

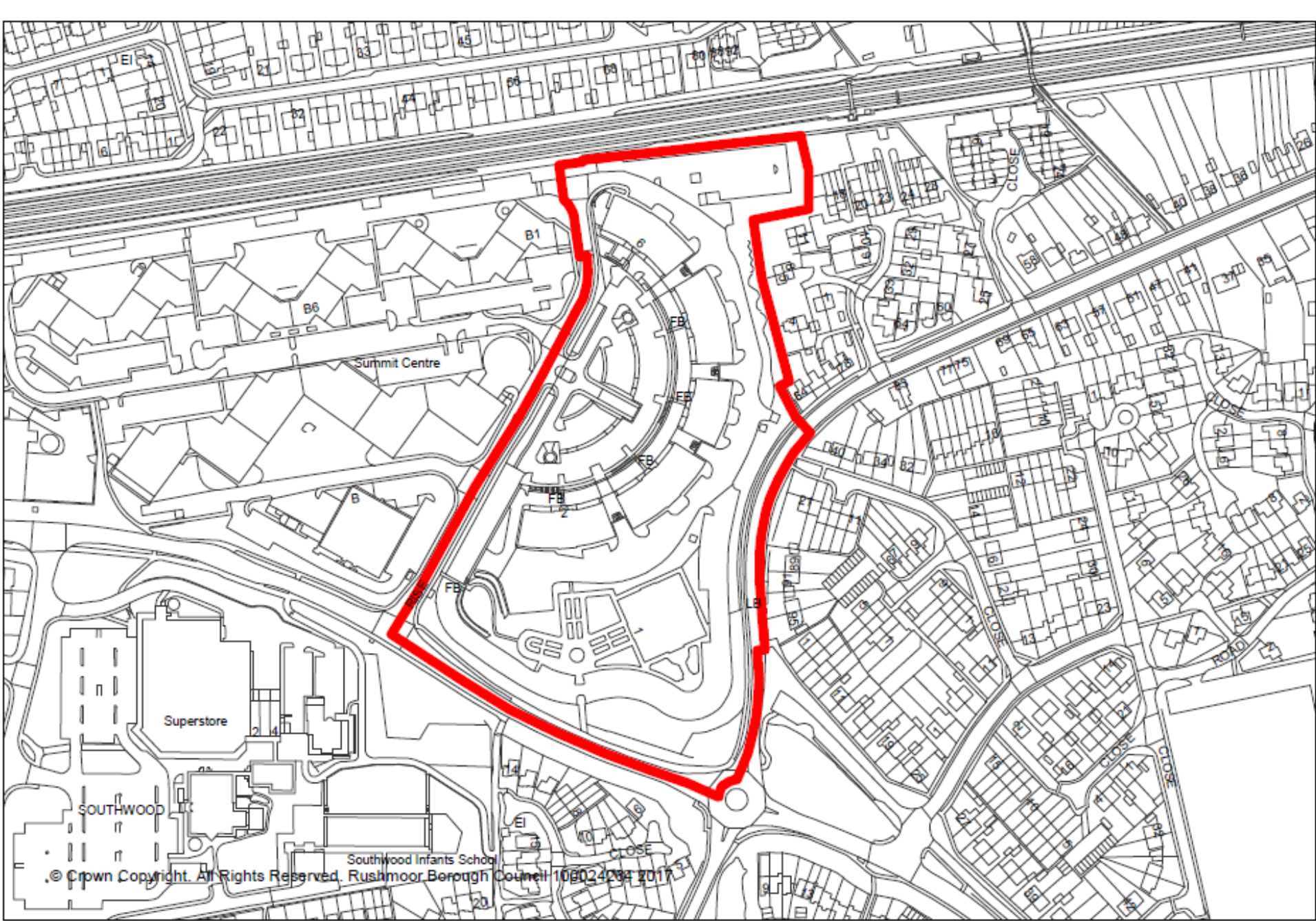
Development Management Committee

19th July 2017

Development Management Committee

Item 7 : 16/00837/FULPP

The Crescent, Southwood
Business Park, Summit Avenue,
Farnborough







Aerial photograph of The Crescent (courtesy of Bing Maps)





10



CYGNUS































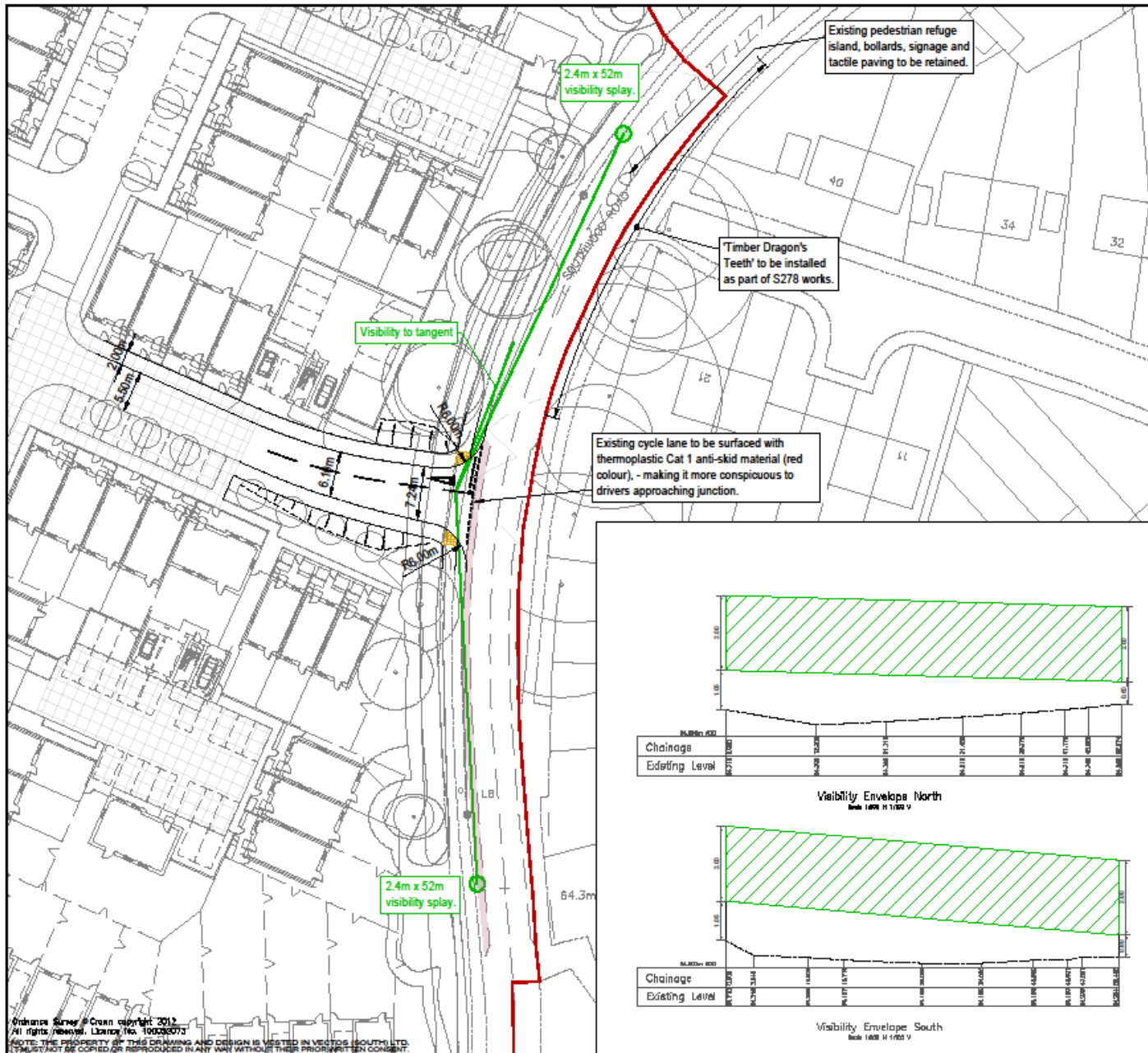






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Southwood Infants School



Notes:

- This is not a construction drawing and is intended for illustrative purposes only.
- While being in consultation only.
- Based on layout provided by PWP Architects AM270-S281 Proposed Site Layout

Key

— Red Line Boundary

M	Architect's layout updated.	KB	LK	16.05.2017
L	Architect's layout updated.	TF	LK	20.04.2017
K	Updated to suit HCC comments.	TF	LK	11.04.2017
J	Architect's layout updated, access amended to suit.	TF	PW	08.03.2017
H	Visibility envelope sections added	LJ	-	24.02.2017
G	Architect's layout updated.	TF	PW	16.01.2016
F	Architect's layout updated.	TF	LK	11.01.2016
E	Visibility splays updated to suit local authority comments.	TF	PW	12.12.2016
D	Red line added	JM	LK	16.09.2016
C	Updated to suit RSA1 comments	TF	PW	10.11.2015
B	Architect's layout updated, access location amended to suit.	TF	PW	16.10.2015
A	Visibility updated to suit speed survey.	TF	PW	15.09.2015

REV	DETAILS	DRAWN	CHECKED	DATE

CLIENT:

Legal & General

PROJECT:

The Crescent, Farnborough

DRAWING TITLE:

Proposed Development Access Junction

SCALE:

1:500 at A3

DRAWN:	TF	CHECKED:	PW	DATE:	11.08.2015
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10th Floor, Helmore House, Churchill Way, Cardiff CF10 2HE
t: 02920 720 860 e: enquiries@vectoros.co.uk

DRAWING NUMBER: **151703/A/03** REVISION: **M**

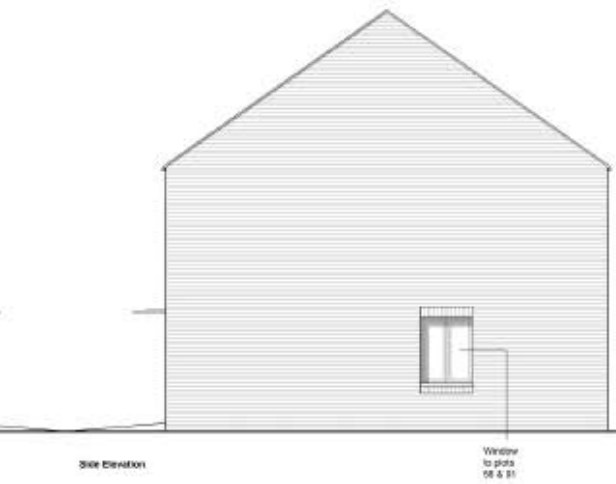
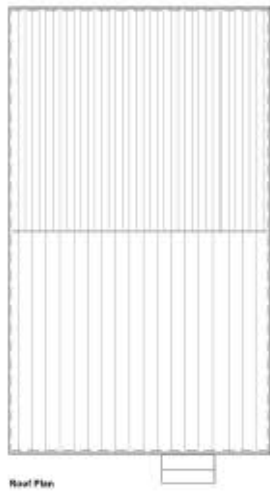
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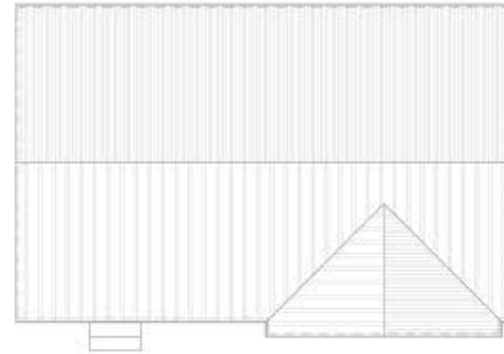




Ground Floor



First Floor



Roof Plan



Front Elevation



Rear Elevation



Side Elevation



Side Elevation

Window to plot 127



Ground Floor

First Floor

Second Floor

Roof Plan



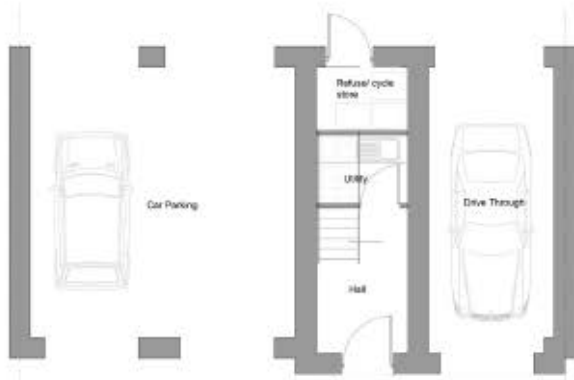
Front Elevation

Rear Elevation

Side Elevation

Side Elevation

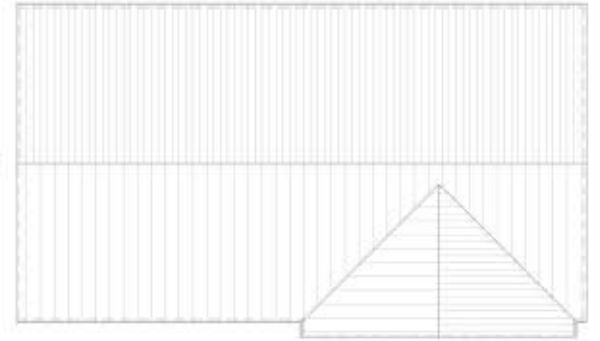
Side Elevation



Ground Floor



First Floor



Roof Plan



Front Elevation



Rear Elevation



Side Elevation

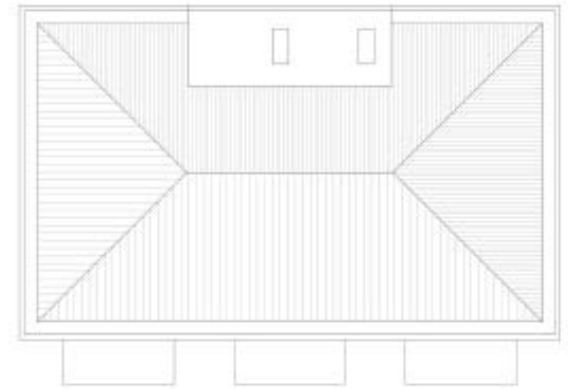
Stairs to 2nd flt



Ground Floor



Typical Upper Floor



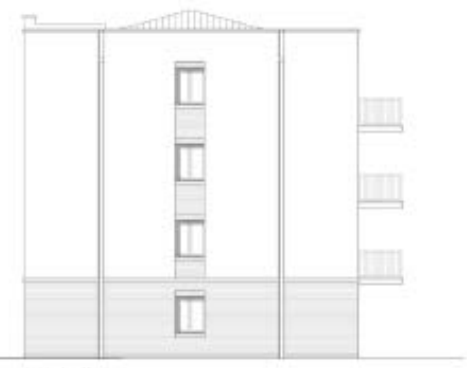
Roof Plan



Front Elevation



Rear Elevation



Side Elevation



SECTION AA (PART I)



SECTION AA (PART II)



SECTION AA (PART III)





SECTION 02 (PART 1)



SECTION 02 (PART 2)



SECTION 02 (PART 3)



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SECTION CC



SECTION DD



SECTION EE

Location

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SECTION 66 (PART 2) NORTH

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Southwood Infants School

Development Management Committee

Item 8 : 17/00554/FUL

Flat 4
11 Netley Street
Farnborough

TCB

2 to 4

6

12

22

32

NETLEY STREET

35
33

31
29

23
21

56
54

1

9

6
8
10

1
to
5

50

Princess
Court

1109

Gresham
Court

44

42

40

38

36

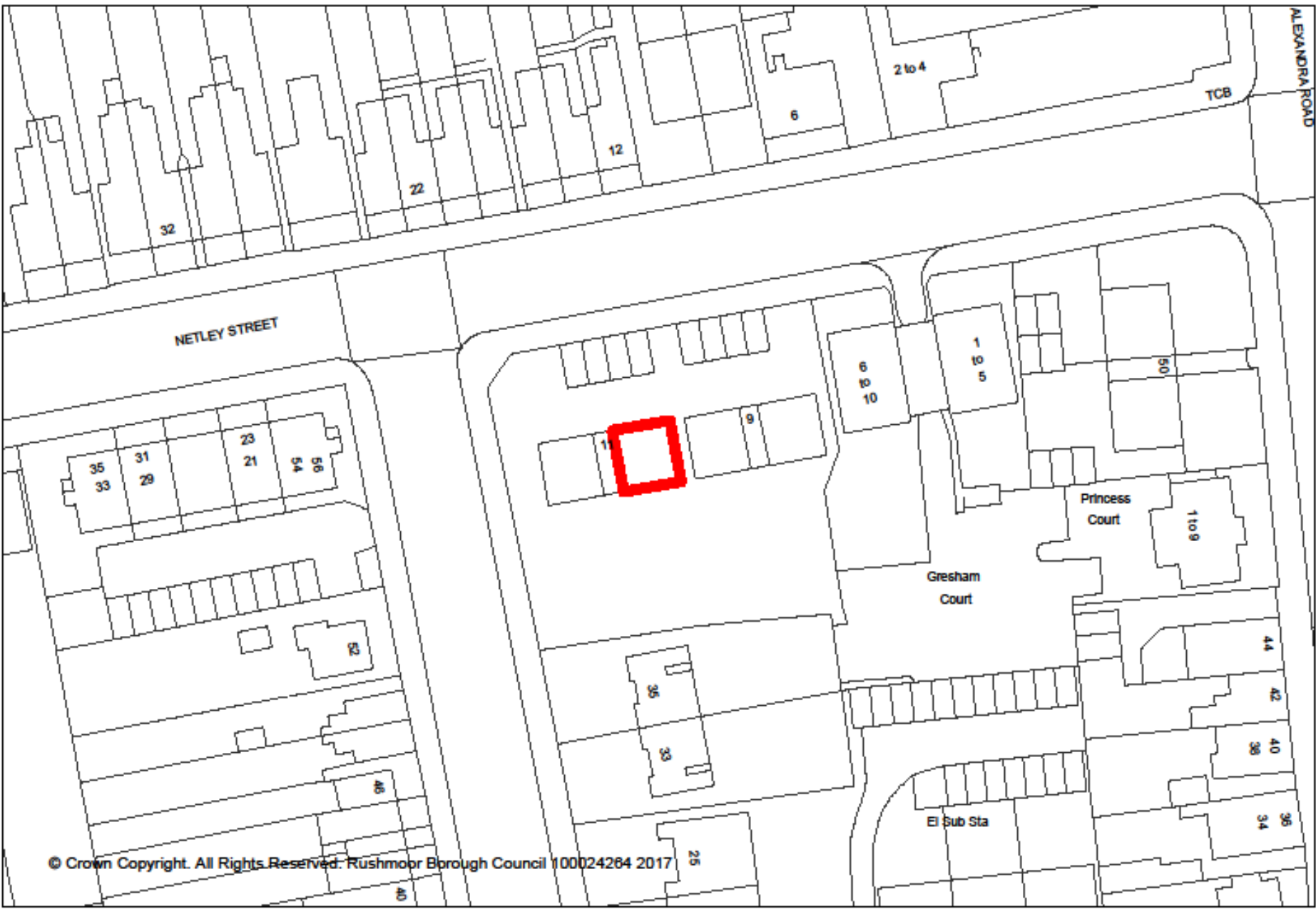
35

33

El Sub Sta

25

40







Windows F and E to be replaced

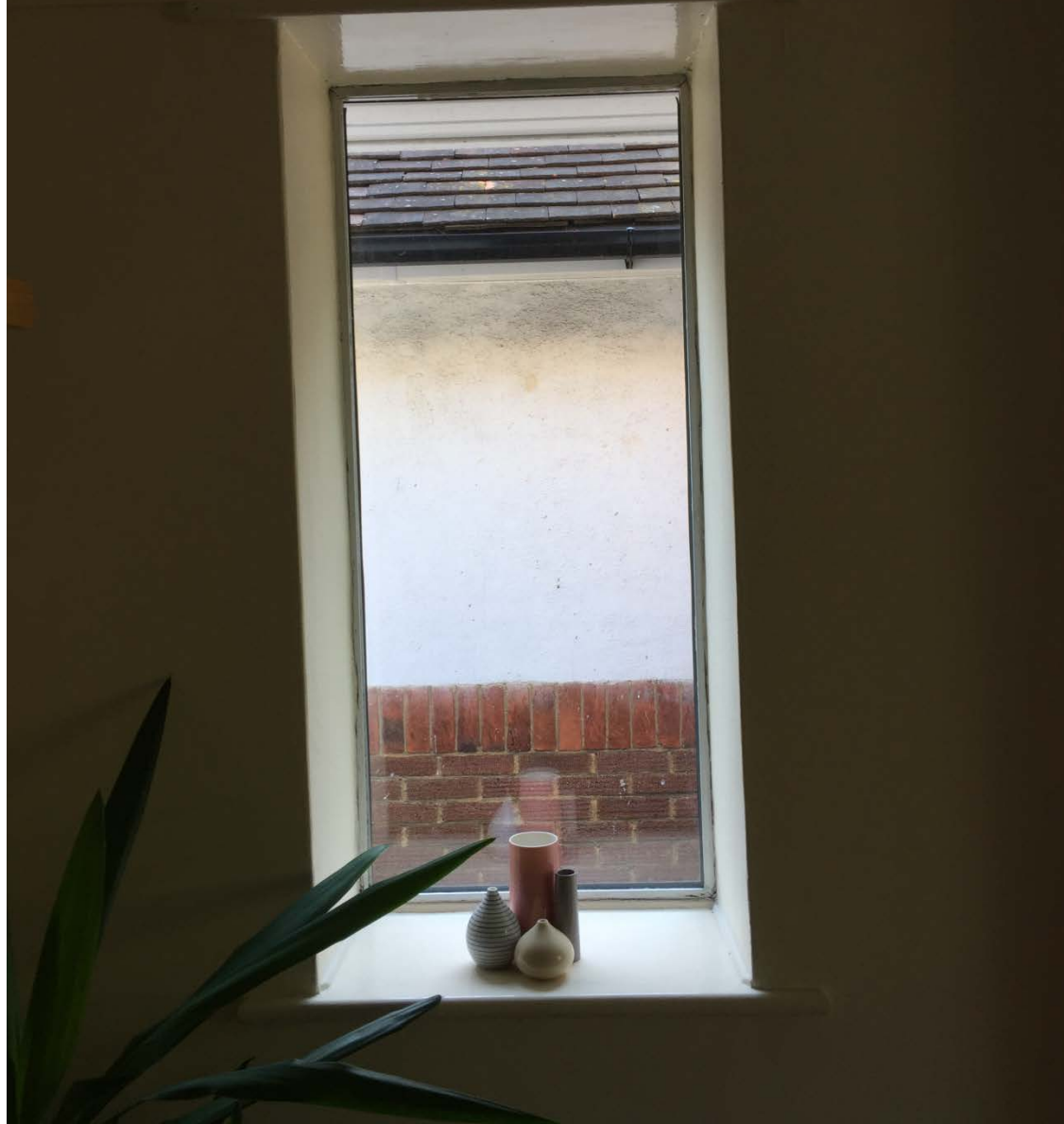
Rear view of building from Winchester Street

Windows C, B and A to be replaced



Front view of building from Netley Street

Window D to have a top hung opening looks out on to the blank sidewall of the adjacent block of Flats



Development Management Committee

Agenda Item 4 Enforcement & Possible Unauthorised Development

Development Management Committee

Item 1

**Briarleas Court, Morris Road,
Farnborough**



BRIARLEAS COURT
PRIVATE
RESIDENT PARKING ONLY

BRIARLEAS COURT



25-26
SOLD

111-113 COLLEGE

PRIVATE
RESIDENT PARKING ONLY

Development Management Committee

Agenda Item 5

**Review of Car and Cycle
Parking Standard SPD**

Review of Car and Cycle Parking Standard SPD

**Consultation
7th July to 6th September**

Scope of Parking Standard

- **Needs to follow government guidance National Planning Policy Framework (NPPF) which requires the setting of local parking standards to take account of :-**
 - **The accessibility of the development**
 - **The type, mix and use of development**
 - **The availability and opportunities for public transport**
 - **Local car ownership levels, and**
 - **An overall need to reduce the use of high-emission vehicles.**
- **Links to Rushmoor Core Policy CP16 – Reducing and Managing Travel Demand.**

Scope of Parking Standard

- **Covers Residential and Commercial Parking for new development and for alterations to existing property.**
- **Defines number of spaces and layout of parking areas**
- **Includes parking of cycles, HGVs, and motorcycles.**
- **Used to determine planning applications, can be subject of appeal.**
- **Changes to the Parking Standard cannot be applied retrospectively**

Rushmoor Parking Standard SPD (2012)

- **Commercial Parking Standard (Maximum):**
 - B1 office; 1 space for 30m²
 - B2 general industrial; 1 space for 45m²
 - B8 warehouse; 1 space for 90m²
 - Non-food retail; 1 space for 20m²
 - Food retail: 1 space for 14m²
 - Health Centre; 4 spaces per consulting room
 - Elderly residential; 1 space per FTE and 1 space for 4 clients
 - Restaurant/ pub; 1 space per 5m² dining/ bar area 3 spaces
 - Car workshops; 3 spaces per service bay

Rushmoor Parking Standard SPD (2012)

- **Residential Car Parking Standard:**
 - 1 space for 1 bedroom property
 - 2 spaces for 2/3 bedroom properties
 - 3 spaces for properties with 4 or more bedrooms
 - Minimum of 1 space per dwelling in exceptional circumstances
 - Plus Visitor spaces (1 space for every 3 x 1 bed properties and 1 space for every 5 properties with 2 or more bedrooms.
 - 3m x 6m internal garages count as parking space.
 - Car spaces are 2.4m x 4.8m with 6m space in front.

Rushmoor Parking Standard SPD (2012)

- **Cycle Parking Standard:**
 - 1 space for 1 bedroom residential property
 - 2 spaces for res. properties with 2 or more bedrooms
 - B1 office; 1 space per 150m²
 - B2 industrial; 1 space per 350m²
 - Retail; 1 space per 6 staff (or 1 space per 300m²)
- **Disabled car spaces 5% of total**
- **Motorcycles 1 space per 25 car spaces**

Sources of Evidence

- **Comparison with similar neighbouring LPAs**
- **Car Ownership levels**
 - **2001 Census**
 - **2011 Census**
 - **Local surveys of new development**

Car Ownership Data by Ward

% of residences - Data from (2001) & 2011 Census

WARD	0 car	1 car	2 cars	3 cars	4+ cars	Ave. per household
Fernhill	(11.5) 12.2	(40.6) 38.0	(37.0) 36.0	(8.1) 9.9	(2.8) 3.9	(1.5) 1.6
Cherrywood	(26.9) 23.6	(42.4) 45.7	(25.0) 24.3	(4.2) 5.1	(1.5) 1.3	(1.1) 1.2
St Johns	(9.9) 10.0	(40.3) 39.2	(37.9) 40.0	(8.9) 8.1	(3.0) 2.7	(1.6) 1.6
West Heath	(13.3) 12.6	(42.6) 42.4	(34.5) 33.4	(6.9) 8.2	(2.7) 3.4	(1.4) 1.5
Empress	(15.6) 14.7	(44.0) 45.7	(31.5) 30.4	(7.0) 7.4	(1.9) 1.8	(1.4) 1.4
Cove & Southwood	(10.4) 11.5	(37.4) 38.5	(42.3) 38.9	(8.0) 8.5	(1.9) 2.6	(1.5) 1.5
Knellwood	(11.1) 10.9	(40.5) 40.5	(37.2) 37.9	(8.4) 8.1	(2.8) 2.6	(1.5) 1.5
St Marks	(19.4) 18.7	(44.8) 46.1	(28.5) 28.5	(5.7) 5.3	(1.6) 1.4	(1.3) 1.2
Wellington	(21.7) 26.9	(56.1) 52.5	(18.8) 18.2	(2.5) 1.8	(0.9) 0.6	(0.95) 0.97
Rowhill	(17.0) 18.0	(42.8) 41.3	(30.9) 30.2	(6.6) 7.8	(2.7) 2.7	(1.4) 1.4
Manor Park	(13.8) 11.2	(41.0) 42.1	(35.3) 34.9	(7.6) 8.1	(2.3) 3.7	(1.4) 1.5
North Town	(20.1) 16.3	(43.2) 40.8	(29.2) 33.2	(5.8) 7.1	(1.7) 2.6	(1.3) 1.4
Aldershot Park	(24.4) 21.7	(42.5) 41.3	(26.5) 28.1	(5.0) 6.4	(1.6) 2.5	(1.2) 1.3

Car Ownership Data:

Comparison with Neighbouring Local Authorities (residential car)

Authority (date of SPD)	1bed	2 bed	3 bed	4 or more bed	Car ownership (2011 census)
RUSHMOOR (2012)	1	2	2	3	1.4
HART (2008) (Urban)	1.1	2.25	2.75	3.25	1.7
SURREY HEATH (2012) (Urban)	1	1	1	1	1.7
SURREY HEATH (2012) (Sub - Urban)	1	1	2	2	
WOKINGHAM (2014)	1	1	1	2	1.6
BASINGSTOKE (2008)	1	2	2	2	1.5
WOKING (2006)	1	1.5	2	2	1.4
SPELTHORNE (2011)	1.25	1.5	2	2.5	1.4
GUILDFORD (2006)	1	1.5	2	2	1.5
WINCHESTER (2009)	1	2	2	3	1.5

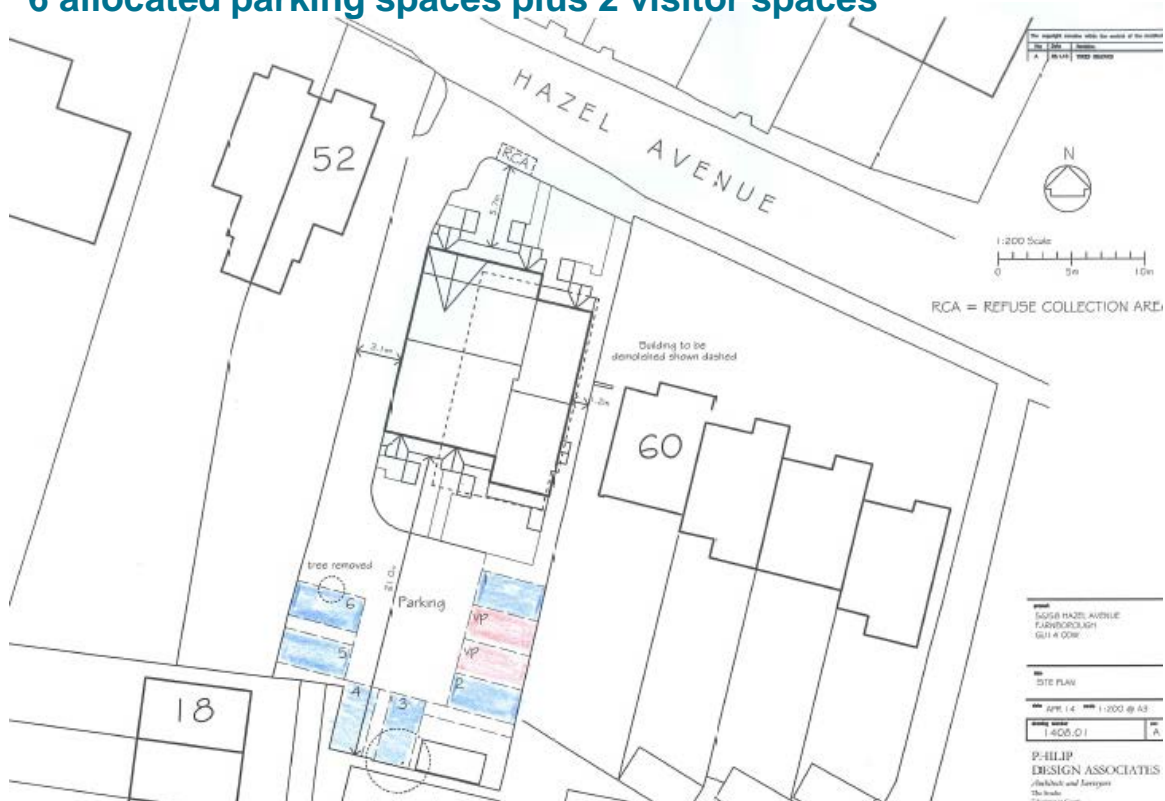
Residential Development Parking Survey

- **Survey of completed and occupied residential developments approved using current Parking Standard (adopted 2012)**
 - 1 space for 1 bedroom property
 - 2 spaces for 2/3 bedroom properties
 - 3 spaces for properties with 4 or more bedrooms
 - Plus Visitor spaces (1 space for every 3 x 1 bed properties and 1 space for every 5 properties with 2 or more bedrooms.
 - 3m x 6m internal garages count as parking space.
- **Surveys carried out on 4 sites in Farnborough and 4 sites in Aldershot**

56 - 58 Hazel Avenue, Farnborough

6 x 1 bedroom houses

6 allocated parking spaces plus 2 visitor spaces



Date	Time	Cars in allocated spaces	Empty alloc. spaces	Cars in Visitor spaces	Empty Visitor spaces	Problem parking
SUNDAY 12/2	06:30	3	3	2	0	0
THURSDAY 16/2	20:30	4	2	1	1	0

3 – 9 Somerset Road, Farnborough

9 x 3 bedroom houses

20 unallocated parking spaces includes 2 visitor spaces



dgjarchitecture

chartered architects • planning consultants • project management
 15A High Street Tunbridge Wells Kent TN1 1UT
 t 01892 537588
 e. dgjparch@gmail.com

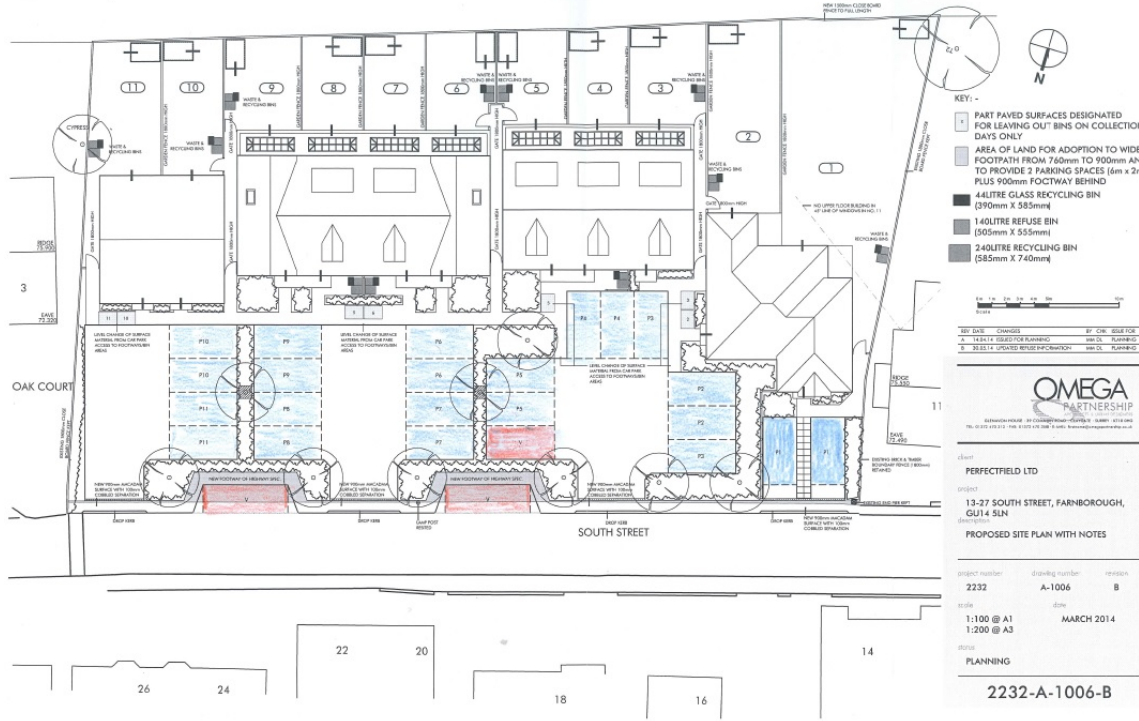
© dgjarchitecture ltd 2013

Plotted: 14/11/2013
 Status: PLANNING
 Site: Somerset Road, Farnborough
 Client: St. John Ambulance
 Dwg No: 3715-GA03A
 Date: 14/11/2013

Date	Time	Cars in allocated spaces	Empty alloc. spaces	Cars in Visitor spaces	Empty Visitor spaces	Problem parking
SUNDAY 12/2	06:37	12	6	0	2	0
THURSDAY 16/2	20:38	12	6	0	2	0

13 - 27 South Street, Farnborough

9 x 3 bedroom houses and 2 x 2 bedroom houses
 22 allocated parking spaces plus 3 visitor spaces



Date	Time	Cars in allocated spaces	Empty alloc. spaces	Cars in Visitor spaces	Empty Visitor spaces	Problem parking
SUNDAY 12/2	06:43	16	6	1	2	0
THURSDAY 16/2	20:42	20	3	2	0	0

East of Sheeling Close, Aldershot

3 x 4 bedroom, 9 x 3 bedroom and 2 x 2 bedroom houses,
31 allocated parking spaces plus 3 visitor spaces



Date	Time	Cars in allocated spaces	Empty alloc. spaces	Cars in Visitor spaces	Empty Visitor spaces	Problem parking
SUNDAY 12/2	06:52	20	11	1	2	0
THURSDAY 16/2	20:54	20	11	1	2	0

East End School Site, Mount Pleasant Rd, Aldershot

14 x 3 bedroom houses

28 allocated parking spaces (including garages)

On street Visitor parking

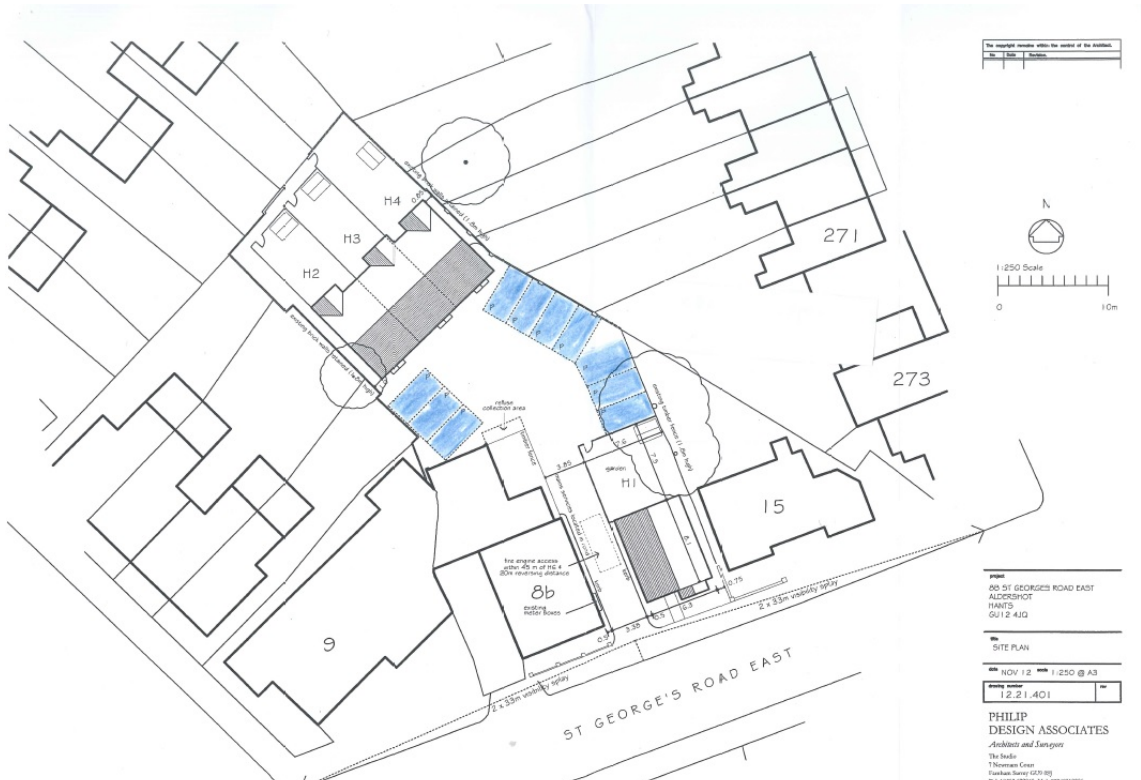


Date	Time	Cars in allocated spaces	Empty alloc. spaces	Cars in Visitor spaces	Empty Visitor spaces	Problem parking
SUNDAY 12/2	06:57	24	4	-	-	0
THURSDAY 16/2	20:59	25	3	-	-	1

Garages site, St Georges Road East, Aldershot

4 x 3 bedroom houses

10 unallocated parking spaces includes 2 visitor spaces

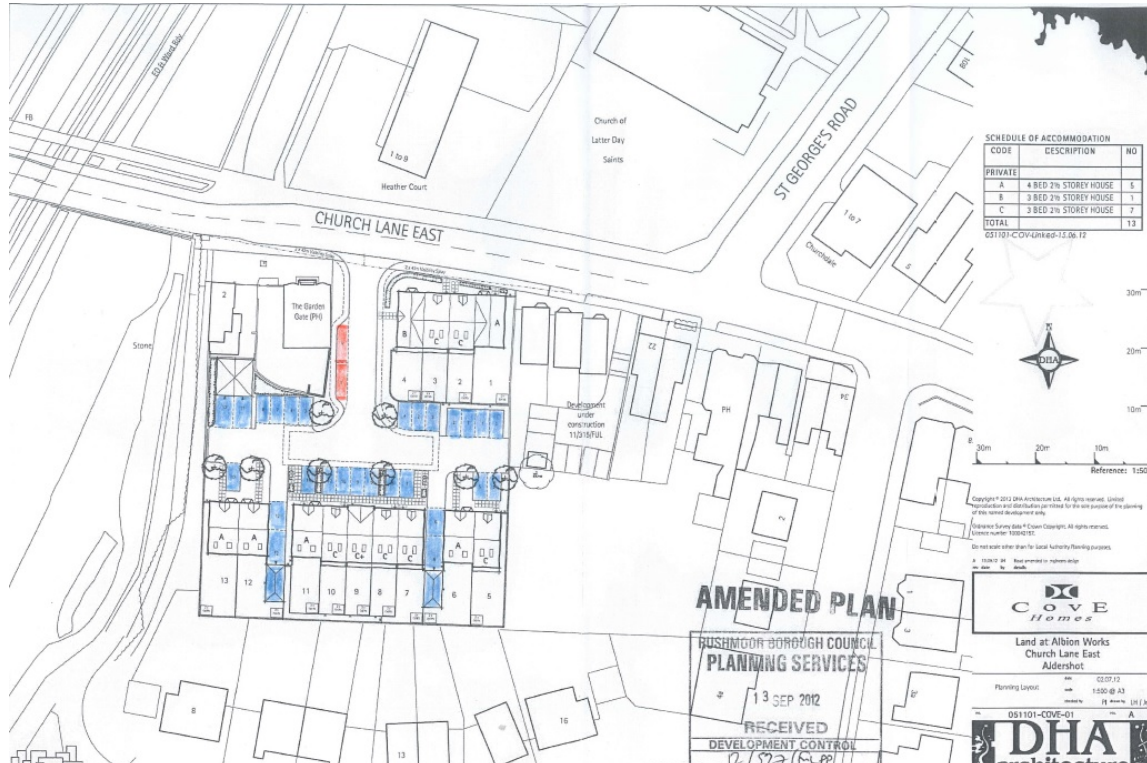


Date	Time	Cars in allocated spaces	Empty alloc. spaces	Cars in Visitor spaces	Empty Visitor spaces	Problem parking
SUNDAY 12/2	06:59	7	1	0	2	0
THURSDAY 16/2	21:02	6	2	0	2	0

Albion Works, Church Lane East, Aldershot

5 x 4 bedroom and 8 x 3 bedroom houses

6 allocated parking spaces plus 2 visitor spaces



Date	Time	Cars in allocated spaces	Empty alloc. spaces	Cars in Visitor spaces	Empty Visitor spaces	Problem parking
SUNDAY 12/2	07:04	26	5	1	1	1
THURSDAY 16/2	21:07	22	9	1	1	0

Proposed changes

- **No change to main residential parking standard**
- **Keep unallocated/visitor parking**
- **Define residential parking in town centres**
 - **Define Town centres (Aldershot/ Farnborough)**
 - **Minimum of 1 per dwelling for New development**
 - **Conversions may include off site parking**
- **HMO/ Bedsits count as 1 bed dwellings**
- **Garages for new developments not counted**
- **No “trandem parking”**
- **Wider spaces for new developments**
- **No loss of on street parking from new accesses**

Programme for Revision of SPD

27th June

- Cabinet approved draft report for Consultation

7th July to 6th September

- Consultation period

October

- Cabinet Adoption of new SPD

Development Management Committee

19th July 2017