

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	David Stevens
Application No.	17/00787/COUPP
Date Valid	20th September 2017
Expiry date of consultations	12th October 2017
Proposal	Installation of secure bin and covered cycle store outbuildings; and change of use of existing offices (Use Class B1) to community healthcare resources hub (Use Class D1) for healthcare delivery for Farnborough
Address	Voyager House 2 Apollo Rise Farnborough
Ward	Cove And Southwood
Applicant	North East Hampshire & Farnham Clinical Commissioning Group
Agent	PWP Architects
Recommendation	GRANT

Description

Voyager House is a vacant detached two-storey office building located in a corner position at the west end of Apollo Rise, within Southwood Business Park. To the north, on the other side of Apollo Rise, is the boundary of the London Waterloo to Southampton railway line. To the east the site adjoins the west junction of Apollo Rise with Armstrong Mall, with Unit Nos.B11/B12 Armstrong Mall on the opposite side of the road. Columbia House is a large storage and distribution warehouse with ancillary offices to the south of the application site, with the south boundary of the site bordering a service road serving this unit. To the west, on the opposite side of Apollo Rise is Discovery Place, an office development with multi-storey car parking to the rear.

Voyager House has an 'L'- shaped footprint and floorspace of 1,323 square metres divided equally between two floors. The building has 75 on-site parking spaces in two areas: the main area (65 spaces) has access from Apollo Rise mid-way along the north boundary, the smaller area (10 spaces) is to the front of the building with access close to the Columbia House service road.

The proposal is for the change of use of the premises from B1 commercial use to use as a community healthcare resources hub falling within Use Class D1 (non-residential institutions). The applicants have identified a need for such a facility to support and boost the

capacity of local primary care (GP) services in Farnborough, bearing in mind existing capacity issues and anticipated additional demand expected to arise from significant proposed residential developments in the vicinity. The applicants state that:-

- Most of the seven existing GP premises across Farnborough are already running at or close to clinical and spatial capacity;
- Some Farnborough GP practices have recently been assessed by the Care Quality Commission and found to be below target on some aspects of premises suitability and sufficiency that cannot be immediately addressed due to site and/or building constraints and terms of tenure;
- The local population is projected to continue to grow at a rate that is outstripping investment in healthcare infrastructure provision. Existing GP Practices (such as at Southwood) have no capacity to accommodate further patients. Indeed, some Practices in West Farnborough have recently been seeking to close their lists to new patients;
- The applicants have recently raised objections to some proposed housing developments (Hartland Park and Southwood Crescent) to draw attention to the issue;
- Dialogue between the applicants and the Council in the context of the Rushmoor Infrastructure Plan recognises the need for a new community health facility for Farnborough.
- Of a number of possible options for the provision of the needed community health facility, the proposals the subject of the current application is the best performing.

The proposed floor plans show the ground floor sub-divided to provide a total of 10 consulting rooms and 8 treatment rooms, together with ancillary reception, waiting areas, office, wc and storage facilities. Two options are provided with the application for the use of the first-floor : it is proposed that the space is initially used as offices, with training and staff welfare facilities. However, it is indicated that the Training Room floorspace could be sub-divided to provide a further 4 consulting rooms and 2 treatment rooms at a later stage if required.

It is proposed to retain the existing 75 on-site parking spaces. An amended site layout plan was submitted on 24 October showing provision of disabled parking bays to the front of the building, visitor cycle stands. This also sought to demonstrate refuse lorry and service vehicle manoeuvring. The application indicates that there would need to be some enhancements to the existing roof-mounted plant, located in a concealed area. There would be no alterations to the existing elevations of the building. Also proposed is a detached secure bin store enclosure for clinical waste at the rear of the building, together with an adjoining covered cycle store to accommodate up to 20 staff cycles.

The application is supported by a Planning Statement incorporating a Sequential Test in respect of the various options considered for providing the proposed facility.

Consultee Responses

Transportation Strategy Officer No highway objections following receipt of the amended proposed site layout plan on 24 October 2017 subject to

imposition of a condition requiring details of access for servicing (including ambulances and passenger transport) and refuse collection.

Planning Policy

No Planning Policy objections : The proposal would result in the loss of employment floorspace within a designated Key Employment Site and this does represent a departure from the adopted Development Plan (Policy CP8). However, despite recent refurbishment, the application property is not considered to be a modern Grade A office and has been vacant for a number of years. It is acknowledged that the property, since refurbishment, may now have a role in providing small-scale serviced offices. Nevertheless, it is considered that the need for short-term flexible lets could be met elsewhere.

Furthermore, there is a clear identified need for the proposed healthcare facility and the proposal is supported by Policy CP10. It is also acknowledged that alternative options have been discounted due to the need to deliver the size of facility to meet requirements and to provide it in a timely manner. Therefore, the provision of a community health care facility, which would meet a need identified in the Rushmoor Infrastructure Plan, is a material planning consideration.

Neighbours notified

In addition to posting a site notice and press advertisement, individual letters of notification were sent to the adjoining business premises in Armstrong Mall, Apollo Rise and Columbus Drive.

Neighbour comments

At the time of writing this report no representations have been received as a result of neighbour notifications. The notification period expired on 12th October.

Policy and determining issues

Adopted Rushmoor Core Strategy : The site lies within the built-up area of Farnborough and in a Key Employment Site (KES). Rushmoor Core Strategy Policies CP1 (Sustainable Development Principles), CP2 (Design and Heritage), CP8 (Supporting Economic Development) and CP10 (Infrastructure Provision) are relevant to the consideration of the current proposals. Core Strategy Policy CP8 supports economic development by protecting the KES for B-class uses. In terms of the introduction of non B-class uses, these will be permitted on KES where they would support, or not be detrimental to, the function and operation of the site. Where possible, non B-class uses should also generate employment themselves. Policy CP10 (Infrastructure Provision) states that the Council will work with partners to ensure that infrastructure and community facilities are provided in a timely and sustainable manner. The policy requires that the proposals are consistent with the Rushmoor Infrastructure Plan and that new facilities and infrastructure are located and designed so that they are accessible and compatible with the character and needs of the local community.

Core Strategy Policies CP3 (Renewable Energy and Sustainable Construction) and CP4 (Surface Water Flooding) are not considered relevant to the circumstances of the current proposals because the proposals do not involve the erection of a new building or provision of new areas of car parking or hardstanding. The proposals seek to re-use existing built development in these respects.

Saved Local Plan Policies : Whilst the Core Strategy introduced a range of new policies, a number of Local Plan policies are 'saved' and remain in use for the time being. In this respect, Local Plan Policies ENV17 (general development criteria), ENV21 & 22 (access for people with disabilities) and TR10 (general highways criteria) are 'saved' policies that remain relevant to the consideration of this application.

Draft New Local Plan : The Draft Submission New Rushmoor Local Plan was published on 9th June 2017, ahead of a formal six-week consultation period that has now ended. It is the Council's intention to submit the Local Plan for examination in early 2018. In a manner similar to the current Core Strategy, it retains a policy framework to protect existing employment land and premises to meet future economic growth needs over the Plan period. Two parts of the existing Southwood Business Park KES are proposed to be de-allocated from the new Strategic Employment Site designation, namely Southwood Crescent and the former Aldrin House site. Draft Policy PC1 provides the overarching policy framework, and supports the protection of Strategic Employment Sites for B-class employment uses. Draft Policy PC2 designates Strategic Employment Sites, including Southwood Business Park, affording them the highest level of protection and safeguarding against loss to non-B-class employment uses. Under Policy PC2, small-scale proposals for changes of use or redevelopment to non B-class employment uses would be supported where they provide complementary uses that are not detrimental to the function and operation of the Strategic Employment Site. Complementary uses would be uses such as cafes, sandwich bars and gymnasiums that would support business and employees.

The Draft New Local Plan also includes a policy on Infrastructure and Community Facilities (Draft Policy IN1), which states that the Council will work with partners to ensure that infrastructure and community facilities are provided in a timely and sustainable manner. It also requires that new community facilities and infrastructure are located and designed so that they are accessible to all and compatible with the character and needs of the local community.

The Council's adopted Supplementary Planning Document (SPD) 'Car and Cycle Parking Standards', 2012 is relevant.

Employment Land Review (2016) : Rushmoor forms a Functional Economic Market Area (FEMA) with Hart and Surrey Heath. To help inform the respective Local Plans, the three authorities commissioned a joint Employment Land Review in 2016 (the ELR), which determines the available supply of employment land, assesses future requirements for B-class employment space, and seeks to balance supply and demand, thereby guiding the appropriate policies and allocations required in respective Local Plans.

Paragraph 10.30 recognises that the FEMA is expected to see reasonably strong office job growth up until 2032 (reflecting wider macro-economic trends) and office-based sectors will continue to play an important role in the FEMA's future economic growth. The ELR 2016 concludes that forecast floorspace requirements can be met from the existing supply of land allocations and extant permissions, but without there being a significant surplus of employment land.

The ELR also notes that there are two distinct tiers to the office market, namely modern Grade A offices in business park environments; and lower-grade office accommodation. Grade A office accommodation is in strong demand and the supply of such floorspace is continuing to reduce as the market improves. However, although there is theoretically also a need for a variety of small, serviced and un-serviced, office suites within the FEMA, there is limited demand for lower grade office accommodation, which typically remains vacant for prolonged periods.

Enterprise M3 Commercial Property Market Study (July 2016) : In July 2016, the Enterprise M3 Local Economic Partnership published an update to its Commercial Property Market Study. The Study reiterates the strategic economic context whereby Farnborough is identified as a “Growth Town”, which along with Basingstoke, Guildford and Woking, collectively deliver one third of the jobs and gross value added (GVA) in the Enterprise M3 area.

Infrastructure Delivery Plan (2017) : The purpose of the Infrastructure Delivery Plan is to provide background evidence as to the key elements of physical and social infrastructure likely to be needed in the Borough up to 2032 to support delivery of the New Rushmoor Local Plan. It identifies that GPs are universally facing operational and financial pressures and many are in buildings which require investment to maintain their suitability and sufficiency (capacity) for modern health care needs/services. It also notes that Farnborough is the only locality within the CCG area without a locality health centre.

Article 4 Direction : In order to retain control of the potential loss of offices, storage or distribution units, or light industrial units to houses, the Council has instigated an Article 4 Direction to remove such permitted development rights. The Direction applies to the majority of Strategic and Locally Important Employment Sites in the Borough, including Southwood Business Park. At its meeting on 2nd May 2017, the Council’s Cabinet agreed to confirm the Direction, which is now to take effect from 19th February 2018. As a result, there is no longer any prospect of property covered by the forthcoming Direction being subject to proposals for residential conversion.

The advice contained in the National Planning Policy Framework is also relevant. The National Planning Policy Framework (NPPF) sets out the Government’s view of sustainable development, to which there are three strands: economic, social and environmental. In respect of the economic role, the planning system is expected to ensure that sufficient land of the right type is available in the right places and at the right time to support growth and innovation. In respect of building a strong and competitive economy, NPPF Paragraph 21 notes that planning should support sustainable economic growth. Part of this is to be achieved through supporting existing business sectors, taking account of whether they are expanding or contracting. However, Paragraph 22 states that planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for the allocated employment use.

In the policy context set out in the preceding paragraphs, the main determining issues relate to the principle of development, visual impact, impact on neighbours, highways considerations and access for people with disabilities.

Commentary

1. Principle –

The proposed change of use would provide accommodation for a Community Healthcare Hub to serve NHS primary healthcare provision in Farnborough and would, in particular, be used to ease existing and forecast pressures on primary healthcare provision in west Farnborough, including the Southwood area. It is considered that the proposals are to be welcomed as a matter of general principle. Nevertheless, the proposals give rise to a potential conflict between Development Plan policies relating to employment and community infrastructure that are examined in the following paragraphs.

Policy CP8 (Employment Land Availability) Considerations : The current applicants (the North East Hampshire & Farnham Clinical Commissioning Group or CCG) are prospective purchasers of the application property. However, as the submitted Planning Statement notes, the building was recently (in August 2017) sold to new owners. Whilst the new owners have been informed of the applicant's strategic and operational interest in acquiring the property, they have expressed an intention to resurrect the authorised office use of the building to provide serviced offices. These are currently being marketed as serviced flexible office space to be made available from winter 2017 and works have recently commenced to undertake internal partitioning in this connection.

Southwood Business Park is a designated Key Employment Site (KES) where Policy CP8 of the Core Strategy applies. The Council is concerned about the supply of office floorspace to support the longer-term needs of the Borough and the wider Functional Economic Marketing Area (FEMA). Hence the emerging New Local proposes to maintain the designation of the application site as part of the Southwood Business Park Strategic Employment Site (SES). Whether considered in respect of current or emerging Development Plan policies, given the nature of the proposal (a community healthcare hub), the key consideration is whether the proposed use would support, or not be detrimental to, the function and operation of the KES (or proposed SES). Where possible, non B-class uses should also generate employment themselves. The judgement about function considers the role an application site plays within the supply for such uses in the Borough and the wider FEMA. The judgement about operation considers whether the proposed use would affect the ability of established business, or potential future B-class occupiers, to carry out their activities without constraints and so undermine the particular function of the KES.

Whilst it is considered that the proposal is relatively small scale in the context of the overall KES, it is not considered to be a complementary use in the sense intended by the policy framework (i.e. it is not designed solely or in part to meet the day-to-day needs of Business Park occupiers).

In terms of the 'function test' the employment land "supply versus demand" balance has changed. The evidence set out in the Employment Land Review (2016) informed the decision to retain Southwood Business Park as a designated employment site in the emerging Rushmoor Local Plan, but with the de-allocation of Southwood Crescent and the former Aldrin Place sites. This means that the overall supply of B1 commercial floorspace within the FEMA is now more finely balanced than it was previously. However, the ELR appraisal of the Southwood Business Park identified that, apart from the buildings on the Crescent, Voyager House was the only vacant property. Despite recent refurbishment, the application property has been vacant for 4-5 years and is not considered to be a modern Grade A office for which there is strong demand. Whilst it is acknowledged that the application property could, as the current owners believe, have a role in providing small-scale short-let serviced offices, it is considered that the need for such short-term flexible lets could be met elsewhere in the Borough or in the wider FEMA. In addition, given that the existing property can readily convert to the proposed use (subject to some minor external changes that could apply equally to continued office use), this would not preclude the unit coming

back into a B-class use at a future date. It is concluded that there is no functional imperative to resist the proposed change of use in the circumstances of this case.

With respect to the 'operation test', careful consideration of the impact of the proposed use is required to ensure that it would not deter future occupiers of the surrounding units and have a negative impact on the longer-term success of the Business Park. In this respect, the information provided in the submitted Planning Statement indicates that there would be adequate parking provision and that there would be no other material detrimental impacts upon the operation of the Business Park. Further, the proposed use can be absorbed into the existing character and appearance of the site. These issues are considered in more detail later in this report.

It is an expectation that non B-class uses should generate employment themselves. The application states that 30 employees would be accommodated on the site, although it is not clear how many, or whether any, additional jobs would be generated as a result of the new facility. However, although it is considered likely that the employment generation of the proposed use would be lower than if the premises were retained in Class B1(a) (office) use it is, nevertheless, considered that the proposed community healthcare hub use would be a local employer and, as such, meet this particular aspiration of the relevant planning policies.

Policy CP10 (Community Infrastructure Provision) Considerations : Core Strategy Policy CP10 seeks to ensure that new community facilities are located and designed so that they are accessible and compatible with the character and needs of the local community.

It is considered that there is a demonstrable need for the proposed community healthcare hub facility and that this is a material planning consideration. The submitted Planning Statement notes that, in the area covered by the CCG (the applicant), Farnborough is the only locality without an existing dedicated community healthcare facility. There are seven existing General Practitioner (GP) premises across the Farnborough locality, most of which are already running at, or close to, clinical and spatial capacity. Some GP Practices in West Farnborough have recently applied to the CCG to 'close their lists' (i.e. to exclude the addition of new patients to their practice registers) due to capacity and suitability constraints. Farnborough also has the poorest GP Practice building stock, with four GP practices in west Farnborough identified as having accommodation that is substantially too small for their list size. Furthermore, the main acute care providers serving the Farnborough population are not located within the CCG area. Accordingly, total emergency admissions in the area have increased by 4% on the same period last year. This includes a 7% increase in Ambulatory Care Sensitive Admission; i.e. admissions in which effective management and treatment in the community could prevent admission to hospital.

The submitted Planning Statement outlines the applicant's evaluation of six other options in addition to the current proposal for Voyager House, namely:-

1. The continued use of existing GP premises (the current position);
2. A new building as part of the Civic Quarter/Town Centre redevelopment masterplan;
3. Conversion of a former NHS residential facility, Briarwood in Sorrel Close;
4. A new building provided in conjunction with a new local housing development (e.g. Hartland Park);
5. Expansion and adaptation of another nearby GP Surgery, Jenner House; and
6. Conversion of Southwood Community Centre

However, whereas the proposed change of use of the Voyager House provides very good alignment with the identified needs for the proposed healthcare facility, none of the other six

options are considered suitable on a combination of grounds. These relate to inadequate size, accessibility, property ownership, unavailability within a workable period for addressing local care and service needs, existing tenants requiring re-location, that new housing developments cannot be required to address existing shortfalls in community infrastructure provision, cost etc. Furthermore, if it can be secured, Voyager House would require very little physical alteration, and would allow flexible internal sub-division with non-load-bearing partitions and fixtures/fittings.

Policy CP10 does require that new facilities and infrastructure are located and designed so that they are accessible and compatible with the character and needs of the local community. It is recognised that there would be advantages to a more central Farnborough location for this type of facility. Nevertheless, it is considered that the proposed site is well located to meet the needs of the existing and future residential population in the Southwood, particularly with strategic sites coming forward in the surrounding area.

Conclusions : The proposal would result in the loss of employment floorspace within a designated Key Employment Site and this does represent a departure from the adopted Development Plan Policy (CP8) and, similarly, corresponding emerging New Local Plan policy. The Council's application publicity in this case has clearly identified this (as required by Planning legislation) and no representations have been received in this connection. Nevertheless, when examined against the tests set out in the policies it is considered that no material harm to the function and operation of the Southwood Business Park KES and the wider FEMA as a result of the proposals.

There is also a clear identified need for the proposed community healthcare hub, which is supported by current Development Plan Policy CP10 and emerging New Local Plan Policy IN1. It is acknowledged that alternative options have been examined but discounted due to the need to deliver the size of facility to meet requirements and to provide it in a timely manner. In the circumstances, subject to the imposition of a condition that restricts the proposed D1 use solely to the use that which has been proposed to ensure that any potential permitted changes within Use Class D1 cannot occur without the prior consent of the Local Authority, it is considered that the proposed use is acceptable in principle.

The nature of the proposals and scale of the application site/premises are insufficient to trigger a need for the Council to notify the Secretary of State in this case should the Council be minded to grant planning permission.

2. Visual Impact –

The site is located within the Business Park where buildings are relatively modern but utilitarian in design. The proposals would require some minor external alterations to create a new secure bin storage area and an adjoining cycle store. However, they would be of a scale, type and appearance that it not at all un-typical of service area locations. The overall design and appearance of the building and site would not be significantly altered. In the circumstances it is therefore considered that the proposals are acceptable in visual terms.

3. Impact on Neighbours –

The existing B1 use of the site is not subject to any restrictions concerning hours of use or servicing and is surrounded by existing commercial uses. Having regard to adjoining and nearby commercial neighbours it is not considered that the proposed development would give rise to any material harm to the operation of neighbouring businesses occupying premises in the Business Park in planning terms. The site is also located some considerable

distance from the nearest residential properties, which are located on the far side of Summit Avenue approximately 100 metres distant, or on the opposite side of the railway lines at Jubilee Close and Chilton Farm Caravan Park approximately 50 metres distant. In any event, the most likely source of noise and activity would be vehicle parking at the site that is activity that could already occur with the property in office use.

It is therefore considered that the impact on neighbours is acceptable in planning terms.

4. Highways Considerations –

The application property is provided with 75 on-site parking spaces and it is proposed that this be retained intact with the current proposals and made available for staff, patients and other visitors to the site. The Council's Transportation Strategy Officer confirms that this parking provision meets the Council's Parking Standards in full for the proposed use. The internal layout of the site as a result of the proposals in terms of vehicle circulation, servicing and bin storage/collection is largely as existing and, as such, also considered acceptable. The Council's Transportation Strategy Officer raises no highway objections to the proposals. It is considered that the requested additional details for access for servicing (including ambulances and passenger transport) and refuse collection can be satisfactorily obtained by a suitably worded planning condition.

Given that the application property is an existing commercial premise and is served by existing estate roads within the Business Park it is considered that the traffic generation of the proposed Unit would not be appreciably different in nature and volume from that which could be generated by the resumption of a B1 use. The Council's Transportation Strategy Officer has confirmed that no Transport Contribution is required.

It is considered that the proposed development is acceptable in highways terms.

5. Access for People with Disabilities –

The proposed use would be accommodated within a building with two-storeys that is already provided with a lift level access into the building from the parking area and potential drop-off points. It is considered that there is no reason why the internal alterations that are required would not therefore retain adequate access for people with disabilities in accordance with the Building Regulations. Indeed, being a health facility, this consideration is likely to have been integral to the selection of the property by the applicants as a candidate property for the proposed use. Furthermore, the parking layout can provide dedicated disabled parking spaces. In the circumstances it is considered that adequate facilities would be provided for people with disabilities using the proposed development.

Conclusion –

It is considered that the proposed development is acceptable in principle, and in visual and highways terms, and have an acceptable impact on neighbours in planning terms. Furthermore, it is considered that adequate provision can be made for access for people with disabilities. The proposals are therefore considered acceptable having regard to Rushmoor Core Strategy Policies CP1, CP2, CP8 and CP10; and saved Local Plan Policies ENV17, ENV21 & 22 and TR10.

FULL RECOMMENDATION

It is recommended that planning permission be **GRANTED** subject to the following conditions

and informatives:-

- 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.

- 2 Unless agreed in writing by the Local Planning Authority, the permission hereby granted shall be carried out in accordance with the following approved drawings – PWP Architects Drawing Nos.5900 1000, -1001, -1100 REV.A (incorporating Design & Access Statement), -1101, -1105, -1106, -1107, -1300 REV.A & -1301; Planning Statement and Site Photographs.

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

- 3 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order, 1987, (or any other Order revoking or re-enacting that Order) the land and/or building(s) shall be used only for the purposes of a community healthcare facility and for no other purpose, including any other purpose within Class D1, without the prior permission of the Local Planning Authority.

Reason - Having regard to the specific nature and circumstances of the proposed use and to ensure that the implications for the amenities of the area and highway safety and convenience can be appropriately considered by the Local Planning Authority in the event that any other form of use falling within Use Class D1 is contemplated in the future.

- 4 The development hereby approved shall not be occupied until details for the specific provision for servicing (including by ambulances and passenger transport vehicles) and refuse collection has been submitted to and approved in writing by the Local Planning Authority, Furthermore, the development hereby approved shall not be occupied until disabled parking spaces, secure bicycle parking and facilities for servicing have been provided, marked-out etc in accordance with the approved plans. These facilities shall be thereafter retained solely for their identified purposes, and to be used by the occupiers of, and visitors to, the development as appropriate to their function.

Reason - To ensure the provision and retention of adequate parking and other vehicular facilities at the site to reflect the nature of the use hereby permitted in the interests of the safety and convenience of highway users.

Informatives

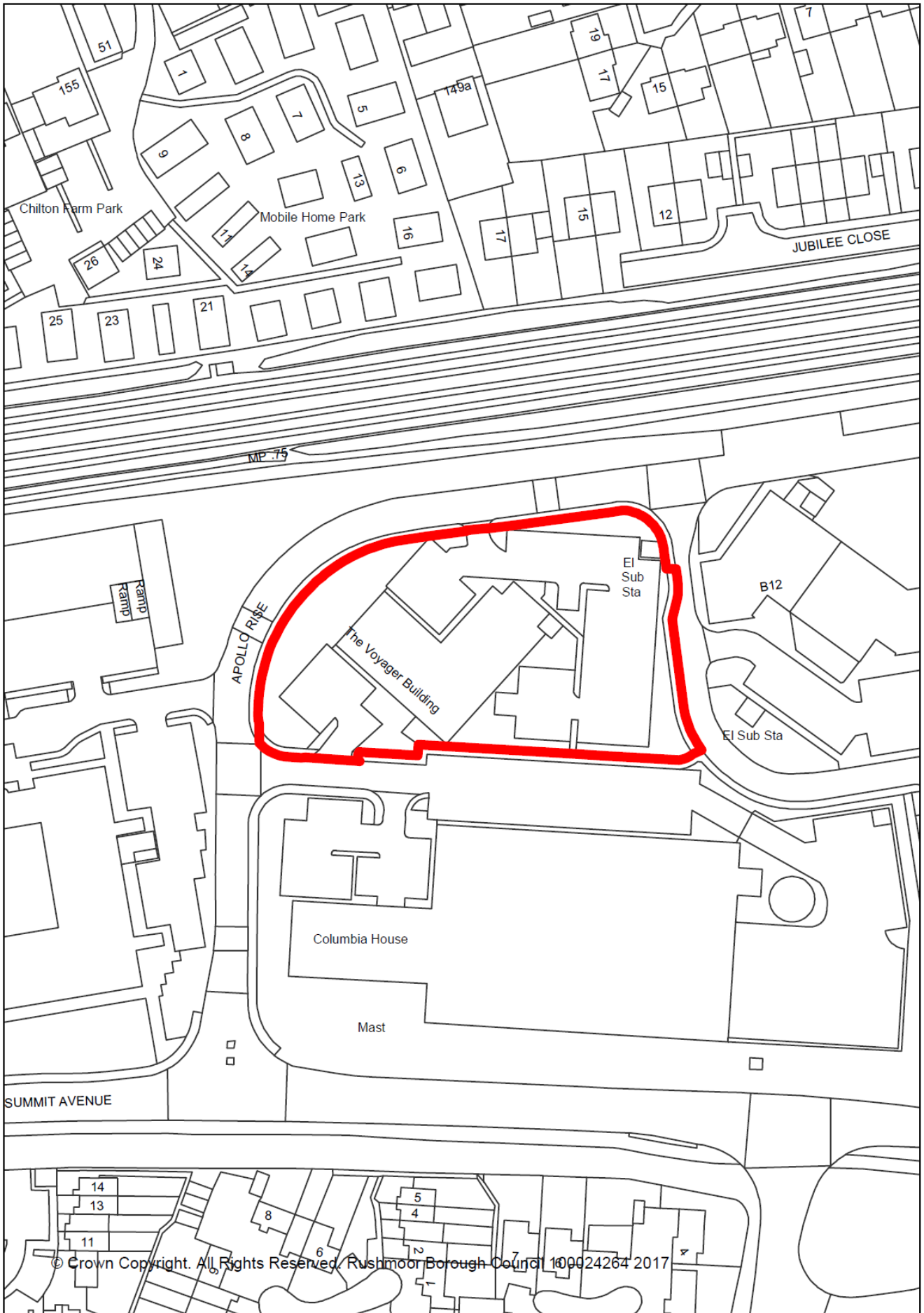
- 1 **INFORMATIVE - REASONS FOR APPROVAL-** The Council has granted permission because:-

It is considered that the proposed development is acceptable in principle, and in visual and highways terms, and have an acceptable impact on neighbours in planning terms. Furthermore, it is considered that adequate provision can be made for access for people with disabilities. The proposals are therefore considered acceptable having

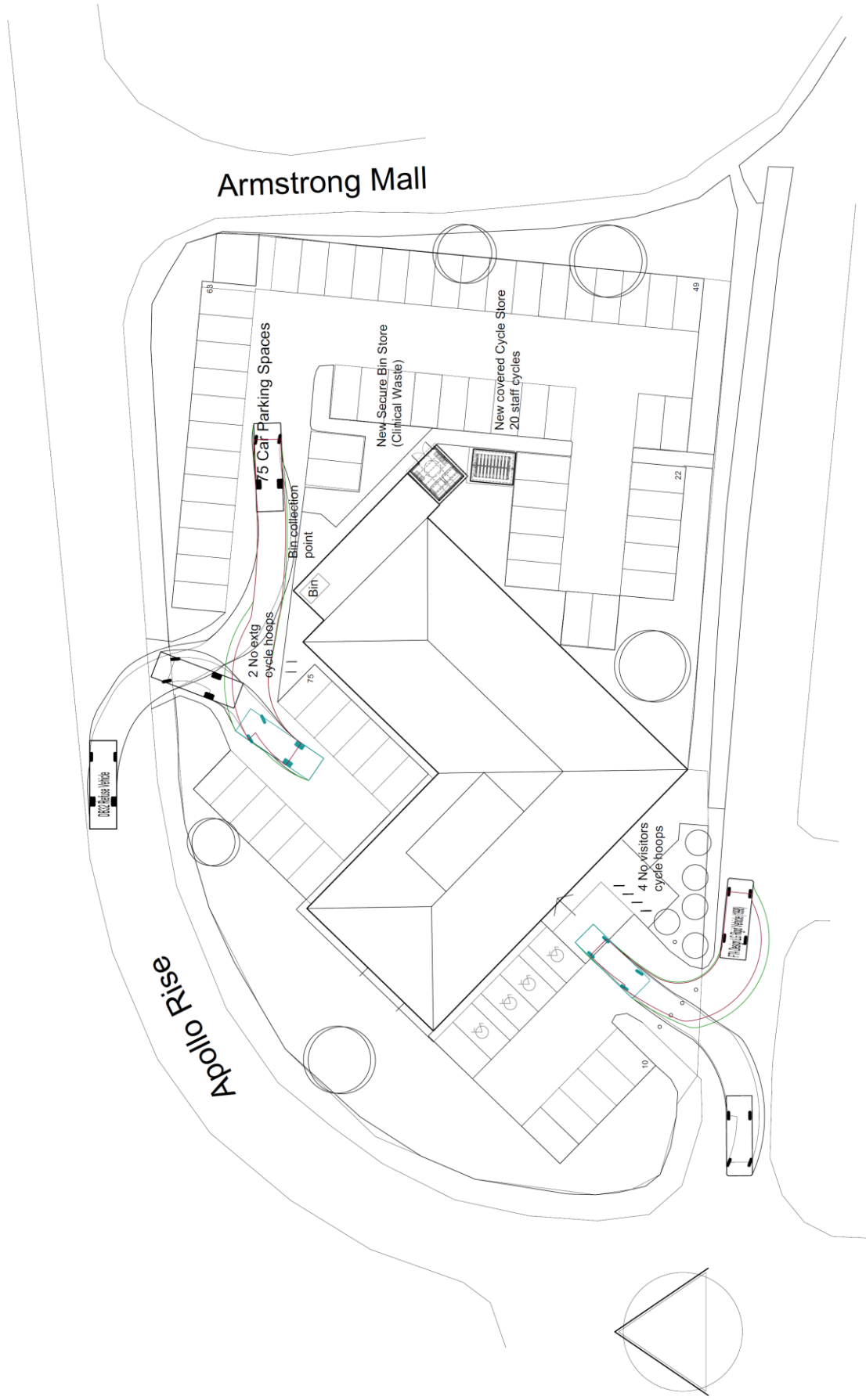
regard to Rushmoor Core Strategy Policies CP1, CP2, CP8 and CP10; and saved Local Plan Policies ENV17, ENV21 & 22 and TR10.

It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.

- 2 INFORMATIVE - The applicant is reminded that the premises should be made accessible to all disabled people, not just wheelchair users, in accordance with the duties imposed by the Disability Discrimination Act 1995. This may be achieved by following recommendations set out in British Standard BS 8300: 2001 "Design of buildings and their approaches to meet the needs of disabled people - Code of Practice". Where Building Regulations apply, provision of access for disabled people to the premises will be required in accordance with Approved Document M to the Building Regulations 2000 "Access to and use of buildings". The Rushmoor Access Group would welcome the opportunity to give further advice and guidance.
- 3 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.



Armstrong Mall



Apollo Rise

75 Car Parking Spaces

Bin collection point

2 No extg cycle hoops

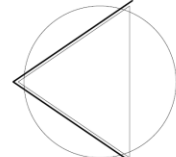
New Secure Bin Store (Clinical Waste)

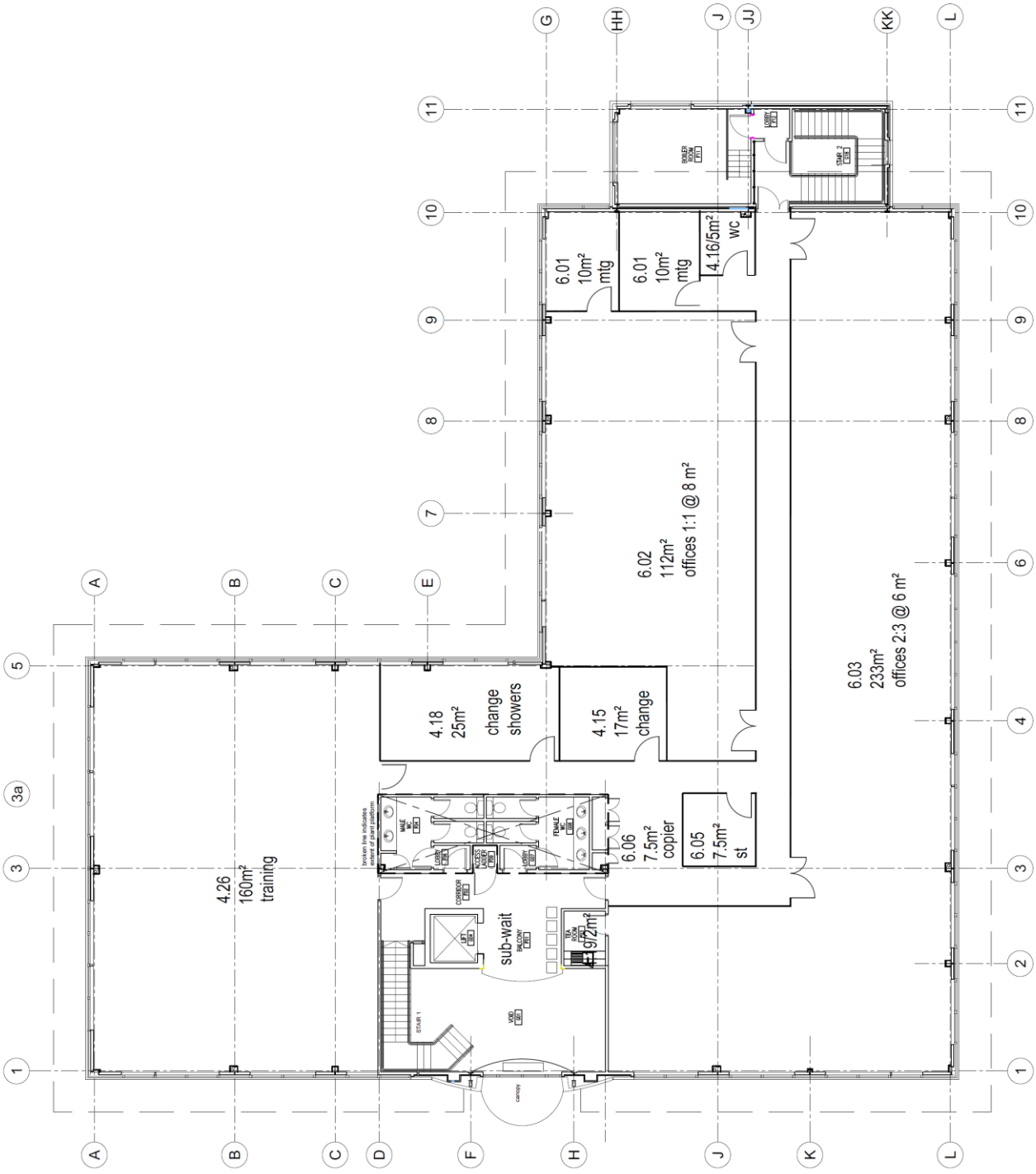
New covered Cycle Store 20 staff cycles

4 No visitors cycle hoops

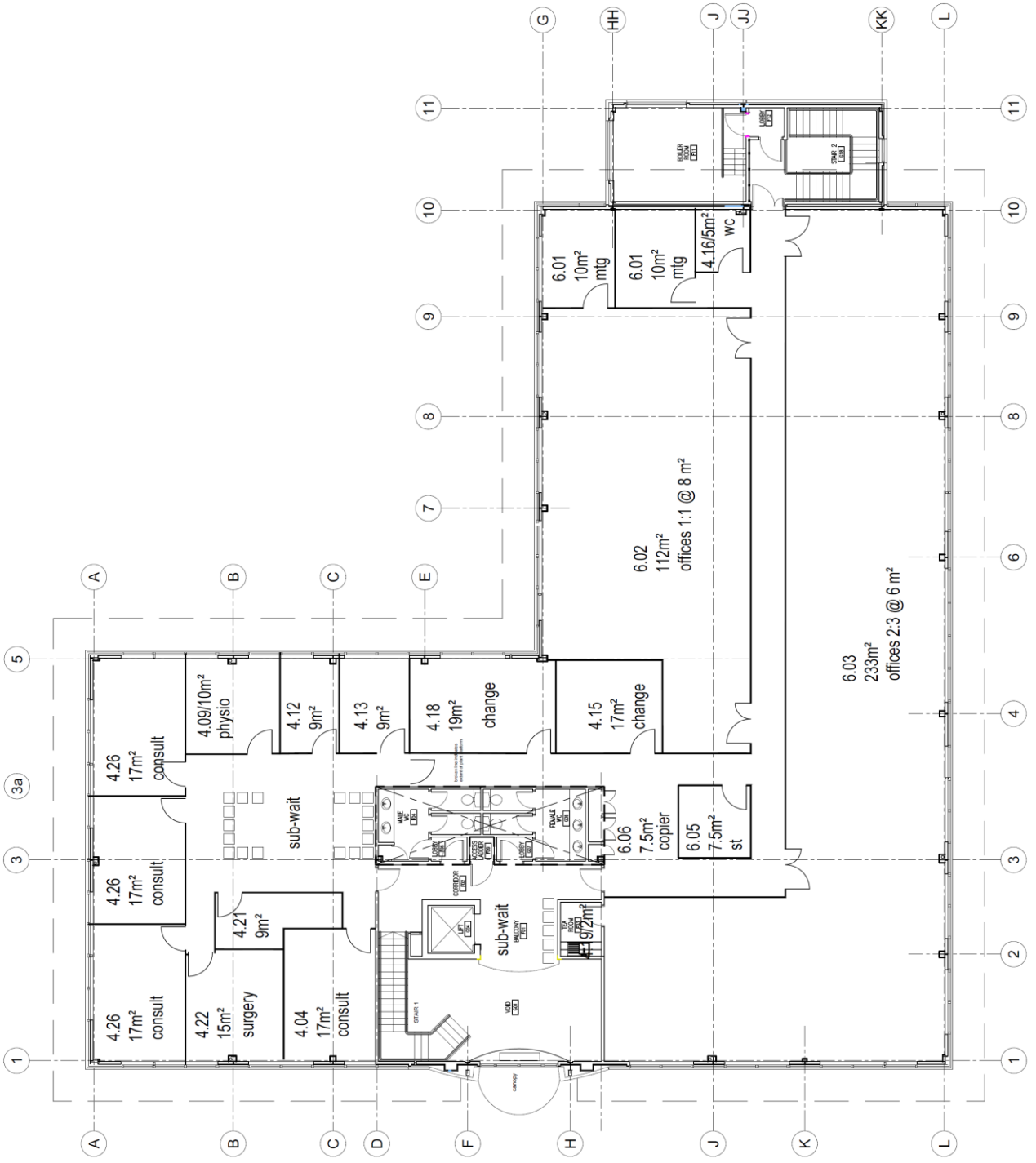
Bin collection point

Bin





FIRST FLOOR PLAN - PROPOSED
 DAY ONE - TRAINING FOOTPRINT
 SCALE 1:100



FIRST FLOOR PLAN - PROPOSED
 CLINICAL FOOTPRINT
 SCALE 1:100