scheme of Investigation submitted with the Reserved Matters Application.   |
| Natural England:   | Confirmed no objection.   |
| Historic England   | Comments received: <i>“Historic England provides advice when our engagement can add most value. In this case, we are not offering advice. This should not be interpreted as comment on the merits of the application.”</i>  |
| National Amenity Societies :                               | No comments received.   |
| Hampshire Buildings Preservation Trust Ltd:                | Comments received: <i>“The Trust has considered the proposals and does not wish to raise on an objection”</i>   |
| Hampshire Fire and Rescue Service:                         | No comments received.   |
| Designing Out Crime Officer:                               | No comments received.   |
| Severn Trent Services Ltd:                                 | No comments received.   |
| South East Water Ltd:                                      | No comments received.   |
| Thames Water:  | No comments received.   |
| Southern Gas   | No comments received.   |

Network:

Aspire Defence Services Ltd: No comments received.

Aldershot Garrison: No comments received.

Basingstoke Canal Authority: No comments received.

## 2.6 Internal Consultees

RBC Environmental Health: Confirmed no objection subject to the imposition of a condition to seek further details of sound insulation/ glazing specification for the new dwellings.

RBC Housing Enabling Officer: Confirmed no objection following the submission of an updated Wellesley Affordable Housing Strategy Rev 9.

RBC Ecology Officer: Confirmed no objection.

RBC Community - Contracts: Provided detailed advice for the developer regarding the type/size of bins required and the design and access considerations for bin stores. Amended drawings were received in response to the advice provided.

RBC Arboricultural Officer: No objection has been received.

RBC Planning Policy: (Consulted for information only).

## 3. POLICY AND DETERMINING ISSUES

- 3.1 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  
SP5 Wellesley



- IN1 Infrastructure & Community Facilities
- IN2 Transport
- HE1 Heritage
- HE2 Demolition of a Heritage Asset
- 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
- DE10 Pollution
- LN1 Housing Mix
- LN2 Affordable Housing
- NE1 Thames Basin Heaths Special Protection Area
- NE3 Trees and Landscaping
- NE4 Biodiversity
- NE8 Sustainable Drainage Systems

3.2 The Council's adopted Supplementary Planning Documents (SPDs) 'Car and Cycle Parking Standards', 2024, Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy (AMS) as updated April 2024 and Aldershot Military Conservation Area Appraisal and Management Plan (RBC, February 2021) and Locally Listed Heritage Assets SPD (2020) are relevant.

3.3 The *National Planning Policy Framework (NPPF)*, which came into force on 19th February 2019 (updated December 2024), and The Department for Communities and Local Government's Technical Housing Standards (March 2015) are also material considerations.

3.4 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 and mix
- Design & Impact on Heritage Assets
- Transport, parking & access
- Impact on neighbours
- Living environment created for future residents
- Pollution & remediation
- Nature conservation and trees
- Flood risk & drainage
- Sustainable construction & renewable energy
- Archaeology

#### 4. COMMENTARY

##### **The principle of development -**

4.1 The site falls within the defined urban area of Aldershot and forms part of the Aldershot Urban Extension (Wellesley) development as described in Policy SP5 (Wellesley) of the Rushmoor Local Plan. The Aldershot Urban Extension is a key part of Rushmoor's

strategy for meeting the Borough's long-term housing needs and for supporting the economic growth and regeneration of Aldershot Town Centre.

- 4.2 The approved Wellesley Master Plan is divided into a series of Development Zones. The principle of the residential redevelopment of part of Development Zone L (Neighbourhood Centre) was established with Hybrid Outline Planning Permission 12/00958/OUT. The Illustrative Delivery Plan for Wellesley (as amended by Table 3 of Affordable Housing Strategy Rev 9) identifies Development Zone L (L1) (Neighbourhood Centre) to deliver 34 private residential units.
- 4.3 A set of Design Codes was approved with the outline planning application. Design Code Document 1 sets out general design code principles and Design Code Document 2 provides definitions and technical specifications. These documents apply to the entire AUE (Wellesley) site, whereas a Design Code Document 3, providing zone-specific requirements, is required for each Development Zone (secured by Condition 3 of the outline permission). Condition 4 of the outline planning permission sets out the reserved matters that require approval prior to the commencement of each development zone.
- 4.4 A Design Code Document 3 and Arboricultural Method Statement was previously approved for Zone L - Neighbourhood Zone on 10<sup>th</sup> January 2024 (ref: 23/00481/CONDPP). The Design and Access Statement submitted with the current Reserved Matters Application demonstrates how the scheme complies with the approved Design Principles (Design Code Document 3), in accordance with the requirements of Condition 4 of the outline permission.
- 4.5 In summary, it is considered that the Reserved Matters proposals, as amended during the course of the planning application, sufficiently reflect the terms of the outline planning permission, parameter plans and the principles of the Design Code 3 Documents as approved. The proposed development is acceptable in principle, subject to detailed assessment against relevant national and local planning policies and guidance.

#### **Housing tenure and mix -**

- 4.6 The Application is supported by an Affordable Housing Development Zone Strategy in accordance with the requirements of condition 4 of the Outline Consent. The proposed scheme for 34 private dwellings at part of Zone L (L1) (Neighbourhood Centre) would be comprised of 28 apartments and 6 terraced houses, as follows. The current proposals would not result in any overall increase in the total number of dwellings approved by the Outline Consent (overleaf):

| Building  | 1B 2P | 2B 3P | 2B 4P | 3B 5P | 3B 6P | 4B7 P | Total |
|---|-------|-------|-------|-------|-------|-------|-------|
| 4 <sup>th</sup> Division<br>(Private<br>Apartments) | 9     | 9     | 5     | 0     | 1     | 0     | 24    |
| Post Office<br>(Private<br>Apartments)              | 0     | 0     | 3     | 1     | 0     | 0     | 4     |
| Police Barracks<br>(Private<br>Terraced<br>Houses)  | 0     | 0     | 0     | 4     | 0     | 2     | 6     |
| TOTAL   | 9     | 9     | 8     | 5     | 1     | 2     | 34    |
|   |       | 17    |       | 6     |       |       |       |

**Table 1: Accommodation schedule**

- 4.7 The proposed housing would accord with the Wellesley Affordable Housing Strategy (AHS) which identifies no affordable housing to be delivered within this part of the Neighbourhood Centre (L1).. In this respect, the AHS allows a certain element of flexibility across individual Development Zones in order to allow for site constraints, which in this case includes the physical constraints of the layout of the buildings to be retained and the costs associated with the residential conversion of the existing heritage assets. The physical constraints of the buildings to be converted has also constrained the proposed mix of dwelling sizes in this phase.
- 4.8 During the course of the application, revisions to the Wellesley Affordable Housing Strategy (AHS) in the form of Revision 9 have been agreed and submitted as part of the RMA. The revisions to the AHS relate only to points of clarification in respect of the Neighbourhood Zone and the Affordable Extra Care Site which straddles the Neighbourhood Centre and part of Buller Development Zone to the east.
- 4.9 AHS Rev 9 (submitted with the current application) continues to demonstrate that overall across the Wellesley development, 35% of all residential units will be provided as affordable housing. This accords with Policy SP5 (Wellesley) and the s106 legal agreement associated with hybrid outline permission 12/00958/OUT. The Outline Consent specifies that 60% of the affordable housing shall be affordable/social rented and 40% intermediate (shared ownership).

### **Design & Impact on Heritage Assets -**

#### *The Design Code*

- 4.10 The Reserved Matters Application Area comprises the southern part of Zone L - Neighbourhood Centre Zone. The Development Zones Matrix contained within the approved Design Code Document 1 – General Design Principles (DCD1) of the Outline Planning Permission, identifies the character areas and level of code control within each of the Wellesley Development Zones.
- 4.11 *Development Zone L – Neighbourhood Centre* is described in The Outline Planning Permission's approved Design Code Document 1 as:
- Residential and non-residential;
  - Maximum five storey building heights;

- Character Areas – B, C and D;
- Level of Code Control – Hot (Most code control);
- Located within a Conservation Area:
- Containing listed buildings; and
- Demolition of existing buildings

- 4.12 The approved Design Code Document 1 describes the neighbourhood centre as ‘the heart of Wellesley’ and to deliver (*inter alia*) a “mixed use local centre, including retail leisure, day-care centre, offices and residential. Refurbishment and alteration of existing buildings, including the 4<sup>th</sup> Division Headquarters Building, Post Office and Alison and Cranbrook Houses. Police Barracks and Stables may be demolished or retained subject to Listed Building Consent.’ This development zone is identified as a HOT Area where the highest code control level applies, including the application of the Heritage Palettes.
- 4.13 The current Reserved Matters Application Area relates only to the southernmost half of the zone comprising of the Grade II Listed 4th Division Headquarters, and locally/curtilage listed Post Office and Military Police Barracks buildings. The proposal is for residential conversion with minimal extension/new build. The non-residential uses identified for the wider Neighbourhood Centre Development Zone, would therefore be delivered in the subsequent phase.
- 4.14 The proposals would be consistent with approved Parameter Plan PP2 (Demolition Parameter Plan) of the Outline Consent identifies the Fourth Division Building as Category 5 - Statutory Listed Buildings to be retained but maybe subject to partial demolition -subject to listed building consent. The Post Office, Police Barracks and Stable Block are all identified as Category 6 - Demolish/alteration in listed building curtilage subject to listed building consent.

#### *Design, Appearance & Impact on Heritage Assets*

- 4.15 The Applicants Planning Statement confirms that the proposals have been developed through pre-application consultation with the RBC Planning Officer. The Planning Statement maintains “*Given the sites historic importance, the proposals seek to retain, maintain and enhance existing buildings. As such, the general form and layout of existing structures remains intact, other than in a few instances where some blocks have been removed or addition to the buildings have been proposed which are necessary to facilitate the conversion.*” In this regard, the key new-build elements comprise of three modest single-storey ancillary buildings proposed in the vicinity of the 4<sup>th</sup> Division Building, the construction of first floor extensions to the northern and southern ends of the Police Barracks Building and replacement two-storey rear projection.
- 4.16 It is considered that the design and layout of the development would accord with the approved Outline Planning Permission parameter plans, including PP2 (Demolition Parameter Plan), and the principles set by the approved Design Code Documents 1, 2 and 3. The detailed design generally accords with the palettes described within the Design Codes, dictated by the variable levels of design code control and the designated character areas. The proposed development responds to the architecture and setting of the heritage assets and adjoining phases. The proposed outbuildings have been designed to complement the character of the existing buildings to be retained, in terms of character, design and materials. The proposed metal clad modern extensions to the

Police Barracks Buildings represent good quality design and take a similar approach to recently approved modern extensions at the nearby Cambridge Military Hospital.

- 4.17 It is considered that the application proposals, which include detailed schedules of work, materials schedules and a landscape strategy, demonstrate that the proposed development, including the alterations to the external elevations and setting of the Grade II Listed and locally listed/ curtilage listed buildings would be compatible with and would not detract from the character and appearance of those heritage assets. The impact of the proposals (including internal alterations) on the special historic and architectural interest of the Listed Buildings is discussed in greater detail in the corresponding committee report for Listed Building Consent Application reference 24/00505/LBCPP.
- 4.18 It is considered, subject appropriate conditions, that the proposals to convert and refurbish the buildings, including the removal of poor quality additions/alterations, would enhance the character and appearance of the buildings and maintain their significance as heritage assets. It is considered on balance the loss of any historic fabric resulting from the proposals would be outweighed by the overall benefits of the restoration of the listed buildings. The development would provide a viable future use for the buildings consistent with their conservation and would enhance the setting of those buildings and the character and appearance of the Aldershot Military Conservation Area. The proposals are consistent with Local Plan Policies SP5 (Wellesley), HE1 (Heritage), HE3 (Development within or adjoining a Conservation Area) and DE1 (Design in the Built Environment).
- 4.19 A condition is proposed to ensure that the Building Recording Documents submitted with the application shall be made available through the relevant public archive prior to the commencement of the demolition hereby approved, in accordance with Section 9.0 of the Conservation Plan and Heritage Strategy (December 2012) approved under planning permission 12/00958/OUT dated 10/03/2014.

#### **Transport, parking & access -**

- 4.20 A Transport Assessment (including Travel Plans and Public Transport Strategy) was approved as part of the outline planning permission for Wellesley. Road hierarchy and design principles for the AUE site were established with the approval of the Design Codes and drawing PP7.
- 4.21 Details of the site layout, roads and footpaths, refuse and recycling storage together with a Transport Statement (as amended) and Construction Traffic Management Plan have been submitted with the Reserved Matters Application, in accordance with the requirements of Condition 4.
- 4.22 Vehicular access to the application site is proposed via Steeles Road and Maida Road to the south and east of the site respectively, via simple priority junction. A section of Steeles Road within the red line boundary to the south of the 4<sup>th</sup> Division Building would be retained as a private road (un-adopted), with no through traffic. This would be enforced with the use of bollards permitting emergency access only. It is considered that proposed layout of the roads is consistent with the principles and road hierarchy established in the approved Design Codes.
- 4.23 The Illustrative Delivery Schedule submitted with the Outline Planning Application

indicated that the Neighbourhood Centre Development Zone would deliver 16 residential units. Given the proposed increase in the number of residential units within this zone (34 units), the Applicant submitted a TRICS assessment (trip generation) as part of the Transport Assessment. Hampshire County Council (Highways Development Planning) were consulted in relation to the Reserved Matters Application and have confirmed that the findings of the TRICS assessment are accepted and given the small increase in trips anticipated to be generated by the development, no further assessment in regard to highway safety is required.

### *Parking*

- 4.24 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) (March 2024). In terms of residential car parking, *"there is 'a presumption that the parking standard (including the visitor parking requirement) should be provided in full'"* (para.5.1).
- 4.25 The standards 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. For visitor parking there should be 1 visitor parking space for every 3 x 1 bedroom properties and 1 visitor parking space for every 5 properties of 2 or more bedrooms.
- 4.26 The Transport Statement confirms that the proposal would meet the parking standards in full. In this regard, 75 car parking spaces will be provided across the site, comprising of 61 resident allocated spaces, 8 visitor spaces and 6 public parking spaces (including one disabled persons public parking space). The 6 public parking spaces would serve Parade Park.
- 4.27 The proposed residents' parking would be provided in two main parking areas, one to the east side and the other to the west side of the 4<sup>th</sup> Division Buildings. Each allocated residential parking space would benefit from access to an Electric Vehicle Charging Point.
- 4.28 The western parking area would be accessed from Steeles Road via the junction with Queen's Avenue. It would provide 17 private residential spaces and 4 visitors spaces. 6 public parking spaces (including 1 disabled bay) would also be provided at the front of the 4<sup>th</sup> Division Building on the western side, accessed only via Queen's Avenue/Steeles Road.
- 4.29 The eastern parking area would be accessed from Maida Road and the eastern end of Steele's Road. This residents parking area would provide 44 private allocated spaces. 4 visitors bays (residents' visitors) are also proposed to the front of 4<sup>th</sup> Division Building towards the eastern side.
- 4.30 The Planning Statement confirms that cycle storage would be provided in accordance with the Councils standards of 1 space per 1-bed dwelling and 2 spaces per 2, 3 and 4-bed dwelling. In the case of the individual terraced houses, it is envisaged that bicycles would be stored within private gardens. A secure cycle store housing up to 45 cycles is proposed for the apartments with 4 Sheffield stands (8 visitor cycle spaces) to be provided in the courtyard area.

- 4.31 Hampshire County Council (Highways Development Planning) were consulted in relation to the application and provided detailed advice. In this regard, HCC requested clarification regarding visibility splays, tracking for large refuse vehicles accessing the site, confirmation that the proposed bollards can be lowered for emergency access, confirmation of allocation of parking spaces to the proposed terraced houses and tracking for specific parking spaces. The Applicant has submitted a Transport Assessment Addendum in response to the queries raised.
- 4.32 HCC were re-consulted and have confirmed that the issues raised have now been satisfactorily addressed, subject to the imposition of compliance planning conditions relating to visibility splays (Condition 7) turning areas (Condition 9), and compliance with the Construction Traffic Management Plan (condition 14). A condition is also proposed to ensure that the vehicle and cycle parking is implemented and maintained in accordance with the submitted parking allocation plan (Condition 8) and cycle parking (Condition 10)

#### *Refuse and Recycling Storage*

- 4.33 Local Plan Policy NE2 requires suitable refuse and recycling storage provision and collection points to be incorporated into new residential developments. In this regards, two brick-built outbuildings incorporating bin stores are proposed, one to either side of the main 4<sup>th</sup> Division Buildings. The stores would serve the 24 proposed apartments and would be accessed by refuse collection vehicles via Steeles Road. The 6 proposed houses would be expected to store refuse in bins within the curtilage of their properties and move the bins to Maida Road on collection day.
- 4.34 The proposed development would be serviced by the Council's Community Contracts Team and they have been consulted in relation to the detail of the proposals. The Community Contracts Team have provided advice for the developer regarding the type/size of bins required and the design and access considerations for bin stores. Amended Section 8 of the DAS provides details of the refuse strategy for the development which was updated to address the comments received from the Contracts Team.
- 4.35 During the course of the application HCC Highways have also provided detailed advice on tracking for large refuse vehicles servicing the development and amendments to the layout of the scheme have been received in accordance with this advice. An informative is proposed to advise the developer that where refuse vehicles would be expected to enter private courtyard areas, the road surface shall be suitable for a 32-tonne vehicle.

#### **Impact on neighbours -**

- 4.36 There are no existing occupiers or uses directly adjoining the application site. The closest residential dwellings would be located a significant distance from the site within the newly built Buller Development Zone M to the southeast, separated by Mandora Road.
- 4.37 The proposals involve the conversion of the existing retained buildings with minimal extension and alteration to the buildings together with the construction of three modest single-storey outbuildings. Given this and due to the separation created by the adjoining highways, it is not considered that the proposed development when completed would result in any unacceptable impacts on the neighbouring occupiers by reason of



overlooking, loss of privacy, loss of outlook or noise and disturbance.

- 4.38 Representations of objection have been received from 14 Wellesley residents. The objections relate primarily to the expectations surrounding the proposed commercial and community uses within the Neighbourhood Centre, and this is addressed in the relevant section of this report. Objections have also been raised concerning the impact increased population on infrastructure and traffic impact. In this regard, it is important to note that the total number of dwellings permitted at Wellesley is set by the Outline Consent and the current Reserved Matters Application would not result in any increase in the total number of dwelling units delivered across the site. An updated Transport Assessment has also been submitted with the current application, to the satisfaction of the Highway Authority.
- 4.39 In terms of any potential impacts during the construction period, lanning conditions are proposed to restrict the hours of construction (Condition 18) and to ensure compliance with the submitted Construction Traffic Management Plan (Condition 14).
- 4.40 It is therefore considered that proposed residential development would be compatible with the existing character of the area and would not result in any demonstrable harm to the amenities of neighbouring occupiers, in accordance with Local Plan policy DE1.

#### **Living environment created for future residents -**

- 4.41 The Ministry of Housing, Communities and Local Government's *Technical Housing Standards* (2015) defines minimum floor areas and built-in storage requirements for all new residential dwellings. These standards are reflected within Policy DE2 (Residential Space Standards) of the *Rushmoor Local Plan*. The proposed dwellings would all either meet or exceed the required internal space standards.
- 4.42 Policy LN1 requires 15% of private dwellings to comply with the building regulation M4(2) (Accessible and adaptable dwellings) where the site suitability allows. The Applicant's Planning Statement explains that this has not been possible due to the constraints of the residential conversion and the potential harmful impact of the necessary interventions on the existing heritage assets.
- 4.43 Notwithstanding the constraints of converting existing buildings, it is considered that the proposed development would provide new dwellings of an acceptable size and layout with sufficient natural light, ventilation and access to adequate private and communal amenity space. Sufficient spacing would be provided between dwellings and habitable room windows in order to safeguard against loss of privacy and outlook.
- 4.44 Policy DE3 (Residential Amenity Space Standards) requires all new residential development and conversions '*to provide good-quality, useable private outdoor space in the form of gardens, balconies and/or roof terraces*'. The minimum requirement for private outdoor space is a 5 sq. m balcony within flatted development accessible from the main habitable room, a 15 sq. m garden for 1-2 person dwellings in the form of houses, and a garden space of a minimum of 30 sq.m for family housing (two-bedroom residential units and above). Where it is not possible to provide private outdoor space, additional living space equivalent to the private open space requirement is expected to be added to the minimum GIA of the dwelling, as outlined in Policy DE2.
- 4.45 The proposed terrace of six houses created through the conversion of the Police

Barracks Building would all benefit from private rear gardens which would exceed the minimum standards. The Applicant's Planning Statement explains that it would not be possible to provide balconies or terraces for any of the proposed apartments due to the adverse impact this would have on the Grade II Listed Buildings. Further, the size and layout of each apartment is also largely dictated by layouts of the existing buildings. In this regard, the Planning Statement confirms "... the residents of the 4th division and post office will have access to amenity space in the form of a landscaped courtyard enclosed by those buildings, which is approximately 1250 m<sup>2</sup> in size and equates to 44 m per dwelling. In addition to this the site is immediately adjacent to parade park a large public open space incorporating children's play area. The residents will therefore have access to generate amounts of space."

- 4.46 The Council's Environmental Health Officer has reviewed the Noise Assessment submitted in accordance with the requirements of Condition 4 of the outline planning permission. The Officer has commented "...the submitted noise assessment satisfactory addresses the potential impact on the 4th division building and post office building and propose minimum standards for glazing in habitable rooms that environmental health can accept." In this regard it is noted that whilst replacement timber windows are proposed to replicate the existing windows, these windows will benefit from slimline double glazing.
- 4.47 The Environmental Health Officer has noted that the noise report does not provide sufficient details in relation to the Police Military Barracks Building. However, given that the proposals involve upgrading the existing double glazed UPVC/windows, together with the installation of a mechanical extract ventilation system, the officer has confirmed no objection subject to the imposition of the relevant planning condition to seek further details for approval, which ensure that mitigation measures are implemented in accordance with the recommendations of the submitted Noise Assessment report (see Condition 6).
- 4.48 It is therefore considered that, subject to appropriate safeguarding conditions, the development would provide a satisfactory living environment for future residents, in accordance with Local Plan policies DE1, DE2, and DE3.

## **Pollution & remediation -**

### *Air Quality and Noise Generation*

- 4.48 There would be no air quality impact as a result of this residential phase of the Neighbourhood Centre development. Therefore, no Air Quality Assessment is required under Condition 4 of the outline planning permission in respect of this first phase of Development Zone L (L1) (Neighbourhood Centre). Further, given the residential nature of the proposals, no issues have been identified in relation to noise generation from the development. The proposed residential use would be compatible with the character of the area with reference to Rushmoor Local Plan policy DE10 Pollution.

### *Lighting*

- 4.49 An Outdoor Lighting Report and Street Lighting Proposals have been submitted with the Reserved Matters Application in accordance with the requirements of Condition 4 of the outline planning permission. The lighting would largely take the form of 6m column lighting on the periphery of the development and car park areas and low level bollard

lighting within the enclosed area of communal amenity space. None of the proposed lighting within the application site would be located on areas to be adopted by the Highway Authority (HCC).

- 4.50 The Council's Environmental Health Officer has not raised any objection to the lighting proposals in respect of the potential impact on residential amenity, with regard to Local Plan policy DE10 Pollution.

#### *Contaminated Land*

- 4.51 A Phase I Desk Study and Preliminary Risk Assessment has been submitted with the Reserved Matters Application, in accordance with the requirements of Condition 4 of the outline planning permission. The Council's Environmental Health Officer has reviewed the report and has commented that the assessment has "...*identified a risk from potential contamination on the site including possible asbestos, TPH, PAHs, PCBs and heavy metals.*" And confirms "*an intrusive investigation works is therefore required.*"
- 4.52 It is noted that details of contamination investigation and remediation are secured by Conditions 14, 15 and 16 of the outline planning permission in respect of each Reserved Matters Area/ Development Zone. These conditions require further detailed assessments and to be undertaken and validation reports submitted in relation to each zone, and will also ensure, if necessary, that suitable additional remedial measures be submitted to the Council in the event that previously unidentified contamination is discovered.
- 4.53 During the course of this application details of further site investigations and a remediation method statement have been submitted and approved under condition 14 of the Outline Consent in consultation with RBC Environmental Health (ref: 25/00086/CONDPP). As such, no objection is raised in respect of Local Plan policy DE10 (Pollution).

#### *Construction Environmental Management Plan*

- 4.54 A Construction Environmental Management Plan strategy (CEMP) was submitted with the Reserved Matters Application in accordance with the requirements of Condition 4 of the outline planning permission. The purpose of the CEMP is to reduce the risk of adverse impacts resulting from the construction of the development on sensitive environmental resources and to minimise disturbance to local residents and other sensitive receptors, in accordance with the relevant Local Plan policies. The Council's Environmental Health Officer has reviewed the strategy and is satisfied with the measures set out within the CEMP.

#### **Nature conservation and trees -**

- 4.55 The Reserved Matters Application (RMA) includes detailed hard and soft landscape proposals, and is supported by a Landscape Strategy Report, Outdoor Lighting Report, Biodiversity Enhancement Strategy Compliance Statement, Ecological Impact Assessment, Arboricultural Method Statement and a Construction Environmental Management Plan.
- 4.56 The Planning Statement submitted with the RMA explains that "...*the landscape proposals introduce a significant increase in tree and general planting across the site,*

*where large expanses of hard standing are replaced with soft-landscaped areas. A variety of planting species are proposed, incorporating native and flowering species, providing additional habitat, and foraging opportunities for wildlife, and enhancing the biodiversity value of the site...*

#### *Ecology, Habitats & Biodiversity Net Gain*

- 4.57 The Outline Planning Permission was approved 10 years before the 10% Biodiversity Net Gain (BNG) for all larger developments became mandatory, independently from any Local Plan Policy requirement. Nevertheless, Rushmoor Local Plan Policy NE4 states *“development proposals should seek to secure opportunities to enhance biodiversity and include proportionate measures to contribute, where possible, to a net gain in biodiversity, through creation, restoration, enhancement and management of habitats and features, including measures that help to link key habitats.”*
- 4.58 On the 10<sup>th</sup> January 2025 a Biodiversity Enhancement Strategy for Wellesley was approved by non-material amendment to the outline planning permission under planning reference 24/00736/NMAPP. The Wellesley Biodiversity Enhancement Strategy sets out the overarching strategy for biodiversity opportunities to be delivered across Wellesley. It presents a framework against which remaining reserved matters applications (RMA's) can deliver biodiversity enhancements across the project as it grows. It approaches biodiversity enhancement from the perspective of the complete scheme and looks at how each individual RMA can contribute its part to the whole. The Applicant has submitted a Wellesley Biodiversity Enhancement Strategy Compliance Statement in accordance with criterion 22 of amended Condition 4 of the Outline Consent.
- 4.59 The application site habitat comprises of hardstanding, amenity grassland, scattered trees and ornamental planting. The Council's Ecology Officer has reviewed the Reserved Matters Application proposals and is *“...satisfied that the Landscape Strategy Report (LSR) and Biodiversity Enhancement Strategy (BEH) Compliance Statement Report tie in with the outlined goals and objectives of the Ecological Impact Assessment (EclA) report.”* And, *“Although it is not a statutory requirement for this application, we are satisfied that the proposed development will result in biodiversity net gain on site...”*

#### *Protected Species*

- 4.60 The Ecology Officer notes that previous Bat Surveys have identified the presence of an active Brown Long Eared Bat roost within the existing buildings. The planning Statement confirms that the proposed works would disturb/destroy the roosts. Therefore the current application proposes compensatory bat roost void space and bat roost box provision for crevice roost space within the new cycle store. During the course of the Reserved Matters Application Natural England have granted a Protected Species Licence based on this proposed mitigation/compensation. Section 7.0 of the Ecological Impact Assessment includes recommendations relating to design and impact of outdoor lighting within the development.

#### *Thames Basins Heaths Special Protection Area*

- 4.61 The Wellesley development includes Suitable Alternative Natural Greenspace (SANG) approved as part of the hybrid outline planning permission (ref: 12/00958/OUT), secured and delivered by s106 legal agreement together with Strategic Access and Monitoring

(SAMM) contributions. Taking into account these mitigation measures, 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 2021. Natural England have therefore confirmed no objection given the SANG and SAMM requirements have been fully met under the wider AUE Outline application.

- 4.62 It is therefore considered that subject to appropriate safeguarding conditions, the proposed scheme would mitigate any adverse impacts on wildlife and ecologically sensitive receptors and would provide opportunities for biodiversity enhancement in accordance with Local Plan policy NE4 (Biodiversity).

### *Trees*

- 4.63 An Arboricultural Method Statement (AMS) was submitted with the Reserved Matters Application in accordance with the requirements of Condition 4 of the outline planning permission. Drawing PP5 of the Wellesley Hybrid Outline Planning Permission identifies those trees to be retained (unless otherwise agreed with RBC) and those to be removed as a result of the development. Existing trees that were not identified for removal on PP5 are afforded protection by condition 12 of the Outline Planning Permission, regardless of whether or not they are located within a conservation area. However, it is noted that since the granting of the outline permission over 10 years ago, various trees have been consented removal across Wellesley through the submission of Reserved Matters Applications or approval of details applications under condition 12.
- 4.64 The Applicant engaged with the Council at the pre-application design stage of the proposals to establish an acceptable approach to tree removal and tree retention at the development site. In this regard, all Category A and B trees, including those mature trees identified in the Outline Consent for retention along Queens Avenue, would now be retained and suitably protected during the construction phase.
- 4.65 It is proposed that six individual trees and three groups of category C trees are removed to facilitate the development. 3 U grade trees are to be removed independently of the proposals due to their poor condition. 29 new trees would be planted as part of the landscape proposals, to include both ornamental and native species.
- 4.66 It is therefore accepted that the proposed level of tree removal is necessary to deliver the development approved by the Outline Planning Permission. The proposals are considered acceptable on balance and also taking into account the extent of mitigation tree planting proposed. Condition 12 is proposed to ensure that the tree protection and monitoring measures set out in the Arboricultural Method Statement are fully implemented, in accordance with the objectives of Local Plan policy NE3 Trees and Landscaping.

### **Flood risk & drainage -**

- 4.67 Policy NE8 (Sustainable Drainage Systems) of the *Local Plan* requires *'the implementation of integrated and maintainable SuDS in all flood zones for both brownfield and greenfield sites'*. The site is located in Flood Zone 1 and is generally at very low risk of surface water flooding with isolated areas at an elevated risk.

- 4.68 Details of a surface water drainage strategy have been submitted with the Reserved Matters Application as required by Condition 4 of the outline planning permission. The strategy refers to the Site Wide Drainage Strategy approved with the outline planning permission, which was dealt with on a catchment wide basis as agreed with the Environment Agency. The strategy incorporates sustainable drainage systems in the form of permeable paving and attenuation tanks to reduce surface water run-off rates to below existing levels.
- 4.69 Hampshire County Council (HCC) as the Lead Flood Authority (LLFA) were consulted in respect of the planning application and have requested further clarification regarding specific elements of the drainage strategy. These relate to hydraulic calculations, exceedance flow route plans and the scope of the proposed maintenance plan. In response, Detailed Surface Water Drainage Strategy Ref: WH216-WST-ZZ-ZZ-RP-EN-00001 RevP0 was submitted by the Applicant for consideration by the LLFA. HCC was reconsulted regarding these details.
- 4.70 It is noted that pre-commencement Condition 13 of the Outline Consent requires Surface Water Drainage Strategy to be submitted and approved in respect of each Reserved Matters Area/ Development Zone prior to the commencement of development. As such, the Applicant has submitted the same details under pending application ref: 25 /00018/CONDPP.
- 4.71 No further response from HCC has been received at the time of writing this report. Therefore the Development Management Committee will be updated via the Update Sheet. Notwithstanding this, Condition 13 of the outline permission will ensure that such details are approved prior to commencement of the development. Therefore, it is not necessary to impose a further planning condition in this regard.

#### **Sustainable construction & renewable energy -**

- 4.72 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'*. The Planning Statement submitted with the application confirms that an Energy and Sustainability Statement has been prepared and submitted with the application which assesses energy efficiency, carbon dioxide emissions and options for on-site renewable energy provision.
- 4.73 The report concludes that it is possible to make upgrades to the fabric of the existing buildings and have energy efficient fittings to improve its energy efficiency. However, it is important to note that the development relates to the conversion of existing heritage assets and a balance has therefore be sought between achieving these objectives and any potential harm to the special historic interest and fabric of the buildings. In this regard, the assessment also explored the incorporation of on-site renewable energy, but concluded that it was not possible given the specific constraints and circumstances of the site. It is also relevant in this context to recognise that the re-use of existing buildings, as opposed to their demolition and rebuild is a more environmentally sustainable approach to development.
- 4.74 The Applicant's Planning Statement confirms that Electric Vehicle (EV) charging infrastructure will be incorporated in to the development and that the new dwellings will meet the water efficiency standard of 110 litres per person per day, in accordance with

Policy DE4 (Sustainable Water Use). Compliance Condition 17 and Informative 8 are proposed in respect of the water efficiency standard.

### **Archaeology -**

- 4.75 The applicant has submitted an Archaeological Impact Assessment and a Written Scheme of Investigation for Archaeological Watching Brief in accordance with Condition 4 of the Outline Planning Permission.
- 4.76 The Applicants Planning Statement explains “...*The assessment found that there is low potential for archaeological features and deposits pre-dating the mid 19<sup>th</sup> century within the site. There is high potential for archaeological remains of the earlier phases of the military camp to be present along the north western and south eastern side of the site and high potential for archaeological remains of 20<sup>th</sup> century barrack buildings to be present in the south east corner.*”
- 4.77 The County Archaeologist was consulted and has confirmed that he endorses the Applicant’s approach, commenting “*the Archaeological Assessment indicates that some archaeological potential relating to previous uses of the land by the military might be present and recommends that an Archaeological Watching Brief be maintained during development in some parts of the site. This is set out in a submitted Written Scheme of Investigation, which describes how that archaeological investigation should be applied.*”
- 4.78 Compliance Condition 15 is therefore proposed to ensure that the development is carried out in accordance with the site specific Written Scheme of Investigation submitted with the Reserved Matters Application. The proposals therefore accord with Local Plan policy HE4 Archaeology.

### **Conclusion**

- 4.79 The Reserved Matters scheme sufficiently reflects the terms of the outline planning permission for the Aldershot Urban Extension, including the parameter plans and the principles of the approved Design Codes. Subject to appropriate planning conditions, the development would have no harmful impact upon the existing Grade II Listed and curtilage/ locally listed buildings or the character and appearance of the Aldershot Military Conservation Area. The accommodation would provide an acceptable living environment for future occupiers and there would be no adverse impact on neighbouring amenity or uses or on nature conservation. The proposals would also be acceptable in highway terms.
- 4.80 It is therefore considered that subject to compliance with the attached conditions, taking into account the provisions of the Development Plan and all other material planning considerations, including consultee responses and representations, that the proposal is acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.

## **5. FULL RECOMMENDATION**

**GRANT** reserved matters approval 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 approved drawings and documents:

WH214-WST-XX-XX-DR-PL-05001 RevP01 (Site Location Plan);  
WH214-WST-XX-XX-DR-PL-10001 RevP01 (Existing Site Plan);  
WH214-WST-ZZ-ZZ-DR-PL-10002 RevP01 (Proposed Demolition Plan);  
WH214-WST-XX-XX-DR-PL-10003 RevP02 (Proposed Site Plan);  
WH214-WST-ZZ-ZZ-DR-PL-10005 RevP02 (Illustrative Site Plan);  
WH214-WST-XX-XX-DR-PL-10006 RevP02 (Proposed Parking Plan);  
WH214-WST-XX-00-DR-PL-25001 RevP01 (4th Division Existing Ground Floor Plan);  
WH214-WST-XX-00-DR-PL-25002 RevP02 (4th Division Proposed Ground Floor Alterations Plan);  
WH214-WST-XX-00-DR-PL-25003 RevP02 (4th Division Proposed Ground Floor Plan);  
WH214-WST-XX-XX-DR-PL-25004 RevP01 (4th Division Existing First & Second Floor Plan);  
WH214-WST-XX-XX-DR-PL-25005 RevP02 (4th Division Proposed First & Second Floor Alterations);  
WH214-WST-XX-XX-DR-PL-25006 RevP02 (4th Division Proposed First & Second Floor);  
WH214-WST-XX-RF-DR-PL-25007 RevP01 (4th Division Existing Roof Plan);  
WH214-WST-XX-RF-DR-PL-25008 RevP02 (4th Division Proposed Roof Plan);  
WH214-WST-XX-XX-DR-PL-25009 RevP01 (Post Office Existing & Proposed Alterations);  
WH214-WST-XX-XX-DR-PL-25010 RevP01 (Post Office Existing & Proposed Floor Plans);  
WH214-WST-XX-RF-DR-PL-25011 RevP01 (Post Office Existing & Proposed Roof Plans);  
WH214-WST-XX-XX-DR-PL-25012 RevP01 (Military Police Barracks Existing Floor Plans);  
WH214-WST-XX-XX-DR-PL-25013 RevP01 (Military Police Barracks Proposed Alterations Plans);  
WH214-WST-XX-XX-DR-PL-25014 RevP01 (Military Police Barracks Proposed Floor Plans);  
WH214-WST-XX-00-DR-PL-25015 RevP02 (Proposed Substation, Bin & Bike Stores);  
WH214-WST-XX-00-DR-PL-25016 RevP01 (Proposed Refuse Store Plans);  
WH216-WST-XX-XX-DR-PL-25101 RevP01 (4th Division HQ Ground Floor - Existing Skirting);  
WH216-WST-XX-XX-DR-PL-25102 RevP01 (4th Division HQ First Floor - Existing Skirting);  
WH216-WST-XX-XX-DR-PL-25103 RevP01 (4th Division HQ Ground Floor - Existing Architrave);

WH216-WST-XX-XX-DR-PL-25104 RevP01 (4th Division HQ First Floor - Existing Architrave);  
WH216-WST-XX-XX-DR-PL-25105 RevP01 (4th Division HQ Ground Floor - Existing Cornicing);  
WH216-WST-XX-XX-DR-PL-25106 RevP01 (4th Division HQ First Floor - Existing Cornicing);  
WH216-WST-XX-XX-DR-PL-25107 RevP01 (4th Division HQ Ground Floor - Existing Window Surround);  
WH216-WST-XX-XX-DR-PL-25108 RevP01 (4th Division HQ First Floor - Existing Window Surround);  
WH216-WST-XX-XX-DR-PL-25109 RevP01 (Post Office Ground & First Floor - Existing Skirting);  
WH216-WST-XX-XX-DR-PL-25110 RevP01 (Post Office Ground & First Floor - Existing Architrave);  
WH216-WST-XX-XX-DR-PL-25111 RevP01 (Post Office Ground & First Floor - Existing Window Surrounds);  
WH216-WST-XX-XX-DR-PL-25112 RevP01 (Post Office Ground & First Floor - Existing Cornicing);  
WH216-WST-XX-XX-DR-PL-25113 RevP01 (Military Police Barracks Ground & First Floor - Existing Skirting);  
WH216-WST-XX-XX-DR-PL-25114 RevP01 (Military Police Barracks Ground & First Floor - Existing Architrave);  
WH216-WST-XX-XX-DR-PL-25115 RevP01 (Military Police Barracks Ground & First Floor - Existing Cornicing);  
WH216-WST-XX-XX-DR-PL-25116 RevP01 (Military Police Barracks Ground & First Floor - Existing Window Surrounds);  
WH216-WST-XX-XX-DR-PL-25117 RevP02 (4th Division HQ Ground Floor - Proposed Internal Detailing Strategy);  
WH216-WST-XX-XX-DR-PL-25118 RevP02 (4th Division HQ First & Second Floor - Proposed Internal Detailing Strategy);  
WH216-WST-XX-XX-DR-PL-25119 RevP02 (Post Office Ground & First Floor - Proposed Internal Detailing Strategy);  
WH216-WST-XX-XX-DR-PL-25120 RevP02 (Military Police Barracks Ground & First Floor - Proposed Internal Detailing Strategy);  
WH214-WST-XX-XX-DR-PL-30001 RevP01 (4th Division Existing & Proposed Elevations 1/5);  
WH214-WST-XX-XX-DR-PL-30002 RevP01 (4th Division Existing & Proposed Elevations 2/5);  
WH214-WST-XX-XX-DR-PL-30003 RevP01 (4th Division Existing & Proposed Elevations 3/5);  
WH214-WST-XX-XX-DR-PL-30004 RevP02 (4th Division Existing & Proposed Elevations 4/5);  
WH214-WST-XX-XX-DR-PL-30005 RevP02 (4th Division Existing & Proposed Elevations 5/5);  
WH214-WST-XX-XX-DR-PL-30006 RevP01 (Post Office Existing & Proposed Elevations);  
WH214-WST-XX-XX-DR-PL-30007 RevP01 (Military Police Barracks Existing & Proposed Elevations 1/2);  
WH214-WST-XX-XX-DR-PL-30008 RevP01 (Military Police Barracks Existing & Proposed Elevations 2/2);  
WH214-WST-XX-XX-DR-PL-35001 RevP01 (Existing Street Scenes);  
WH214-WST-XX-XX-DR-PL-35002 RevP02 (Proposed Street Scenes);

WH214-WST-XX-XX-DR-PL-35003 RevP01 (Existing vs Proposed Street Scenes);  
3152-APA-ZZ-00-LA-L-1000 RevP05 (General Arrangements);  
3152-APA-ZZ-00-LA-L-1001 RevP05 (Illustrative Landscape Masterplan);  
3152-APA-ZZ-00-PP-L-2001 RevP05 (Planting Plan Sheet 1 of 3);  
3152-APA-ZZ-00-PP-L-2002 RevP05 (Planting Plan Sheet 2 of 3);  
3152-APA-ZZ-00-PP-L-2003 RevP05 (Planting Plan Sheet 3 of 3);  
WH214-WST-XX-XX-DR-PL-05002 (Topographic Survey);  
SL/WHFOURTHDIVISIONHQ.2/LIGHT-01 RevP2 (Street Lighting Proposals);  
WH216-WST-ZZ-00-DR-EN-15010 A01 (Levels Layout);  
WH216-WST-ZZ-00-DR-EN-15020 A01 (Drainage Layout);  
WH216-WST-ZZ-XX-DR-EN-15030 A01 (Drainage Details Sheet 1 of 2);  
WH216-WST-ZZ-XX-DR-EN-15031 A01 (Drainage Details Sheet 2 of 2);  
WH216-WST-ZZ-00-DR-EN-15040 A01 (Hard Landscaping Plan);  
WH216-WST-ZZ-00-DR-EN-15041 A01 (Hard Landscaping Construction Details);  
WH216-WST-ZZ-00-DR-EN-15051 A01 (EV Charging Layout);  
WH216-WST-ZZ-00-DR-EN-15060 A01 (Gas Layout);  
WH216-WST-ZZ-00-DR-PL-75001 P01 (4th Division - Staircase Landing Balustrade Alterations);  
Proposed Material Schedule RevP02 ref: WH216-WST-XX-XX-RP-PL-00007;  
Internal Detailing & Salvage Strategy RevP02 ref: WH216-WST-XX-XX-RP-PL-00008;  
Outline Schedule of Works RevP01 ref: WH216-WST-XX-XX-RP-PL-00012;  
Deconstruction and Removal Method Statement RevP01 ref: WH216-WST-XX-XX-RP-PL-00013;  
Typical Replacement Timber Sash Window Details for 4th Division & Post Office Buildings RevP02 ref: WH216-WST-XX-XX-RP-PL-00015;  
Typical Existing Timber Sash Window Details for 4th Division & Post Office Buildings RevP01 ref: WH216-WST-XX-XX-RP-PL-00016;  
Planning Statement ref: WH214-WST-XX-XX-RP-PL-00003 P02 (Weston Homes, 22/07/2024);  
Design & Access Statement RevP02 ref: WH214-WST-XX-XX-RP-PL-00005;  
Design Code 3 compliance Document ref: WH214-WST-XX-XX-RP-PL-00004 RevP01;  
Heritage Statement RA6178 Rev - E (Adam Urbanism, July 2024);  
4th Division HQ Building Recording ref WH216-WST-XX-XX-RP-PL-00009 RevP01;  
Post Office Building Recording ref: WH216-WST-XX-XX-RP-PL-00010 RevP01;  
Military Police Barracks Building Recording ref: WH216-WST-XX-XX-RP-PL-00011 RevP01;  
Transport Statement Rev02 (Mayer Brown, July 2024)  
Transport Statement Addendum RevP01 ref: WH216-WST-XX-XX-RP-PL-00014 (Weston  
Affordable Housing Strategy REV9 (Grainger, March 2025);  
Affordable Housing Development Zone Strategy ref: WH2XX-WST-XX-XX-RP-PL-00002 RevP02;  
Energy & Sustainability Statement RevP03 (SES, 25/04/2024)  
Utilities Assessment Statement RevB (Mayer Brown, May 2023)  
Landscape Strategy Report RevP01 ref: 3152-APA-ZZ-XX-RE-L-4100 (Allen Pyke, July 2024)  
Biodiversity Enhancement Strategy - Compliance Statement ref: WH214-WST-XX-XX-RP-PL-00006 RevP01;  
Ecological Impact Assessment (LC Ecological Services, May 2024);  
Arboricultural Method Statement ref: JFA9024 (JFA, July 2024);

Archaeological Impact Assessment Issue 2 ref: 213422.01 (Wessex Archaeology, July 2023);  
Written Scheme of Investigation for Archaeological Watching Brief (Neighbourhood Centre – Zone L) Issue 1 ref: 213422.03 (Wessex Archaeology, July 2023);  
Phase 1 Desk Study and Preliminary Risk Assessment Version 1 (SES, 03/05/2023); Homes, 24/01/2025);  
Environmental Noise Assessment V.1.1 ref: ENV1001-ALDE-079-4<sup>th</sup> Division HQ, Aldershot (SES, 26/07/2023);  
Outdoor Lighting Report RevP2 (Mayer Brown, 12/07/2024)  
Construction Environmental Management Plan V2 ref: ENV1-ALDE-079 (SES, July 2024);  
Construction Traffic Management Plan (Mayer Brown, 19<sup>th</sup> July 2024); and  
Detailed Surface Water Drainage Strategy RevP01 ref: WH216-WST-ZZ-ZZ-RP-EN-00001 (Weston Homes, January 2025).

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

*Military Police Barracks Building – Windows Details*

- 3 Prior to the installation of any replacement or new windows in the Military Police Barracks Building, manufacturers details of such windows (including drawings and samples) shall be submitted to and approved in writing by the Local Planning Authority.

This condition shall apply notwithstanding any indication as to these matters that have been given in the current application and the works shall be carried out and thereafter retained in accordance with the approved details.

Reason - In the interests of preserving the special architectural and historic interest of the listed buildings and the character and appearance of the Aldershot Military Conservation Area. \*

*Military Police Barracks Building – Windows Details*

- 4 Prior to the construction of the first floor side extensions and two-storey rear extension to the Military Police Barracks Building hereby approved, the following details shall submitted to and approved in writing by the Local Planning Authority, in accordance with the Proposed Material Schedule RevP02 ref: WH216-WST-XX-XX-RP-PL-00007 and Internal Detailing & Salvage Strategy RevP02 ref: WH216-WST-XX-XX-RP-PL-00008 hereby approved:

- i. Standing seam cladding (including sample)
- ii. Detail brick to be used on two-storey rear extension
- iii. Any matching bricks or stonework proposed where salvaged matching bricks are not available.
- iv. Any matching slate tiles proposed where salvaged matching tiles are not available.

The works shall be carried out and thereafter retained in accordance with the approved details.

Reason - In the interests of preserving the special architectural and historic interest of

the listed buildings and the character and appearance of the Aldershot Military Conservation Area. \*

#### *Method Statements & Schedules*

- 5 The proposed works shall be carried out fully in accordance with the following schedules, statements and strategies:
- Proposed Material Schedule RevP02 ref: WH216-WST-XX-XX-RP-PL-00007;
  - Internal Detailing & Salvage Strategy RevP02 ref: WH216-WST-XX-XX-RP-PL-00008;
  - Outline Schedule of Works RevP01 ref: WH216-WST-XX-XX-RP-PL-00012; and
  - Deconstruction and Removal Method Statement RevP01 ref: WH216-WST-XX-XX-RP-PL-00013

In the event that salvaged materials are not available for construction of the outbuildings extensions and repairs and matching or 'similar' bricks, pointing, tiles and stone is proposed, samples of those materials shall first be submitted to the Local Planning Authority for approval in writing prior to those works.

This condition shall apply notwithstanding any indication as to these matters that have been given in the current application and the works shall be carried out and thereafter retained in accordance with the approved details.

Reason - In the interests of preserving the special architectural and historic interest of the listed buildings and the character and appearance of the Aldershot Military Conservation Area. \*

#### *Noise Attenuation*

- 6 The development hereby approved shall not be occupied until measures to protect the internal living space in the buildings from traffic or other external noise have been submitted to and approved by the Local Planning Authority, in accordance with the recommendations contained within Section 7 of the Environmental Noise Assessment V.1.1 ref: ENV1001-ALDE-079-4<sup>th</sup> Division HQ, Aldershot (SES, 26/07/2023). The development shall be carried out in accordance with the details as approved and thereafter retained.

Reason – To safeguard the amenities of future occupants against noise and disturbance.\*

#### *Visibility Splays*

- 7 The development shall not be brought into use until junction visibility splays and forward visibility splays as indicated on the approved plans, in which there should be no obstruction to visibility exceeding 0.6 metres in height above the adjacent carriageway channel line, have been implemented. Such sightlines shall thereafter be retained for the lifetime of the development.

Reason: To provide and maintain adequate visibility in the interests of highway safety.\*

### *Parking spaces*

- 8 The residents', visitors' and public parking spaces (including wheelchair users space) shall be laid out and allocated in accordance with drawing WH214-WST-XX-XX-DR-PL-10006 RevP02 (Proposed Parking Plan) hereby approved prior to first occupation of the part of the development to which they relate, and shall be used only for the parking of vehicles ancillary and incidental to the residential use of the development.

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

### *Turning Area*

- 9 The vehicle turning area located between parking spaces P27 and P28 shown on drawing WH214-WST-XX-XX-DR-PL-10006 RevP02 (Proposed Parking Plan) hereby approved, shall be provided prior to first use of the car park area to which it relates and shall be reserved and available for this purpose at all times.

Reason - To ensure that vehicles can enter and leave the site in forward gear in the interests of highway safety.\*

### *Cycle Parking*

- 10 The cycle parking store and stands shown on drawing WH214-WST-XX-XX-DR-PL-10003 RevP02 (Proposed Site Plan) and WH214-WST-XX-00-DR-PL-25015 RevP02 (Proposed Substation, Bin & Bike Stores) hereby approved shall be provided prior to the first occupation of dwellings to which they relate and kept available at all times thereafter for the parking of bicycles.

Reason – To ensure that a sufficient level of cycle parking is available for the development to meet its operational needs and in the interests of highway safety.\*

### *Refuse & Recycling Storage*

- 11 The refuse and recycling bin stores shown on drawing WH214-WST-XX-XX-DR-PL-10003 RevP02 (Proposed Site Plan) and WH214-WST-XX-00-DR-PL-25016 RevP01 (Proposed Refuse Store Plans) hereby approved shall be implemented prior to the first occupation of the dwellings to which they relate and retained thereafter for the life of the development.

Reason – To ensure the provision of satisfactory facilities for the storage of refuse and recycling.\*

### *Arboricultural Method Statement*

- 12 The development shall be carried out strictly in accordance with the Arboricultural Method Statement ref: JFA9024 (JFA, July 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.

#### *Construction Environmental Management Plan*

- 13 The development shall be carried out strictly in accordance with the Construction Environmental Management Plan V2 ref: ENV1-ALDE-079 (SES, July 2024) hereby approved.

Reason - To safeguard the amenities of surrounding occupiers and to avoid any adverse impacts on ecologically sensitive local receptors, during the construction phases of the development.

#### *Construction Traffic Management Plan*

- 14 The development (including demolition and construction) shall be carried out strictly in accordance with Construction Traffic Management Plan (Mayer Brown, 19<sup>th</sup> July 2024) hereby approved.

Reason - To prevent any adverse impact on highway safety traffic and parking conditions in the vicinity of the site.

#### *Archaeology*

- 15 The development shall be carried out strictly in accordance with the methodology and recommendations contained within the Written Scheme of Investigation for Archaeological Watching Brief (Neighbourhood Centre – Zone L) Issue 1 ref: 213422.03 (Wessex Archaeology, July 2023) hereby approved.

Reason - To secure the protection of archaeological assets if they are discovered.

#### *Building Recording Documents*

- 16 The Building Recording Documents submitted with the application and referred to in condition 2, shall be made available through the relevant public archive prior to the commencement of the part demolition and works hereby approved in accordance with Section 9.0 of the Conservation Plan and Heritage Strategy December 2012 approved under planning commission 12/00958/OUT dated 10/03/2014.

Reason - to record and advance understanding of the significance of any heritage assets before they are lost.\*

#### *Sustainable Water Use*

- 17 The dwellings hereby permitted shall be designed and implemented to meet the water efficiency standard of a maximum 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.



### *Hours of Construction*

- 18 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.

### *Removal of PD Rights – Extensions*

- 19 Notwithstanding the provisions of Class A, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England), Order 2015 (or any Order revoking and re-enacting that Order), no extensions to the terrace of six dwellinghouses hereby approved shall be carried out 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.

### *Removal of PD Rights - Porches*

- 20 Notwithstanding the provisions of Class D, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England), Order 2015 (or any Order revoking and re-enacting that Order), no erection or construction of a porch outside any external door on the principal elevation of the terrace of six dwellinghouses hereby approved shall be carried out 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.

### *Removal of PD Rights – Outbuildings*

- 21 Notwithstanding the provisions of Class E, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England), Order 2015 (or any Order revoking and re-enacting that Order), no erection or construction of an outbuilding within the curtilage of the terrace of six dwellinghouses shall be carried out 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.

## **INFORMATIVES**

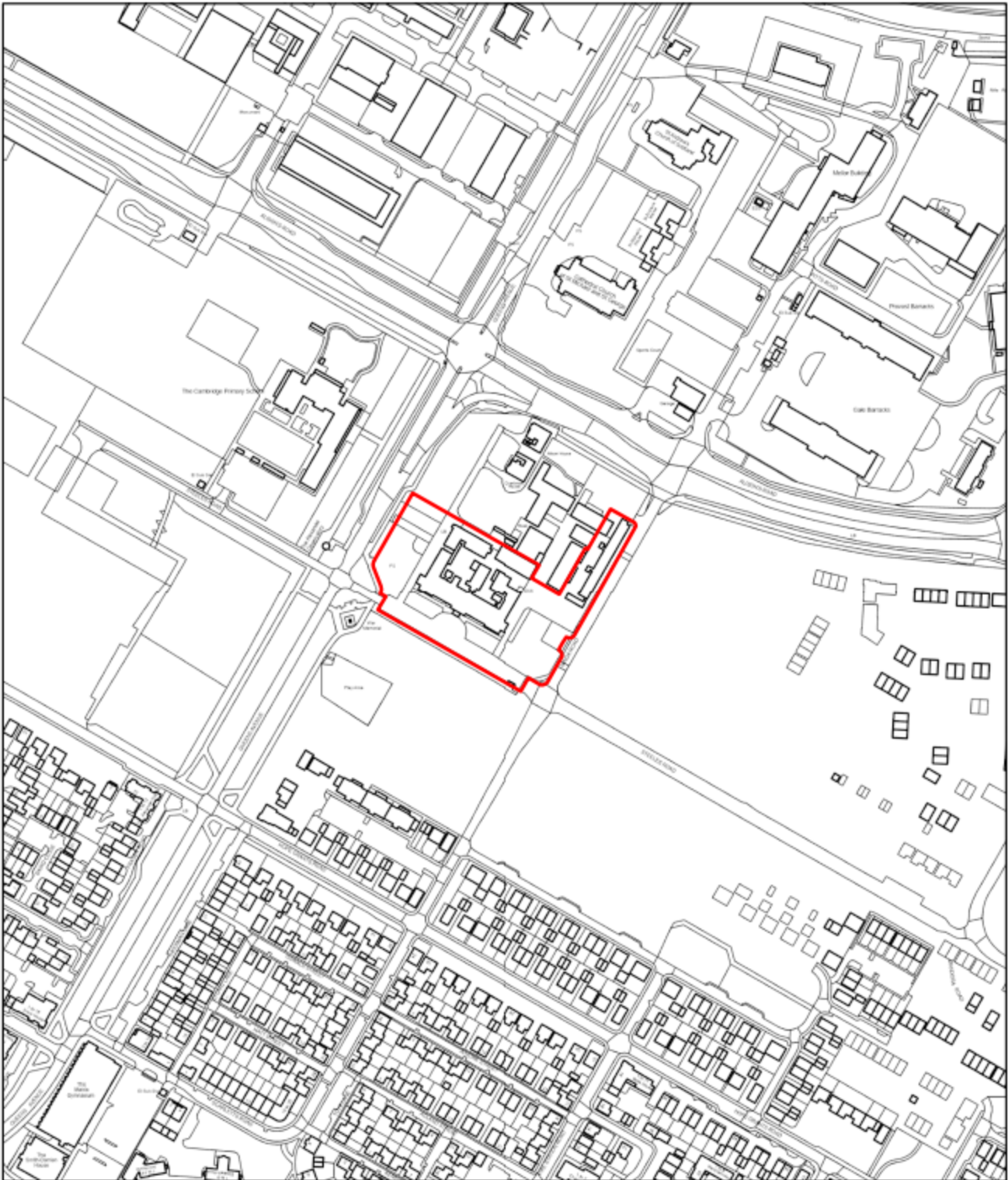
1. INFORMATIVE - REASONS FOR APPROVAL - The Council has granted permission because:- The Reserved Matters scheme sufficiently reflects the terms of the outline planning permission for the Aldershot Urban Extension, including the parameter plans and the principles of the approved Design Codes. Subject to appropriate planning conditions, the development would have no harmful impact upon the existing Grade II Listed and curtilage/ locally listed buildings or the character and appearance of the

Aldershot Military Conservation Area. The accommodation would provide an acceptable living environment for future occupiers and there would be no adverse impact on neighbouring amenity or uses or on nature conservation. The proposals would also be acceptable in highway terms.

It is therefore considered that subject to compliance with the attached conditions, taking into account the provisions of the Development Plan and all other material planning considerations, 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:12/00958/OUT) which remain applicable to the Reserved Matters Area and may 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:12/00958/OUT) 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 17 (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. 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.
  
10. 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](mailto:jennifer.upstill@rushmoor.gov.uk)

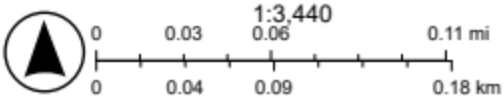


3/31/2025, 8:15:28 AM

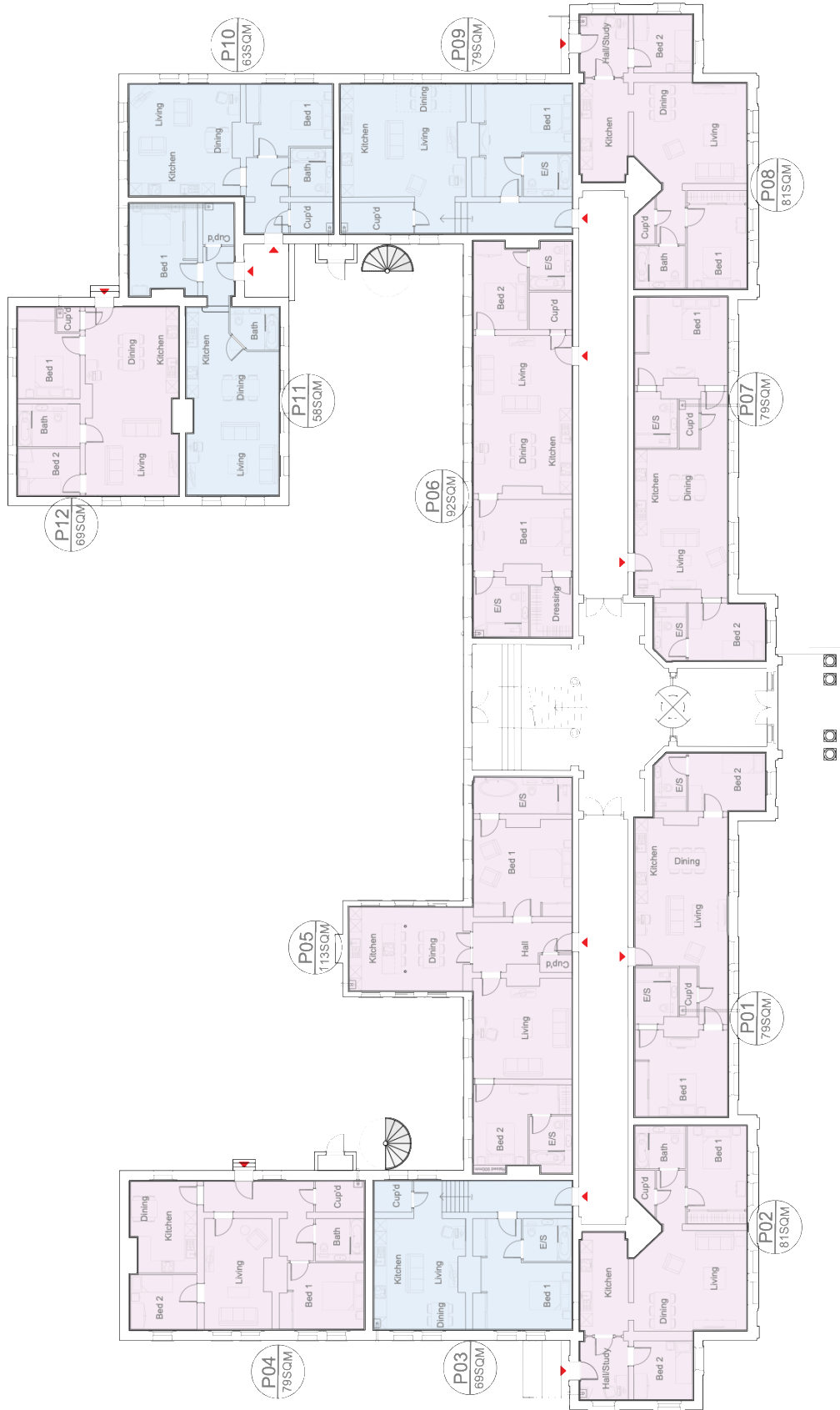
 Planning Application

Building

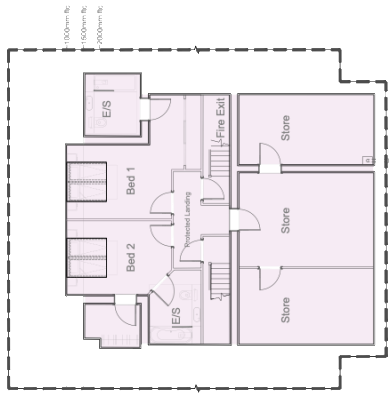
 Buildings





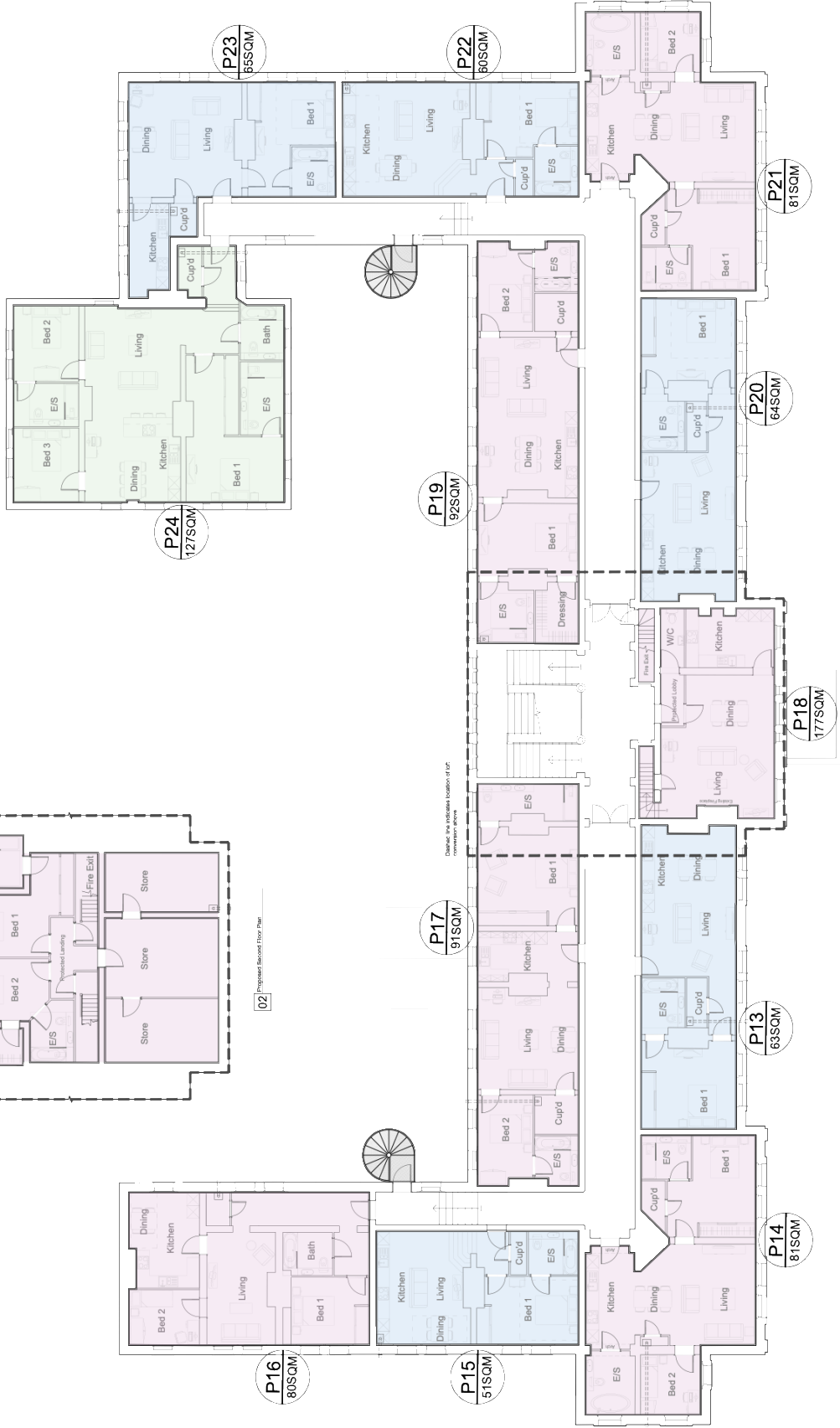






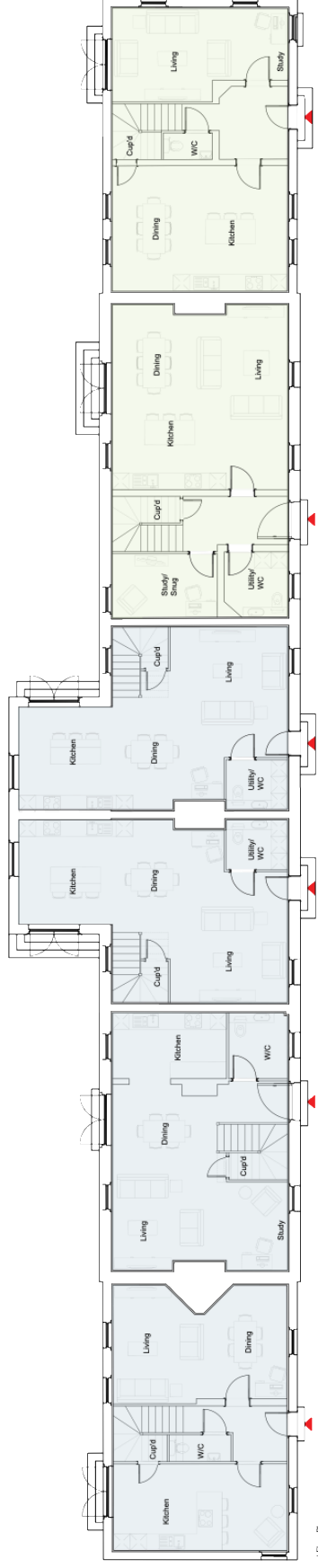
100mm R;  
150mm R;  
200mm R;

Define the address location of the  
connection above









00 Proposed Ground Floor Plan

P34  
128SQM

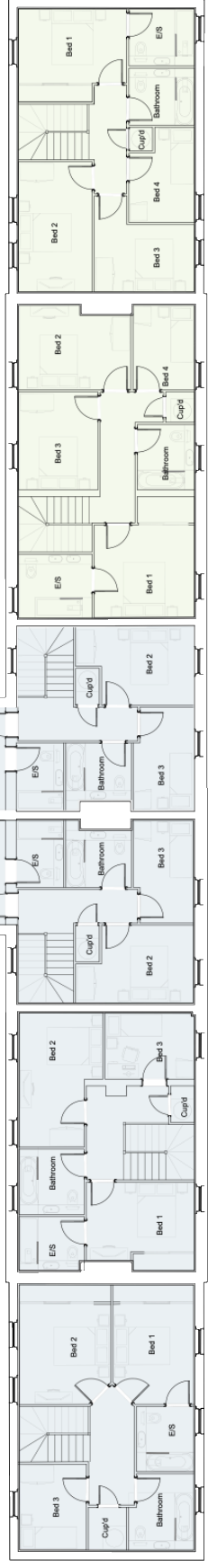
P33  
140SQM

P32  
106SQM

P31  
106SQM

P30  
114SQM

P29  
114SQM



01 Proposed First Floor Plan