

<p style="text-align: center;"><u>AMENDMENT SHEET FOR</u> <u>DEVELOPMENT MANAGEMENT COMMITTEE</u> <u>31 January 2018</u></p>

Section C

Item 8; Page 19

Application No. 16/00837/FULPP

Proposal Comprehensive redevelopment of the site comprising demolition of existing buildings and site clearance and erection of 159 residential units (Use Class C3) (comprising 9 X 1-bedroom flats, 27 X 2-bedroom flats, 26 X 2-bedroom houses, 2 X 3-bedroom flats, 79 X 3-bedroom houses & 16 X 4-bedroom houses), associated parking and servicing, hard and soft landscaping, public amenity space and play areas, formation of vehicular accesses onto Southwood Road and Apollo Rise and other associated works.

Address **The Crescent Southwood Business Park Summit Avenue Farnborough**

Updates to the Report:

Consultee Comment:

Hampshire Highways have formally confirmed that they have **no objections** to the amended proposals. This is subject, as before, to s106 financial contributions being secured, the implementation of the proposed highway access works as set out on the current amended plans and subject to a condition being imposed concerning a Construction and Traffic Management Plan.

Correction to 5th sentence of the 2nd paragraph on Page 42:

Hampshire Highways do not consider that there would be likely to be any significant **traffic passing** through the proposed development between the Southwood Road and Apollo Rise accesses.

Amended Recommendation: As set out in the Report, but...

Additional text for s106 Requirement 3); Page 47:

- 3) £120,000.00 Transport Contribution towards improvements to local pedestrian and cycleway links to the site and/or towards enhancements to local bus services **and/or towards implementation of Traffic Regulation Orders in the vicinity of the site;**

And:

Second Recommendation (B):

- B. The Head of Planning be authorised to amend the deadline for the completion of the s106 Planning Obligation should the circumstances be considered appropriate.

Amended Condition Nos.12, 15 and 26 (Pages 50, 51 & 53 respectively):

- 12 Prior to the commencement of development a Construction **and Traffic** Management Plan to be adopted for the duration of the construction period shall be submitted to and approved in writing by the Local Planning Authority. The details required in this respect shall include:
- (a) the provision to be made for the parking and turning on site of operatives and construction vehicles during construction and fitting out works;
 - (b) the arrangements to be made for the delivery of all building and other materials to the site, including construction servicing/delivery routes;
 - (c) the provision to be made for any storage of building and other materials on site;
 - (d) measures to prevent mud from being deposited on the highway;
 - (e) the programme for construction; and
 - (f) the protective hoarding/enclosure of the site.

Such measures as may subsequently be approved shall be retained at all times as specified until all construction and fitting out works have been completed.

Reason - In the interests of the safety and convenience of adjoining and nearby residential properties and the safety and convenience of highway users. *

- 15 The dwelling units hereby permitted shall not be occupied until the new vehicular entrances from Southwood Road and Apollo Rise (including unobstructed sight-lines of the extent indicated on approved Vectos drawing Nos. 151703/A/03 Rev.P and 151703/SK/10 Rev.A), pedestrian and cycleway links, and parking spaces shown on the approved plans (in accordance with the indicated allocation and distribution to individual properties or otherwise indicated as designated unallocated visitor parking spaces) have been constructed, surfaced and made available to occupiers of the development.

Notwithstanding the details submitted with the application as amended, or in the absence of such information, no development shall commence until details of the bicycle and bin storage area(s) to be provided and the arrangements for bin collection for each individual dwelling unit have been submitted to and approved in writing by the Local Planning Authority.

The works so undertaken and facilities and sight lines provided shall be retained thereafter at all times for their intended purposes as shown on the approved plans, or the bicycle and bin storage facilities and bin collection arrangements approved pursuant to this condition. Furthermore, for the avoidance of any doubt, the parking spaces shall not be used at any time for the parking/storage of boats, caravans or trailers.

The reinstatement of the public footway to those portions of the site frontage no longer required for vehicular access as a result of the development shall be implemented in full prior to the first occupation of any of the dwellings hereby approved.

Reason - For the avoidance of doubt and to ensure the provision, allocation and retention of adequate vehicular and other access, off-street car and bicycle parking, servicing, and bin storage within the development. *

- 26 No part of the development hereby approved shall be used or occupied until the road(s) and/or footpath(s) have been completed in accordance with a specification to include:
- (i) all relevant horizontal cross-sections and longitudinal sections showing existing and proposed levels, details of street lighting and surface water disposal provision;
 - (ii) provision of dropped kerbs and tactile paving at designated crossing points;**
 - (iii) provision of street lighting;** and
 - (iv) a programme for their construction/installation;
- which shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any works on site.

Reason - To ensure the provision of access to the development on roads and footpaths of a satisfactory standard. *

Item 9; Page 67

Application No. 17/00920/ADJ

Proposal Consultation from Hart District Council in respect of amended highway details relating to a hybrid Planning Application (part full, part outline) for a residential-led mixed use redevelopment comprising 1. Outline planning application with means of access (in part) to be determined (all other matters reserved for subsequent approval), for the erection of up to 1,500 dwellings (Use Class C3); a local centre including residential (Use Class C3 within the up to 1,500 dwellings) and up to 2,655m² (GEA) of retail, commercial and/or community floorspace (Use Classes A1 to A5, B1, D1 and D2); a primary school (Use Class D1); drainage works including balancing ponds; on and off-site SANG mitigation; creation of landscaping, open space and ecological habitats; car and cycle parking; demolition of existing buildings; site clearance; earthworks; site remediation; provision of utilities infrastructure; off-site highway works; and all other ancillary and enabling works. 2 Full planning application for the erection of 181 dwellings (Use Class C3); access; drainage works including balancing ponds; creation of landscaping, open space and ecological habitats; car and cycle parking; earthworks; demolition of existing buildings; site remediation; provision of utilities infrastructure; off-site highway works; and all other ancillary and enabling works.

Address Hartland Park Bramshot Lane Fleet

Update to report:

On 29 January 2018 Hart District Council granted planning permission for the change of use of 27.9ha of land to provide a Suitable Alternative Natural Greenspace (SANG) including access; car parking; fencing; pathways; landscaping; earthworks and all other ancillary and enabling works on land at Kennels Lane within their jurisdiction.

It is recognized that this SANG is intended to mitigate the residential impact of the proposed development at Harland Park. Whilst Hart have informally advised Rushmoor that this has been agreed with Natural England, there is no formal documentation on the Hart website confirming this nor has Rushmoor been provided with information from Natural England which also confirms that they have formally withdrawn their previous objection.

A representation has been received from Hart District Council querying the lack of feedback on the application, the status of the Kennels Lane SANG application (as above) and the availability of the Bramshot Farm SANG. Surprise is also expressed at the objection to the consultation on highway grounds given the support of the County Highway Authority and the extensive nature of the mitigation package including junction improvement works and highway contribution.