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| <p style="text-align: center;"><b><u>AMENDMENTS SHEET</u></b><br/><b><u>DEVELOPMENT MANAGEMENT COMMITTEE</u></b><br/><b><u>8<sup>th</sup> October 2025</u></b></p> |
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**Section C, Items for Determination**

**Item v; Pages 11-54:**

Application No.           25/00287/REMPP

Proposal                   APPROVAL OF RESERVED MATTERS for the construction of 90 residential dwellings (including the conversion of Bradgate House to provide 6 flats) together with associated landscape, access and parking in Development Zone G (Pennefathers) pursuant to Condition 4 (1 to 22) to Hybrid Outline Planning Permission 12/00958/OUT dated 10<sup>th</sup> March 2024

Address                   **Land At Zone G Pennefathers, Aldershot Urban Extension, Alisons Road, Aldershot, Hampshire**

**Amended Recommendation; Pages 37-41:**

The recommendation has been updated to reflect changes to the Arboricultural Method Statement (AMS) referenced in Conditions 2 and 8. In this regard a revised AMS has been submitted, confirming the scope of proposed works to the retained Beech Tree (G.16.21), as outlined in Section 4.8.8 of the committee report.

The list of approved plans has been amended to correct a typo in the drawing revision number for the Coloured Site Layout drawing.

Condition 10 has been amended to clarify that the parking spaces located beneath the proposed car ports must be retained for that purpose because they count towards the required parking provision for the development.

A typo has been corrected in Condition 26.

**Page 37-39, Replace Condition 2 –**

*Approved plans*

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

Drawings:

3308-A-1000-PL-A (Location Plan);  
3308-A-1005-PL-J (Planning Layout);  
**3308-C-1005-PL-J (Coloured Site Layout);**  
3308-A-1006-PL-E (M4 Compliance Plan);  
3308-C-1020-PL-C (Street Elevations AA BB CC);

3308-C-1025-PL-C (Proposed Street Scenes);  
 3308-A-1700-PL-E (Parking Plan);  
 3308-A-1701-PL-E (Refuse Plan);  
 3308-A-1801-PL-E (Road Adoption Plan);  
 3308-A-1802-PL-E (Service Plan);  
 3308-A-1803-PL-E (Memorial Garden Plan);  
 3308-A-1805-PL-E (HA Transfer Plan);  
 3308-A-3000-PL-C (PLOTS 1-7 (BLOCK A-Floor Plans);  
 3308-C-3001-PL-D (PLOTS 1-7 (BLOCK A-Elevations);  
 3308-A-3005-PL-A (PLOTS 8-13 (Bradgate House-Floor Plans);  
 3308-C-3006-PL-A (PLOTS 8-13 (Bradgate House-Elevations);  
 3308-C-3010-PL-B (PLOTS 14-15, 70-77 (CLARKSTON);  
 3308-C-3015-PL-B (PLOTS 16, 17 (3BH & DENTON);  
 3308-C-3020-PL-B (PLOTS 18-20 (BAYMONT & TORWOOD);  
 3308-C-3025-PL-B (PLOT 21 (BRIARWOOD);  
 3308-C-3030-PL-C (PLOTS 22 -23 (HAYWOOD);  
 3308-C-3035-PL-B PLOT 24 (BEAUWOOD);  
 3308-C-3036-PL-B (PLOT 30 (BEAUWOOD);  
 3308-C-3040-PL-B (PLOTS 25-27 (LOCKTON);  
 3308-C-3045-PL-A (PLOTS 28-29 (DENTON);  
 3308-C-3046-PL-A (PLOTS 65-66 (DENTON);  
 3308-C-3047-PL-A (PLOTS 81-82 (DENTON);  
 3308-C-3050-PL-B (PLOT 31 (BRIARWOOD);  
 3308-C-3051-PL-B (PLOT 32 (BRIARWOOD);  
 3308-C-3055-PL-B (PLOTS 33-35 (DENTON);  
 3308-C-3060-PL-A (PLOTS 36-38 (LOCKTON & TORWOOD);  
 3308-A-3065-PL-C (PLOTS 39-46 (BLOCK B-Floor Plans);  
 3308-C-3066-PL-D (PLOTS 39-46 (BLOCK B-Elevations);  
 3308-C-3070-PL-A (PLOTS 47-48 (RICHMONT);  
 3308-C-3075-PL-A (PLOTS 49,69 (3BH);  
 3308-C-3080-PL-B (PLOTS 50-51, 57-58 (BAYMONT);  
 3308-C-3085-PL-A (PLOTS 52, 85 (HAYWOOD);  
 3308-C-3086-PL-A (PLOTS 53, 84 (HAYWOOD);  
 3308-C-3090-PL-B (PLOTS 54-55 (CHILTON & WHITTON));  
 3308-C-3095-PL-A (PLOTS 56,78 (3BH);  
 3308-C-3100-PL-B (PLOT 59 (BRAXTON);  
 3308-A-3105-PL-A (PLOTS 60-63 (CLAYTON,PORTWOOD & HAYWOOD-Floor Plans);  
 3308-C-3106-PL-C (PLOTS 60-63 (CLAYTON,PORTWOOD & HAYWOOD-Elevations);  
 3308-C-3110-PL-B (PLOT 64 (BRAXTON);  
 3308-C-3111-PL-B (PLOT 83 (BRAXTON);  
 3308-C-3115-PL-B (PLOTS 67-68 (2BHW & LOCKTON);  
 3308-C-3120-PL-A (PLOTS 79-80\_ (LOCKTON);  
 3308-C-3125-PL-B (PLOT 86-87 (PORTWOOD);  
 3308-A-3130-PL-A (PLOTS 88-90 (3BH,CHILTON & WHITTON-Floor Plans);  
 3308-C-3131-PL-C (PLOTS 88-90 (3BH,CHILTON & WHITTON-Elevations);  
 3308-A-3200-PL-B (Carport and Garage);  
 3308-A-3201-PL-C (Garage, Bin and Cycle Store);  
 402.065663.00001.001 REV7 (Landscape Masterplan);  
 402.065663.00001.002 REV7 (Boundary Treatments);  
 402.065663.00001.003 REV5 (Landscape General Arrangements- Overview);

402.065663.00001.004 REV5 (Landscape General Arrangements Sheet 1);  
 402.065663.00001.005 REV5 (Landscape General Arrangements Sheet 2);  
 402.065663.00001.006 REV5 (Landscape General Arrangements Sheet 3);  
 402.065663.00001.007 REV2 (Landscape Planting Plans Overview)  
 402.065663.00001.008 REV2 (Landscape Planting Plans Sheet 1)  
 402.065663.00001.009 REV2 (Landscape Planting Plans Sheet 2)  
 402.065663.00001.010 REV2 (Landscape Planting Plans Sheet 3)  
 402.065663.00001.013 REV3 (Maintenance Responsibilities);  
 402.065663.00001.014 REV0 (Illustrative Landscape Section A-A);  
 402.065663.00001.015 REV0 (Illustrative Landscape Section B-B);  
 CM/25180/1 - 4 (Topographical Survey Sheets 1 -4);  
 402.065663.00001.LLP+LCP REV01 (Lighting Layout and Lux Contour Plan);  
 MHPENNEFATHERS.10/TK01 REVP5 (Swept Path Analysis - Refuse Vehicle  
 Around Site and Associated Drag Distances);  
 MHPENNEFATHERS.10/TK02 REVP5 (Swept Path Analysis - Fire Appliance  
 Vehicle)  
 MHPENNEFATHERS.10/TK03 REVP3 (Visibility Splays and Swept Path Analysis -  
 LARGE VEHICLE AND 4.6T LIGHT VAN)  
 MHPENNEFATHERS.1/12 REVP5 (Drainage Strategy); and  
 MHPENNEFATHERS.1/20 REVP5 (Finished Levels Strategy)

#### Documents:

Design & Access Statement (Omega Architects, May 2025)Schedule of  
 Accommodation 3308-A-1005-PL-J;  
 Plot by Plot Schedule of Accommodation 3308-A-1005-PL-J; and  
 Schedule GIA for CIL Plot by Plot 3308-A-1005-PL-J  
 Affordable Housing Strategy (AHS) Revision 10  
 Conditions 4 & 5 Statement of Compliance with Biodiversity Enhancement Strategy  
 Version 1 (Holbury Consultancy Services, May 2025);  
 Ecological Impact Assessment (LC Ecological Services, May 2025);  
 Plant Schedule ref: 402.065663.00001.011 (SLR, May 2025);  
 Landscape Management Plan REV01 ref: 402.065663.00001.012 (SLR, 16<sup>th</sup> May  
 2025);  
**Arboricultural Method Statement ref: JFA9015 V2 (JFA, October 2025);**  
 Flood Risk & Drainage Technical Note Issue 3 ref: MHPENNEFATHERS.23  
 (Mayer Brown, July 2025);  
 Pennefather's Zone Additional Investigation (Contamination Report Phase III) ref:  
 SC/22/2843 (LEAP Environmental, 20<sup>th</sup> April 2022);  
 Construction Environmental Management Plan ref: MHPennefathers(CEMP).9  
 (Mayer Brown, May 2025);  
 Construction Surface Water Management Plan ref: MHPennefathers.10/CSWMP  
 (Mayer Brown, May 2025);  
 Construction Traffic Management Plan ref: MHPennefathers.1 REVA (Mayer  
 Brown, May 2025);  
 Noise Impact Assessment ref: 425.066537.00001 REV02 (SLR, 9<sup>th</sup> May 2025);  
 Lighting Design Report & Appendix A, B & C ref: 416.066041.00001 REV02 (SLR,  
 20<sup>th</sup> May 2025);  
 Energy Statement (Energy & Design, 15<sup>th</sup> May 2025);  
 Written Scheme of Investigation for Archaeological Watching Brief (TCMS Heritage  
 Ltd, May 2025);  
 Pennefather's Road: Heritage (Trails) Note ref: TCMS:2098 (TCMS Heritage, May

2025);

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

#### **Page 41, Replace Condition 8 -**

##### *Arboricultural Method Statement*

- 8 The development shall be carried out strictly in accordance with the **Arboricultural Method Statement ref: JFA9015 V2 (JFA, October 2025)**, 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.

#### **Page 41, Replace Condition 10 -**

##### *Parking Spaces and Turning Areas*

- 10 The residents' and visitors' parking spaces (including wheelchair users spaces) and turning areas, shall be laid out and allocated in accordance with drawing 13308-A-1700-PL-E (Parking Plan) hereby approved prior to first occupation of the part of the development to which they relate. The parking spaces, **including those located beneath car ports**, shall be used only for the parking of vehicles ancillary and incidental to the residential use of the development. **Turning** areas shall not be used for parking or vehicles or any other purpose.\*

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

#### **Page 44, Replace Condition 26 -**

##### *No Alterations to Garage Doors*

- 26 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 alterations to the principal elevation (including removal of garage door) of the private garages 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.