

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.	17/00914/OUTPP
Date Valid	24 th November 2017
Expiry date of consultations	12 th March 2018 (in respect of amended plans and supporting information received 23 rd February 2018)
Proposal	OUTLINE: Planning application for the development of up to 180 dwellings (including the conversion of Blandford House and retention of three existing dwellings) including access, internal roads, demolition of buildings, amenity space, green infrastructure and sustainable drainage systems (Matters for Approval - Access Only) to include FULL approval of details for the provision of 13.7ha of Suitable Alternative Natural Greenspace (SANG) and associated car park (18 spaces).;
Address	Blandford House and Malta Barracks Development Site, Shoe Lane, Aldershot, Hampshire
Ward	St. Marks
Applicant	Mr Alan Chitson, Grainger Plc
Agent	Savills
Recommendation	GRANT subject to a s106 Planning Obligation

INTRODUCTION

The hybrid planning application seeks full planning permission for 13.7 hectares of proposed SANG (suitable alternative natural greenspace), together with outline planning permission for the residential redevelopment of Blandford House and Malta Barracks (all matters reserved other than means of access). Matters relating to appearance, landscaping, layout and scale (of the residential proposals) would be the subject of future detailed Reserved Matters Application/s (RMA/s).

THE APPLICATION SITE

The Blandford House and Malta Barracks site (26.14 hectares) lies on land to the west of the A325, immediately to the north of the Basingstoke Canal. It has been declared surplus to requirements by the MOD and is allocated in the Council's Emerging Local Plan for a

sustainable residential development of approximately 150 homes (focused on the areas of previously developed land) together with approximately 14 hectares of Suitable Alternative Natural Greenspace (SANG) (Policy SP10).

Access to the site is currently available from Farnborough Road via Forge Lane, and from Government Road to the north, via Shoe Lane. Forge Lane and Shoe Lane both cross the site and connect to Laffan's Road at the southern end of the site.

The site includes Blandford House, a large detached former military residence, which is designated as a Building of Local Importance and set within extensive grounds. There are also several Buildings of Local Importance located within the grounds of Blandford House. Malta Barracks, a former disused army barracks, is located in the south of the site, immediately to the north of the TA Centre and to the east of Runways End Outdoor Centre. Malta Barracks comprises a number of low-level buildings and hard standing.

The site wraps around Vine Close, a small development of houses, which is not included in the allocation for the development site. Forge cottage, a single property to the west of Shoe Lane, falls within the site allocation but has not been included in the current application site.

Extensive areas of woodland surround both Blandford House and Malta Barracks. The northern areas of woodland lie adjacent to the Army Golf Course. The Basingstoke Canal (Conservation Area and Site of Special Scientific Interest) and the existing Wellesley Woodlands SANG lie immediately to the south of the site. Aldershot Military Town Conservation Area lies outside of the site to the east side of Farnborough Road.

The northern part of the application site falls within a Site of Importance for Nature Conservation Interest (SINC) that largely covers the adjacent golf course (Army Golf Course – East). Shoe Lane, is a Road Verge of Ecological Importance that falls within the application site. These sites are both sites of local importance.

The site is close to two statutory designated sites of European Importance: The Thames Basin Heaths Special Protection Area (TBH SPA) (nearest part 700m to the west) and Thursley, Ash, Pirbright and Chobham Special Area of Conservation (TAPC SAC) which lies 3.5km to the north-east of the site.

Bourley and Long Valley SSSI lies 0.8km to the south-west of the site. The Basingstoke Canal Site of Special Scientific Interest lies adjacent to the southern boundary of the site. These are both sites of national importance.

Watts Common Site of Importance for Nature Conservation (SINC) lies directly adjacent to the northern boundary of the site and is of local importance.

RELEVANT HISTORY

The proposal has been screened for the purposes of the Environmental Impact Assessment Regulations 2011 (as amended 2015) and is not considered to be EIA development (Planning Ref: 17/00245/SCREEN dated 05/05/2017).

The screening was required because the proposal falls within Schedule 2,10(b) Urban Development Project and meets the applicable thresholds. It was noted however, that the development would not be carried out in a defined Sensitive Area (see Reg 2(1)).

In order to determine whether the project constituted EIA development the proposal was screened in relation to the criteria set out in paragraphs 1, 2 & 3 of Schedule 3 of the EIA Regulations. This was to establish whether or not the proposal would have a significant effect on the environment, and whether an Environmental Statement was required.

No significant environmental effects were identified and it is considered that any potential environmental effects could be addressed satisfactorily and conventionally at the planning application stage through the submission of supporting information and/or imposition of planning conditions.

THE PROPOSAL

The proposal is for the delivery of up to 180 residential units at Blandford House and Malta Barracks (outline application), together with 13.7ha of Suitable Alternative Natural Greenspace (SANG) and an associated SANG car park (full application).

The SANG has been designed to serve as mitigation for the residential redevelopment of Blandford House and Malta Barracks, as well as other future 3rd party residential schemes within the Borough which lie within 5km of the SANG boundary, for example within Aldershot Town Centre. The proposed SANG is referred to in the supporting documents as Blandford Woods and comprises three parcels of land in walking distance from Blandford House and Malta Barracks. The SANG would be formally linked to the existing Wellesley Woodlands SANG. A new SANG car park is proposed at the western end of Forge Lane, to provide 18 spaces.

The new residential dwellings would be provided within pockets of development focussed on areas of previously developed land, set in the context of retained buildings and wooded areas. The outline proposals indicate that three existing dwellings would be retained on the site, nine residential units would be created through the conversion of Blandford House, and eight self-build plots would be provided across the site in locations to be agreed. The remaining new build dwellings would be delivered in other phases.

In respect of the outline application, the only matter of detail for determination at this stage is access. Notwithstanding this, the application includes parameter plans and illustrative supporting plans, some of which are contained within the revised Design & Access Statement. The application confirms that vehicular access would be provided via the two existing points, from Farnborough Road via Forge Lane, and from Government Road to the north, via Shoe Lane.

The parameter plans indicate that the new build development would range from 1 to 3 storeys in height and would comprise a mix of houses and flats. 30% of the new residential development would provide affordable housing. A range of open space would be provided, including equipped play areas, together with sustainable drainage (SUDs) features.

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

- Planning Statement (Savills, October 2017)
- SANG Delivery Strategy Final .v2 (Holbury, March 2018)
- Delivery Strategy (March 2018)
- Design & Access Statement – Revision A
- Shadow Habitats Regulations Assessment (Holbury, October 2017)

- Ecological Impact Assessment (LCES, September 2017)
- Landscape Character and Visual Impact Assessment (Allen Pyke, October 2017)
- Heritage Statement (ADAM Urbanism, RA/6048 – March 2018 Rev B)
- Flood Risk Assessment (MB, October 2017)
- Air Quality Assessment (WYG, October 2017)
- Noise Assessment (WYG, September 2017)
- Phase 1 Geoenvironmental Desk Study Report ref: LP01149 (LEAP, 19/04/2016)
- Utilities Assessment (MB, October 2017)
- Historic Environmental Desk-Based Assessment ref: 79183.01 (Wessex Archaeological, April 2017)
- Arboricultural Implications Report ref: 16045-01 (SJA Trees, October 2017)
- Transport Assessment (Mayer Brown, October 2017)
- Travel Plan (Mayer Brown, February 2018) and Response to HCC Highways (Mayer Brown, received 23/02/2018).

NOTIFICATION

Application Publicity & Neighbours Notified

In addition to posting three site notices and a press advertisement, letters of notification were sent to the occupiers of sixty nine (69) neighbouring and onsite addresses. The consultation period expired 22nd December 2017.

The application was advertised as a departure from planning policy in accordance with article 15(3) and article 32 of the The Town and Country Planning (Development Management Procedure) (England) Order 2015.

Representations were received from four (4) individual addresses:

Objections were received from 24A Vine Close, Aldershot (2 responses); 126 Farnborough Road, Farnborough (1 response); and, 7 Allington Close, Farnham (3 responses); on the following grounds:

- Noise & Disturbance
- Traffic Congestion – Highway Safety
- Shoe Lane and Laffan's Road should have raised kerbs and street lamps for the safety of pedestrians
- Contrary to local planning policies
- Damage to SSSIs
- Effect on Air Quality
- Environmental improvements
- Ground contamination
- Inadequate parking
- Loss of light
- Loss of trees
- Overlooking / loss of privacy
- Unacceptable size, layout or density
- Visual harm
- Insufficient information to assess the merits of the application
- Contrary to Government advice
- Loss of access to the canal

- Loss of recreational space
- Insufficient cycle parking
- No provision for schools, doctors, dentists

A representation of neither objection nor support was received from Origen, Infor House, 1 Lakeside Road, Farnborough, enquiring “...*whether there will be consultation/communication by the developer with local businesses on access/congestion to routes etc. whilst the works are ongoing*”

Any material planning considerations raised above are addressed in the relevant sections of the committee report.

Consultees & Other Bodies

HCC Highways Development Planning: No objection subject to Grampian conditions and the applicant entering in to a S106 legal agreement to secure a package of mitigation.

HCC Planning: No comments received.

HCC Countryside Team and Basingstoke Canal Authority: Summarised comments (Two written representations received 11/01/2018 and 16.03.2018) :

Objections on grounds of the impact of the additional pedestrian, cycle and vehicular traffic generated by the new development on the existing SANG car park, canal tow path and on users of the Runways End Outdoor Centre, as they access the canal.

Suggested that developer obligations are sought for improvements to Laffan’s Road (to create public bridleway, widen footpath and provide street lighting).

Response: These matters are addressed in the Highways Considerations section below.

HCC Senior Archaeologist: No objection.

HCC Surface Water Drainage: Summarised comments:

Further detailed technical information is required prior to the granting of planning permission.

Response: Due to the outline nature of the application, this information will be sought as part of the relevant Reserved Matters Applications and by condition.

Natural England: No objection, following revisions to the SANG Delivery Strategy.

Hampshire & IOW Wildlife Trust: No comments received.

Southern Gas Network Ltd : No comments received.
Scottish & Southern Energy: No comments received.
Thames Water: No comments received.
Shaviram Aldershot Ltd: No comments received.

Internal Consultees

RBC Environmental Health: No objection.
RBC Housing Strategy and Enabling Team: No objection.
RBC Transportation Strategy Officer: No objection.
RBC Ecological Officer: No objection.
RBC Arboricultural Officer: No objection.
RBC Community - Contracts: No objection.
RBC Planning Policy: No objection in principle. Queried site capacity for 180 units and pattern of development in Development Zone D.

Response: Outline permission is sought for up to 180 units, but this would be subject to compliance with all other relevant Development Plan policies and Supplementary Planning Guidance at the Reserved Matters Application stage. Therefore, the total number of units could potentially be reduced as a result of the planning constraints of the site. Amendment have been sought to the Illustrative Masterplan drawings, which demonstrate a more compatible pattern of development in Zone D. The detailed layout would be finalised at the Reserved Matters stage.

RBC Conservation Officer: Advised that an outline application does not provide sufficient information to assess the harm on the heritage assets. A survey of the heritage assets is required to assess whether the locally listed buildings can accommodate the proposals.

Response: This information will be provided as part of the Reserved Matters Applications, together with a detailed condition survey of the buildings, sought by condition.

RBC Parks Development Officer: No objection. Confirmed no off-site contributions are required.

POLICY AND DETERMINING ISSUES

The National Planning Policy Framework (NPPF March 2012) provides the Government's planning policies for England and sets out a presumption in favour of "sustainable development". The context for sustainable development is set by twelve core planning principles. Annex 1 of the NPPF notes that applications for planning permission should be determined in accordance with the local plan unless material considerations indicate otherwise.

Rushmoor Local Plan Review saved policies (August 2000):

- ENV13 (Trees)
- ENV14 (Water Quality)
- ENV15 (Basingstoke Canal)
- ENV16 (Major Sites)
- ENV19 (Comprehensive Landscape Plans)
- ENV28 (Buildings and Features of Local Importance)
- ENV30 (Archaeology)
- ENV31 (Recording of Remains)
- ENV35 (Adjoining Development)
- ENV42 (Flood Risk Protection Measures)
- ENV43 (Flood Risk Outside the Flood Plain)
- ENV48 (Damage to the Environment – noise, smoke gases etc.)
- ENV49 (Development on Contaminated Land)
- ENV50 (Amenities of Local Residents While Sites Are Being Developed)
- ENV51 (Development of Sites Affected by Air Pollution or Noise)
- ENV52 (Light Pollution)
- OR4 (Public Open Space Required for New Residential Development)
- OR4.1 (Financial contributions)
- TR10 (Contributions to fund works to the local transport infrastructure)
- H14 (Amenity Space)

The Rushmoor Core Strategy was adopted by the Council in October 2011. This site is identified on the 2011 proposals map as Countryside.

The following policies of the Core Strategy (2011) are relevant:

- SS1 (The Spatial Strategy)
- SP2 (Aldershot Military Town)
- CP1 (Sustainable Development Principles)
- CP2 (Design and Heritage)
- CP3 (Renewable Energy and Sustainable Construction)
- CP4 (Surface Water Flooding)
- CP5 (Meeting Housing Needs and Housing Mix)
- CP6 (Affordable Housing)
- CP10 (Infrastructure Provision)
- CP13 (Thames Basin Heaths Special Protection Area)
- CP14 (Countryside)
- CP15 (Biodiversity)
- CP16 (Reducing and Managing Travel Demand)

The Council's Supplementary Planning Documents (SPDs): Buildings of Local Importance SPD 2012, Car and Cycle Parking Standards SPD 2017, Housing Density and Design SPD

2006, Sustainable Design & Construction SPD 2006, Transport Contributions SPD 2008; the Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy as updated November 2017; and, policy NRM6 (TBH SPA) of the South East Plan are also relevant.

Draft Submission Rushmoor Local Plan – June 2017:

The draft submission version of the Local Plan was published for public consultation between Friday 9th June and Friday 21st July 2017, inclusive. The plan and all the representations received during the consultation were submitted to the Planning Inspectorate for examination on 2nd February 2018. A planning inspector has been appointed and the public hearing is expected to take place later this year. The relevant emerging policies are:

SP10 (Blandford House & Malta Barracks)
DE2 (Residential Space Standards)
DE3 (Residential Amenity Space Standards)
LN1 (Housing Mix)
LN2 (Affordable Housing)

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
- Impact on the Thames Basin Heaths Special Protection Area
- Design and Layout
- Impact on Neighbours
- Living Environment Created For Future Residents
- Housing Mix & Tenure
- Traffic, Parking & Access
- Heritage & Conservation
- Ecology & Trees
- Archaeology
- Pollution & Remediation
- Flood risk & Drainage
- Sustainable Development

COMMENTARY

The principle of development –

The site is located outside of the built-up area of Aldershot in an area identified as Countryside in the adopted Core Strategy. Therefore, the residential element of the proposals currently represents a departure from the adopted plan. However, taking into account the brownfield characteristics of areas within the site, the site has been allocated in the Draft Submission Local Plan as suitable for residential development. In this regard Policy SP10 states:

Land to the west of the A325 at Blandford House and Malta Barracks, as identified on the Policies Map, is allocated for a sustainable residential development and Suitable Alternative Natural Green Space (SANG). The Council will work with partners to deliver development which meets the following criteria:

- a. *Development of approximately 150 residential homes focused on areas of previously developed land at Blandford House and Malta Barracks, using design principles which respect, and mitigate the impact on, the site's countryside setting;*
- b. *Provision of about 14 hectares of SANG to support housing delivery in the Borough;*
- c. *The delivery of affordable housing in accordance with the requirements of Policy LN2 (Affordable Housing);*
- d. *A target of 5% of homes to be provided through the provision of serviced plots of land for self-build and/or custom-build homes;*
- e. *Appropriate provision of infrastructure to mitigate the impact of development, including transport infrastructure improvements, to enable good pedestrian and cycle links to key destinations, including Wellesley, Aldershot, and Farnborough, and the creation of satisfactory road access to the development from the primary road network;*
- f. *Measures to avoid and mitigate the impact of development upon the Thames Basin Heaths Special Protection Area, including the provision of SANG on adjacent land, and supporting Strategic Access Management and Monitoring measures;*
- g. *High-quality design which reflects the sylvan setting of the residential development;*
- h. *Appropriate design to conserve and enhance the locally listed buildings and their setting; and*
- i. *Retention of significant trees and provision of replacement trees and landscaping, to mitigate the visual impact of the development on the surrounding countryside.*

It is therefore considered that the principle of residential development on this site is established by RBCs emerging local plan. The hybrid outline proposal for residential development, together with almost 14 hectares of SANG; is acceptable in principle subject to detailed assessment against relevant national and local planning policies and guidance.

THE FULL PROPOSALS

Suitable Alternative Natural Greenspace (SANG)

Full planning permission is sought for 13.7ha of Suitable Alternative Natural Greenspace (SANG) to serve as mitigation for the residential redevelopment of Blandford House and Malta Barracks, and also for selected 3rd party residential schemes within the Borough, within 5km of the SANG boundary.

The proposed SANG is referred to in the relevant documents as Blandford Woods. Blandford Woods would be located immediately north of the existing Wellesley Woodlands SANG, which is fully implemented and operational. It is proposed to formally link the two SANG in order to deliver extended walks and recreational opportunities.

The application is accompanied by a SANG Delivery Strategy (as amended) which sets out the proposed mechanism for the delivery of the SANG. It describes the design and implementation of the SANG and explains the funding and management mechanisms that could be used to secure its function in perpetuity.

The SANG has been designed in consultation with Natural England (NE). NE visited the site on two occasions and confirmed that the woodland is suitable for the provision of SANG. They provided detailed guidance on appropriate improvements and design, particularly in respect of attracting visitors and dog walkers. During the course of this application, Natural England raised an objection, requiring additional information, including confirmation that the long-term management of the SANG land will be satisfactorily secured. The SANG Delivery Strategy has been amended accordingly and NE have now withdrawn their objection.

Thames Basin Heaths Special Protection Area

The Thames Basin Heaths Special Protection Area (TBH SPA) is made up of 13 Sites of Special Scientific Interest that lie within the boundaries of 11 local planning authorities across Hampshire, Berkshire and Surrey, including Rushmoor. The SPA consists of both dry and wet heathland, mire, oak, birch acid woodland, gorse scrub and acid grassland with areas of rotational conifer plantation. It supports important breeding populations of vulnerable ground-nesting birds and has a designated status in European Law. In respect of the current application, the residential development could have potential significant effects on the Bourley and Long Valley Site of Special Scientific Interest (SSSI).

Natural England have advised *“It is now widely recognised that additional housing development, particularly within 5km of the boundary of the SPA, has the potential to adversely affect its interest features, namely nightjar, woodlark and Dartford Warbler, which are the three internationally rare bird species for which it is classified.”* This is due to risk of disturbance from increased recreational activity, such as dog walking. *“Planning authorities must therefore apply the requirements of regulation 61 of The Conservation of Habitats and Species Regulations 2012 (as amended), to housing development with 5km of the SPA boundary. The authority must decide whether a particular proposal, alone or in combination with other plans or projects, would be likely to have a significant effect on the SPA.”*

In response, Rushmoor Core Strategy Policy CP13 states:

“New development which is likely to have a significant effect on the ecological integrity of the Thames Basin Heaths Special Protection Area (SPA), including all net new dwellings, will be required to demonstrate that adequate measures are put in place to avoid or mitigate any potential adverse effects. The mechanism for delivering this policy is set out in the Council’s Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy and in the Thames Basin Heaths Delivery Framework prepared by the Thames Basin Heaths Joint Strategic Partnership.

No residential development resulting in a net gain of units will be permitted within 400m of the SPA boundary, unless in agreement with Natural England an Appropriate Assessment demonstrates that there will be no adverse effect on the SPA.

Where mitigation measures are applicable, as set out in the Delivery Framework, the following standards will apply unless an evidence based alternative strategy has been agreed with Natural England:

- i. A minimum of 8 hectares of SANG land (after discounting to account for current access and capacity) should be provided in perpetuity per 1,000 new occupants either through contributions towards the provision of SANG identified by the Borough Council, or through on site SANG agreed with Natural England;*
- ii. Contributions towards Strategic Access Management and Monitoring measures.”*

The Habitats Regulations maintain that any decision regarding the likelihood of impact on the SPA arising from a development, and the appropriateness and effectiveness of any proposed mitigation, are matters for the ‘Competent Authority’, in this case Rushmoor Borough Council. In reaching such decisions the Council are guided by Natural England (NE) who are a statutory consultee.

SANG Proposals

The current application seeks to deliver 13.7ha of SANG. The residential element of the scheme would generate a requirement for mitigation in relation to 177 new dwellings, taking into account three existing residential units in the site. The application confirms that the SANG would “*provide an attractive, accessible and safe to use recreational site that also conserves and benefits the environment and enhances ecological value.*” The proposals include details of a SANG car park which would provide 18 spaces and would be located in parcel D West. This car park is required for the SANG is to function as a Strategic SANG, i.e. to serve third party developments. No objection to the design of the SANG car-park is raised, as discussed in the Highways Considerations section below.

Section 4 of the SANG Strategy details the on and off-site establishment works required to provide the SANG and SANG Carpark. The works include ground remediation, debris clearance, appropriate vegetation clearance, making safe of buildings and structures on site, installation of a network of paths, installation of dog proof fencing, pedestrian gates, map boards and directional signage, installation of people counters, litter bins and benches.

Capacity

The SANG Delivery Strategy explains that the proposed SANG would provide sufficient capacity for 1,717 people. Therefore, based on an average occupancy rate of 2.4 people per dwelling (ppd) (as set out in RBC’s TBH SPA Avoidance and Mitigation Strategy) the proposed Blandford Woods SANG would have capacity for 715 residential units, a significant overprovision. Further, Natural England have confirmed that based on the findings of a site survey which found practically no existing use of the woodlands, the full capacity of the site is available and it is not necessary to discount any existing use.

The Strategy acknowledges that lower average occupancy rates have been approved recently in surrounding boroughs and that RBC’s AMS identifies that Hampshire County Council Has forecast that the average occupancy of Rushmoor Borough could fall to 2.36 ppd by 2016. If this argument is accepted, the proposed SANG could have the potential to deliver mitigation for significantly more units, particularly say if the third party residential schemes were comprised of smaller units with lower than average occupancy rates, such as town centre development. The SANG Delivery Strategy confirms “*Grainger will work with RBC to define the most appropriate occupancy rate for the scheme once the residential mix for Blandford & Malta Barracks is known, and will use the precautionary capacity of 715 units as a working premise up until alternative agreement is reached.*”

Phasing

The SANG Strategy proposes a flexible approach to phasing in the event that a third-party development wishes to draw down on the available SANG capacity prior to the commencement of the proposed residential development at Blandford House & Malta Barracks.

In this regard the SANG is divided into three compartments, C, D East and D West. In the event that the residential development of Blandford House & Malta Barracks is delivered first, compartment C & D East would be provided as ‘Local SANG provision’, this would allow for a 2.5km walk, taking into account a footpath link to Wellesley Woodlands.

In the event that a third-party development required the SANG first, all three compartments would be delivered as ‘Strategic SANG provision’ prior to first occupation of the scheme

reliant upon it. This would require the delivery of the carpark and would ensure that a minimum circular footpath walk of 2.3km be provided entirely within the Blandford Woods SANG. There would also be the option of extended walks into Wellesley Woodlands.

Allocation of spare capacity

As discussed, the proposed Strategic SANG would have spare capacity for mitigation for at least 538 dwellings. The SANG Delivery Strategy outlines a draft process for the allocation of this spare SANG capacity as follows:

- i. Grainger and the DIO will control allocation of spare SANG capacity to third party developments within the 5km catchment area. Grainger will offer Options to selected 3rd parties, and progressively drawdown on the capacity available until such time that it is fully allocated. The S106 will include a Schedule that can be updated by agreement with the Council and without need for a formal deed of variation. The schedule will set out the capacity (number of hectares) available for use as SANG and will be updated as third party developers reach agreement with Grainger to drawdown against it.*
- ii. RBC will require third party developers to demonstrate that they have secured an option on sufficient SANG capacity to fully mitigate their scheme on submission of their planning application. RBC will not grant planning consent reliant on Blandford Woods without seeing evidence that the applicant has a contractual arrangement with the DIO and Grainger for supply of SANG of appropriate capacity.*
- iii. The allocation will be secured on grant of consent and payment according to the terms of the Option.*
- iv. Allocations to schemes will have a finite lifespan, and will terminate once a planning consent has expired. Grainger will retain the right to withdraw the allocation at the end of the agreed finite lifespan, and re-allocate the capacity elsewhere.*
- v. Allocations will be non-transferrable and will only be valid for the originally intended scheme.*

The exact detail and mechanism of SANG allocation will need to be agreed between the developer and RBC and secured by s106 legal agreement.

Ownership/ Management/ Funding

The Strategy sets out the proposed Ownership and Management Responsibilities in relation to the SANG, which must be provided in perpetuity in order to accord with the Conservation of Habitats and Species Regulations (2010) as amended. The detail of these matters would be secured by the s106 legal agreement.

In order to provide the SANG in perpetuity, it is proposed that Grainger will hold a 999-year lease over the land. As with Wellesley Woodlands, the lease would allow continued use of the SANG for the purpose of military activities and the SANG would remain subject to military bylaws. However as noted in the SANG strategy, in practice, unlike Wellesley Woodlands, this area has not been used for training purposes for many years.

The SANG Delivery Strategy confirms that Grainger would secure an underlease to enable transfer of the land to an in-perpetuity provider expected to be the Land Trust, or another

suitable land management organisation. The Land Trust currently manage the Wellesley Woodlands SANG, with locally based Blackwater Valley Countryside Partnership providing the day to day management function. The same arrangement is expected to be implemented in parallel to Wellesley Woodlands and although the two SANG would be funded separately, they would be managed as one. The amended SANG Delivery Strategy includes a letter of intent from the Land Trust, confirming that subject to Board approval, the Trust is able to take on the long lease and management of the SANG in perpetuity.

In terms of funding, Grainer would pay for the establishment costs of the SANG. The mechanism for on-going management costs would be set out in the s106 legal agreement but will allow for both Service Charges contributions from residents of the Blandford House & Malta Barracks development and endowment contributions from the selected third party residential developments.

The Strategic Access Management and Monitoring (SAMM) payments required in accordance with the Council's TBH SPA Avoidance and Mitigation Strategy will vary with the size and number of homes to be delivered in each Reserved Matters Application. The Planning Statement submitted with the application confirms the developer/s commitment to the appropriate contributions. Provision in the s106 agreement will ensure that the contributions are received prior to the first occupation of the units to which they relate.

Conclusions

Together with the terms of design and implementation, ownership, management and draft allocation process for spare SANG capacity discussed above; it is essential that planning conditions and provisions within the s106 legal agreement are proposed, to secure the following:

- Blandford Woods SANG shall be implemented in accordance with the SANG Delivery Strategy March 2018. The SANG Carpark shall be implemented in accordance with drawing GTASHOT(BH).1/GA/11.
- Local SANG Accessibility – no residential unit within the development shall be occupied until the Local SANG (compartments C and D East, including link to Wellesley Woodlands SANG) is fully implemented in accordance with the works outlined in Section 4 – SANG Establishment of the SANG Delivery Strategy.
- Strategic SANG Accessibility – No residential unit within any third-party scheme reliant on the SANG shall be occupied until the Strategic SANG & car park (compartments C, D East and D West, together with linking footpaths, including link to Wellesley Woodlands SANG) is fully implemented in accordance with the works outlined in Section 4 – SANG Establishment of the SANG Delivery Strategy.
- A SANG Ecological Management Plan (SANG EMP) shall be submitted to the Local Planning Authority for approval within one year of the first occupation of any residential development reliant on the Local or Strategic SANG, in accordance with Section 6 – SANG Future Management of the SANG Delivery Strategy. Thereafter, a written report specifying compliance and detailing any amendments required to the SANG EMP shall be submitted on the anniversary of the approval of the first SANG EMP.

It is considered that the proposed SANG Delivery Strategy, together with appropriate contributions to SAMM and mitigation and enhancement measures set out in the Shadow

Habitats Regulations Assessment (HRA) and Ecological Impact Assessment; is consistent with the relevant policies of the Council's Development Plan and provides sufficient evidence that any likely significant effects on the SPA will be avoided. An acceptable package of avoidance and mitigation, acceptable to the Council and NE, will be secured through a combination of conditions and provisions in the s106 legal agreement.

With these measures in place the Council as Competent Authority can be satisfied that there is no likelihood of the proposed development giving rise to a significant effect on the nature conservation interests and objectives of the TBHSPA either alone or in combination with other plans or projects, and consequently that further appropriate assessment of the proposal is not required to meet the requirements of the Habitats Regulations. The proposal is in accordance with saved South East Plan Policy NRM6, Core Strategy Policy CP13 and Rushmoor's AMS (2017).

THE OUTLINE PROPOSALS

Parameter Plans -

The application is supported by a Landscape Character and Visual Impact Assessment, an Arboricultural Implications Report and a Heritage Statement. These assessments have informed the illustrative layout of the proposals.

The application seeks outline planning permission for up to 180 residential units. Whilst the only matter sought at this stage is access, the application includes a number of parameter plans and illustrative drawings to demonstrate how the proposed densities could be achieved:

- Illustrative Masterplan*
- Illustrative Masterplan in context*
- Land use
- Access & Movement
- Building Heights*
- Residential Density*
- Green Infrastructure*
- Illustrative Landscape Plan*
- Demolition Plan

**These plans are contained within the revised Design & Access Statement*

Illustrative Layout & Phasing

The plans show that the residential development would be provided within pockets focussed on areas of previously developed land and arranged in the context of retained buildings and existing wooded areas. The majority of the existing woodland would be retained with the exception of a spruce plantation to the west of Vine Close. The Applicant has submitted a Delivery Strategy, which includes an indicative Phasing Plan (Development Zone Plan).

The outline proposals indicate that the three existing dwellings would be retained on the site, nine residential units would be created through the conversion of Blandford House, and eight self-build plots would be provided across the site in locations to be agreed. The new build dwellings would be delivered in phases, in part defined by the six Development Zones as detailed in the Delivery Strategy.

The application confirms that vehicular and pedestrian access would be provided via the two existing routes to the site, from Farnborough Road via Forge Lane, and from Government Road to the north, via Shoe Lane. A footway would be created within the site boundary alongside Shoe Lane, to provide access to Forge lane.

The parameter plans indicate that the new build development would range from 1 to 3 storeys in height and would comprise a mix of houses and flats. On-site open space would be provided, including equipped play areas, together with sustainable drainage features (SUDs). The proposals would require the demolition of some existing buildings, discussed in more detail in the Heritage and Conservation Section below.

Emerging Policy SP10 a. supports a development *'of approximately 150 residential homes focused on areas of previously developed land at Blandford House and Malta Barracks, using design principles which respect, and mitigate the impact on, the site's countryside setting'*. Criterion i. *seeks "Retention of significant trees, and provision of replacement trees and landscaping, to mitigate the visual impact of the development on the surrounding countryside'*. Therefore, in respect of any future Reserved Matters Application/s, the Applicant must demonstrate that exceeding 150 units would not have an adverse impact on the character of the site's countryside setting.

The illustrative masterplans contained within the Design & Access Statement indicate how the development might be laid out. The DAS defines character areas within the site, in order to start to explore the principles which could influence the detailed design of the future Reserved Matters Application proposals. Given the relatively small scale of the proposals, a design code approach was not considered necessary for the development. However, it is expected that the development within each zone will respond to the character areas and principles set out in Section 6.0 of the DAS.

As part of the design process, a detailed Landscape Character and Visual Assessment has been undertaken. The assessment maintains that the development has the potential to be largely buffered and screened from surrounding visual receptors due to its heavily wooded setting. The assessment concludes that the development would have a limited effect on views and landscape character.

The findings of the Landscape Character and Visual Assessment and the indicative proposals are generally supported, however during the course of the application concern was raised regarding the indicative proposed pattern of development in Zone D, to the west side of Shoe Lane. Unlike the enclosed pockets of development proposed elsewhere in the site, this area was laid out in an urban crescent shaped form which could have the potential to open up and dominate this section of Shoe Lane, to the detriment of its existing character and countryside setting.

Given this, and because the application description of development, exceeds the number of units referred to in Policy SP10, the case officer requested that the Applicant carry out a further assessment, to demonstrate how the densities might be achieved. This assessment together with revised indicative layout proposals, have been incorporated in the Design and Access Statement.

Whilst RBC do not have policies specifying density ranges, it is generally accepted that densities below 30dph (dwellings per hectare) do not make efficient use of land and that densities in town centres should exceed 50dph. The Applicant has submitted further information which takes into account the net developable area in each of the six development

parcels, and demonstrates that the density would range between 15.1dph and 46.1dph, with the majority of the development exceeding 30dph. Given the countryside setting of the site, the areas of lower densities proposed are deemed appropriate.

It is important to note however, that whilst outline permission is sought for up to 180 units, this would be subject to compliance with all other relevant Development Plan policies and Supplementary Planning Guidance at the Reserved Matters Application stage. Therefore, the total number of units could potentially be reduced as a result of the planning constraints of the site.

In respect of Zone D, it is considered that there is sufficient scope to deliver an alternative pattern of development, which would better respect the countryside character of the site. The Council would expect any future Reserved Matters Application for this zone to contain fewer units than shown on the illustrative masterplan, and those units would be positioned tighter to the road frontage, but suitably screened with landscaping where possible.

As discussed, the Delivery Strategy indicates that the residential element of the scheme will be delivered in phases and a series of Reserved Matters Applications (RMAs) will be submitted relating to the identified Development Zones. Due to the outline nature of the residential proposals, a condition is imposed which sets out the information to be submitted and matters to be addressed each time an RMA is submitted. Further, notwithstanding the information contained within the application, a condition is proposed to seek full details of an updated phasing and delivery plan, to be agreed and approved prior to the submission of the first Reserved Matters Application. Careful consideration will need to be given for example, to the timing of the delivery of associated infrastructure such as internal highways improvements, SuDs, amenity open space and children's play space. No requirements relating to education or health facilities have been identified by any relevant consultee with reference to Core Strategy Policy CP10.

Impact on neighbours

An objection has been received from the occupier of 24A Vine Close. The western staggered garden boundary of this dwelling would adjoin Development Zone E, separated by a screen of retained trees. 24A is a modern infill development which has been erected to the rear of the original semi-detached houses of Vine Close. The objection is raised on various grounds including noise, loss of light and loss of privacy.

Saved Local Plan Policy ENV16 seeks to ensure that development does not result in any demonstrable harm to amenity. The illustrative masterplan, contained within the Design & Access Statement, indicates how the residential development might be laid out, and shows that a large proportion of the new development would wrap around the existing cul-de-sac, Vine Close.

It is therefore essential that any future Reserved Matters Applications demonstrate that the new development would not have any material impact on the residential amenities of existing properties on and adjoining the site. Such adverse impacts could include an increased sense of enclosure, loss of outlook, overshadowing, overlooking and loss of privacy to adjacent habitable rooms and impacts resulting from the construction phases of the development.

As discussed, the application is in outline form and the layout of the development is not finalised. It is however considered that the development site is of a sufficient scale that any potential impacts on the adjoining properties could be adequately addressed through careful consideration of the detailed design and layout of the development. Given the residential

nature of the proposals, no issues have been identified in relation to noise generation from the development once implemented. The proposed residential use would be compatible with the character of the area.

Conditions seeking details of a Construction Environmental Management Plan and to restrict the hours of construction are proposed, in order to safeguard the amenities of surrounding occupiers during the construction phases of the development, in accordance with saved Local Plan Policy ENV50.

Living environment created for future residents

Due to the outline nature of the proposals, it will only be at the Reserved Matters Application stage that the living environment created for future residents can be fully assessed. However, it will be expected that the new dwellings will be of sufficient size and layout with sufficient natural light, ventilation and access to adequate private and communal amenity space. Sufficient spacing must be provided between dwellings and habitable room windows in order to safeguard against loss of privacy and outlook.

In relation to internal space, the Department for Communities and Local Government's *Technical Housing Standards* defines minimum gross internal floor areas for all new residential dwellings. These standards are reflected within emerging Policy DE2 (Residential Space Standards) of the draft Local Plan. The Council's emerging policy on private amenity space is set out in DE3 (Residential Amenity Space Standards). Specific standards for the Affordable Housing will be secured by provisions within the s106 legal agreement, in accordance with advice from the Council's Housing Strategy & Enabling Officer and Core Strategy Policy CP6 (Affordable Housing).

The Council's Environmental Health Officer has reviewed the Noise Assessment Report, submitted with the application and has confirmed that the recommendations for external areas and noise sensitive locations along Farnborough Road are appropriate. A condition is therefore proposed to ensure that such measures to protect the occupiers of the residential properties from external noise are submitted with each Reserved Matters Applications, based on the recommendations of the Noise Assessment Report, in accordance with Core Strategy Policy ENV51 (Development of Sites Affected by Air Pollution or Noise).

Public Open Space & Estate Management

The Open Space Strategy contained within the Design and Access Statement confirms "a range of open space typologies are proposed across the site, ranging from the mature woodland SANG to new areas of open space with SuDS features and equipped play areas." Further, the Green Infrastructure Plan shows the locations of proposed areas of Strategic Open Space within the development and identifies two locations for equipped children's play areas.

Core Strategy Policy CP12 and saved Local Plan Policies OR4 and OR4.1 seek to ensure that appropriate provision for public open space is provided to serve new housing developments. The minimum overall standard is 2.8 hectares per 1000 persons and an average occupancy of 2.5 persons per dwelling or 1 person per bed-space is assumed. The required provision is split into three types; Urban Parks/Amenity Open Space (1.6 hectares); Equipped Children's Play Space (0.2 hectares); and Sports Grounds (1.0 hectare). It should be noted that the proposed SANG is not counted towards the open space requirements as it serves a specific function.

On developments of more than 40 dwellings, it is expected that some of the open space provision will be met on site and in certain circumstances, as an alternative to on-site provision, the Council will accept financial contributions towards the provision of open space in the borough. The Council's Community team has confirmed that they will not be seeking contributions toward the provision of sports grounds in relation to this application, due to the location and circumstances of the site.

In respect of the outline application, it is expected that full provision of equipped children's play space and amenity open space will be provided on site in accordance with the Council's policies. Based on the delivery of 177 new units, this would equate to 885sq.m of equipped play space and 7080sq.m of amenity open space. The Applicant's Design & Access Statements demonstrates that this provision is achievable on site. Full details of the open space will be required by condition of the outline permission, to be submitted as part of the relevant reserved matters application for the applicable phase. Provision within the legal agreement is also proposed to ensure that at least one informal Local Landscaped Area for Play (LLAP) is provided within each Development Zone in the form of a landscaped/natural facility without formal equipment.

A provision with the s106 legal agreement is proposed to seek details of an Estate Management Plan to be submitted and approved prior to the first occupation of any part of the residential development approved. As well as children's play space and amenity open space, it is expected that the Estate Management Plan will include details of the management of the following features; un-adopted roads, streets, footpaths, cycle paths, street furniture and lighting; landscaping, woodlands and SuDs and any other areas of un-adopted land. A planning condition would be attached to any future RMA permission, to ensure that the open space/play space relating to that application area, be provided prior to the first occupation of the phase/zone to which it relates.

Housing Mix & Tenure –

RBCs Adopted Core Strategy Policy CP5 (Meeting Housing Needs & Housing Mix) states that *'residential developments will only be permitted which provide a mix of dwelling sizes which are appropriate to the site and contribute to meeting local needs'*. The Applicant's Planning Statement confirms that the development would provide up to 180 units, with a mix of 168 new dwellings, nine conversion units, eight self-build plots and the retention of three existing houses. The development would comprise a mix of houses and flats.

The application confirms that affordable housing units will be provided on site and will comprise 30% of the total number of new dwellings. The affordable units would be tenure blind and fully integrated within the developable area of the site. The application also confirms that 5% of the total number of residential units would be provided as self-build plots in accordance with emerging Local Plan policy LN1(f). The remaining units would be built for private sale.

Affordable Housing

Adopted Core Strategy Policy CP6 (Affordable Housing) requires 35% of new dwellings within developments of over 15 units to provide affordable housing. However, based on the Council's evidence base of what new developments are likely to be able to support in terms of viability, emerging policy LN2 (Affordable Housing) requires a reduced percentage of 30% affordable housing on sites of 11 or more dwellings. In relation to tenure, the policy requires 70% of the affordable housing to be affordable rent and 30% intermediate (shared ownership) subject to local needs and viability. Notably, site specific policy SP10 (Blandford

House & Malta Barracks) of the Draft Submission Local Plan requires affordable housing to be sought in accordance with Policy LN2.

Taking into account the emerging development plan policies and site allocation, the Council's Housing Strategy Officer has raised no objection to the level of affordable housing proposed. The officer confirms that the site is large enough to produce a mix of housing types that would contribute to the needs identified in RBCs Strategic Housing Market Assessment (SHMA), which identifies the number of homes and the mix of housing which will be required in the Borough to meet future need. On this basis, the following affordable housing mix has been agreed with the Applicant:

	1-bed flat	2-bed flat	2-bed house	3-bed house	4-bed house	Total
Affordable Rent (70%)	25%	15%	20%	25%	15%	100%
Intermediate (30%)	30%	20%	30%	20%		100%

Table 1: Affordable housing tenure & mix

Given the outline nature of the planning application, the exact number and arrangement of dwellings to be provided on site is not specified at present. However, it is proposed to secure the above affordable housing tenure and mix by s106 legal agreement. Provisions within the legal agreement are also proposed to ensure that 10% of the affordable housing is wheelchair adaptable/wheelchair accessible and that all of the affordable housing will meet the Technical Housing Standards – Nationally Described Space Standards as set out in Policy DE2 of the emerging local plan, and other relevant housing standards. Further, the Council's Housing Strategy Officer has advised that in order to meet RBCs need for housing for people with disabilities, there is a requirement for a ground- floor three-bedroom wheelchair flat with outdoor amenity space.

It is therefore proposed that an Affordable Housing Strategy be approved as part of the s106 legal agreement. A planning condition will also be necessary to ensure that each RMA includes an Affordable Housing Statement which demonstrates compliance with the affordable housing requirements as set out in the Affordable Housing Strategy contained within the s106 legal agreement, in relation to the applicable phase/zone/s.

THE HYBRID OUTLINE PROPOSALS

Highways Considerations -

Adopted Core Strategy Policy CP16 provides the Council's Policies on reducing and managing travel demand. The application is accompanied by a Transport Assessment (TA) and a Travel Plan (TP). The application drawings include an Access & Movement Parameter Plan.

In respect of the outline application, the only matter sought at this stage is access for the residential development. The full proposals for Strategic SANG include detailed proposals for a new car park (18 spaces), off Forge Lane. HCC Highways have raised no objection to the layout and access arrangement to the proposed Strategic SANG car park. Given the outline

nature of the residential element of the scheme, detailed proposals for vehicular and cycle parking cannot be provided or assessed at this stage. Notwithstanding this, the Applicant's Planning Statement confirms that the Reserved Matters proposals will be designed to fully accord with the Council's parking standards. A condition can also be imposed to ensure that details of refuse and recycling storage is submitted as part of any future Reserved Matters Application.

During the course of the application, Hampshire County Council (Local Highways Authority) have requested further technical information relating to various matters including existing traffic flows and forecast trip generation, accident data, junction modelling, engineering details of proposed pedestrian and cycle routes and details of internal vehicular access points. To address these matters, the Applicant has formally submitted a document titled 'Response to HHC Highways' together with a revised Travel Plan.

Vehicular Access

The development would utilise the existing vehicular access points to the site. These take the form of simple priority junctions from Farnborough Road via Forge Lane, and from Government Road to the north, via Shoe Lane. The proposed Strategic SANG car park would be located at the western end of Forge Lane.

HCC Highways have assessed the updated forecast impacts, which demonstrate that the relevant junctions, including Queens Roundabout, would operate within capacity. Notwithstanding this, the development is forecast to increase vehicles egressing Forge Lane onto A325 Farnborough Road by over 100%. Taking this into account, HCC is seeking a highway contribution towards mitigation measures at this junction, which may take the form of road markings. Similar mitigation, secured by financial contributions, is also sought in relation to the junction of Shoe Lane and Government House Road, where the right turn onto Government House Road requires vehicles to move across four lanes.

Pedestrian & Cycle Access

The Applicant's 'Response to HHC Highways' document states that *"it is predicted that the pedestrian desire lines from the proposed development during the AM and PM peaks will be towards/from the key destinations of the Wellesley neighbourhood centre and new primary school to the south of the site and the area of North Camp and The Wavell School to the north. The pedestrian desire line to the south would be via the proposed footway along Shoe Lane and onto the canal towpath before joining the footway/cycleway on the eastern side of the A325 Farnborough Road. The pedestrian desire line to the north of the site would be via the proposed footway/cycleway to the north of the site alongside the A325 Farnborough Road which will link in with the pedestrian crossing facilities provided at the Queens Roundabout"*.

As part of the outline proposals, a new footway/cycle way is proposed on the western side of the A325 Farnborough Road to facilitate access to Government House Road, Queens Gate, A325 Farnborough Road / Lynchford Road, and an existing crossing facility at Queens Roundabout. It will also provide access to the footway/cycleway on the eastern side of Farnborough Road. HCC have raised concern that the footway/cycleway proposed on the east side of Farnborough Road would not offer sufficient separation of pedestrians and cyclists from the highway, due to the speed limits associated with the dual carriage way. As such a departure from the standard width may be required, and it may be necessary to encroach on DIO land to the west, outside of the application red line.

The precise location and width of the footpath is therefore currently under careful consideration and the Applicant is working closely with Hampshire County Council (Local Highways Authority) to explore alternative scenarios. Given this, HCC have recommended that a Grampian condition be imposed to seek full details of a suitable scheme, to accommodate pedestrian and cycle movements up to and across the Queens Roundabout junction, without adversely affecting operational performance of the junction.

During the course of the application, concerns have been raised about the suitability of existing routes through the development to provide safe pedestrian and cycle access. The roads within the site are un-adopted and there are no proposals to adopt them. Shoe Lane and Forge Lane do not currently benefit from a separate footpath or lighting but would provide primary routes through the development and would link areas of proposed and existing SANG. Access to the existing pedestrian route along the canal towpath, would be via Shoe Lane, via the existing Wellesley SANG car park, and this will allow residents to use the existing footway/cycleway located on the eastern side of A325 Farnborough Road. The existing car park is located next to the Basingstoke Canal, at the southern end of Shoe Lane, where it meets Laffan's Road.

Given the above concerns, the Applicant has submitted draft engineering drawings demonstrating how 2m wide footpaths could be provided (along one side) of the relevant sections of Forge Lane and Shoe Lane, to serve the development, and to provide a footpath link to A325 Farnborough Road and southwards towards the Basingstoke Canal tow path and links to the adjoining Wellesley SANG and existing footpath/cycle links. The Transport Assessment has not identified the need for any improvements to Laffan's Road, as Laffan's Road does not provide primary access to the development. However, the draft plans demonstrate that a footpath could be installed at the southern end of Shoe Lane providing improved access to the existing SANG car park.

The plans demonstrate that the pathways could be achieved by taking up land within the development parcels, without narrowing the original carriageway. HCC Highways have considered the draft scheme and have recommended that a Grampian condition is imposed to secure a detailed scheme for A325 Farnborough Road, Shoe Lane, Forge Lane, and Basingstoke Canal, or alternative arrangements on land within the Applicant's control, to accommodate pedestrian and cycle movements to and from the development.

HCC have recommended that the planning condition restricts any development starting on site until such details have been submitted and approved and that the details shall be fully implemented prior to first occupation of the residential development. However, given that the application is in hybrid outline form and because the residential development would be approved and implemented in phases, the Local Planning Authority considers it appropriate to impose a condition which restricts only the residential element of the proposals from commencing and allows such details to be implemented in accordance with an agreed programme. Notwithstanding this, such a programme will need to take into account phasing for pedestrian access to the Strategic SANG.

An objection has been raised by the Basingstoke Canal Authority and HCC Countryside Service regarding the impact of the pedestrian, cycle and vehicular traffic generated by the new development on the existing SANG car park, canal tow path and on users of the Runways End Outdoor Centre, as they access the canal.

The Applicant has confirmed that discussions have been held with the Basingstoke Canal Authority regarding the proposed increased usage of the canal towpath and they have requested that a refuge facility be provided on the towpath between the northbound and

southbound flyovers of the A325 carriageways to provide a suitable passing place. In response, a draft proposal has been submitted in Appendix K of the 'Response to HHC Highways' document.

The Applicant has also confirmed that signage will be provided in the vicinity of the existing SANG car park, to direct the pedestrian/cycle route to Wellesley away from the area where users of the Runways End Outdoor Centre load their boats, to avoid causing any obstruction. Further, a new separate car-park (18 spaces) is proposed at the western end of Forge Lane, to serve the new Strategic SANG. It is proposed, that finalised details of these mitigation measures are secured by the Grampian planning condition outlined above.

Construction Traffic Management Plan

A condition is proposed to seek details of a Construction Traffic Management Plan (CTMP) prior to the commencement of development on any Reserved Matters Area. It is expected that the plan will include; construction traffic routes, parking and turning provision to be made on site, measures to prevent mud from being deposited on the highway and a programme for construction. The CTMP is required in order to safeguard the amenities of surrounding occupiers and in the interests of highway safety, and will address some of the objections raised by those individuals who have commented on the proposals.

Conclusion

Subject to the appropriate planning conditions and provisions within the s106 legal agreement, no objection is raised to the proposal in relation to access or highway safety, with regard to Adopted Core Strategy Policy CP16.

Heritage & Conservation

The National Planning Policy Framework (NPPF) (Section 12 - para.128) states, *"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance..."* Paragraph 131 emphasises *"the desirability of sustaining and enhancing the significance of heritage assets and putting them into viable uses consistent with their conservation."*

There are five structures on the site which have been designated by RBC as being of local importance:

- Blandford House
- Blandford Cottage (Blandford Lodge)
- Vine Cottage
- Blandford Cottages
- George VI Post Box, Forge Lane

The site is not directly located within a conservation area. However, the Basingstoke Canal Conservation Area is located directly to the south of the application site and Aldershot Military Town Conservation Area is located to the east of Farnborough Road. It is also noted that the bridge over the Basingstoke Canal to the south is designated as a Building of Local Importance.

Demolition

The proposals would require the demolition of Malta Barracks and various ancillary buildings within the curtilage of Blandford House, as shown on the proposed demolition plan. None of these buildings is identified as a heritage asset in the Development Plan and there is no objection to their loss. Notwithstanding this, during the course of the application the case officer requested that the Heritage Statement was amended to include more information about Malta Barracks, for completeness in describing the context of the Locally Listed Buildings.

The Heritage Statement submitted with the application includes a detailed assessment of the significance of each of the identified heritage assets. It confirms that *“it is intended the existing buildings designated by Rushmoor Borough Council as being of local importance will be retained and used for housing, which will ensure their long-term future. The retention of these buildings will be subject to carrying out further surveys and investigation.”*

The application states that Blandford House will be retained and converted into residential apartments following the removal of later poor quality additions, including the large 1990s north wing office extension. Blandford Cottage (Blandford Lodge), Vine Cottage and Blandford Cottages would be retained as single houses subject to further investigation, repair and refurbishment. The proposals would not affect the George VI Post Box, Forge Lane and its setting would remain unchanged.

The demolition plan categorises the buildings on site as Category 1 - Buildings to be demolished; Category 2 – Locally Listed Buildings to Be Retained and Modern Additions Demolished; and, Category 3 Locally Listed Buildings to Be Retained/Renovated Subject to Further Investigation. As discussed above, the demolition of the buildings identified as ‘Category 1’ on drawing 6048/PO1 Rev A (Demolition Plan) is acceptable. However, prior to any alteration or demolition of buildings identified in Category 2 and 3, a detailed Building Condition Survey will be sought as part of the relevant Reserved Matters Application, by way of justification.

Impact on retained heritage assets

The massing, detailed design and appearance of the proposed residential development will not be considered until the RMA stage as the proposals are currently only sought in outline. Notwithstanding this, Section 6.2 of the DAS describes the six Character Areas and Principles intended to inform the future proposals. In this regard, the DAS explains the specific characteristics of various parts of the site, including the various heritage assets and landscape features, which will inform the setting and appearance of the built form. The character areas are described as Blandford House, Farnborough Road, The Barracks, Shoe Lane, Mews Street and Woodland Glade.

It is considered that proposed development presents an opportunity to sensitively incorporate the retained locally listed buildings into a new residential development, providing a use consistent with their conservation. The location and woodland setting of the development is such that the proposals are unlikely to be highly visible from the adjacent Conservation Areas. The principle of the proposal therefore accords with the objectives of Core Strategy Policy CP2, Rushmoor Local Plan Review saved policies ENV28 and ENV35, and section 12 of the National Planning Policy Framework (NPPF).

Ecology –

The proposal has been screened for the purposes of the Environmental Impact Assessment Regulations 2011 (as amended 2015) and is not considered to be EIA development (Planning Ref: 17/00245/SCREEN dated 05/05/2017). No significant environmental effects were identified and it was considered that any potential environmental effects could be addressed satisfactorily and conventionally at the planning application stage through the submission of supporting information and/or imposition of planning conditions. Notwithstanding this, due to the ecologically sensitive location of the site and as a measure of best practice, the current application is accompanied by an Ecological Impact Assessment and Shadow Habitats Regulations Assessment (HRA).

The site is located in an area generally described as Heathland and Forest in RBC's Landscape Assessment of Rushmoor (2017). Whilst the site itself does not contain heathland, the northern part of the site falls within a Site of Importance for Nature Conservation Interest (SINC) which largely covers the adjacent golf course (Army Golf Course – East). This SINC is designated for its heathland vegetation.

The site is close to two statutory designated sites of European Importance: The Thames Basin Heaths Special Protection Area (TBH SPA) (nearest part 700m to the west) and Thursley, Ash, Pirbright and Chobham Special Area of Conservation (TAPC SAC) which lies 3.5km to the north-east of the site. Bourley and Long Valley SSSI lies 0.8km to the south-west of the site. The Basingstoke Canal Site of Special Scientific Interest lies adjacent to the southern boundary of the site. Watts Common Site of Importance for Nature Conservation (SINC) lies directly adjacent to the northern site boundary.

As discussed earlier in this report in relation to the full planning proposals, it is not considered that the proposed residential development, due to the comprehensive on-site SANG proposals, would 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 terms of local receptors, the Council's Ecology Officer have reviewed the proposals and has commented that he has no record of any protected species which have not been discussed in the ecological reports. The Officer notes that the areas of SANG identified in the Delivery Plan (D east and D west) are also proposed as SINC. This is due to the presence of a large population of Green Houndstongue (*Cynoglossum germanicum*). Whilst this is a nationally important and legally protected species, the Ecology Officer maintains that the use of the land as SANG and its positive management will offer an opportunity to safeguard its population.

Together with the habitat value of the grassland and heathland on the site, the ecological surveys have identified the following receptors: bats (roosts and foraging), badgers (setts) breeding birds (some with raised ecological interest) and reptiles (low numbers of grass snake). The Ecology Officer has confirmed that to some extent the potential impacts on the protected species and designated sites are mitigated by the layout of the site, where the residential areas will be buffered from the adjoining habitat by the SANG.

The Ecology Officer confirms no objection to the proposals on biodiversity grounds subject to the full implementation of the recommendations as set out in the Ecological Impact Assessment and Shadow Habitats Regulations Assessment (HRA), which relate to both the construction and the operational phases of the development. The measures include the implementation of a Construction Management Statement (referred to in the

recommendation as a Construction Environmental Management Plan - CEMP) and an Environmental/SANG Management Plan.

In addition to the ecological enhancements outlined in the application documents, the Officer has also recommended that Swift Bricks are incorporated in to the residential development. Further, the Officer maintains that in order to achieve an ecological 'net gain' as detailed in the NPPF, it is essential that the Environmental/ SANG Management Plan is produced in close liaison with stakeholders.

It is therefore considered that the mitigation measures set out Ecological Impact Assessment and Shadow Habitats Regulations Assessment (HRA) have reduced the predicted environmental impacts of the development to not being significant. Planning conditions and provisions within the s106 legal agreement are proposed, to secure the mitigation measures described above in accordance with Core Strategy Policy CP15.

Trees -

A detailed Arboricultural Implications Report has been prepared to accompany and inform the application and the design of the development proposals. The report includes an extensive tree survey and associated plans. None of the trees located within the application are covered by a Tree Protection Order (TPO). The report relates to the outline residential proposals only, and does not concern the proposed SANG.

The residential element of the proposals is focussed on previously developed land, however given the relatively large size of the scheme, a large number of trees would still be affected by the proposals and would require removal, including two Category A Douglas Fir trees. The majority of the existing woodland would however be retained with the exception of a spruce plantation to the west of Vine Close.

In this regard, the report the maintains *"our assessment of the impacts on trees concludes that none of the main arboricultural features of the site are to be removed. The proposed removals of individuals and groups of trees will initially have a noticeable impact on the appearance of the immediate area, but the proposals seek to retain the original native trees and consequently the residual effects of the selective removal of the non-native conifer and conifer plantations will have a beneficial restorative effect on the landscape."*

The Council's Arboricultural Officer has reviewed the application and the Arboricultural Implications Report and has confirmed no objection to the proposals. However, given that the scheme is currently only in outline form, and there is scope for adjustments to be made to the extent and layout of the development within each Development Zone, a condition is proposed to seek details of an Arboricultural Development Statement (ADS), to include an updated Tree Removal Plan, prior to any removal of trees in any Development Zone and prior to commencement in the relevant Reserved Matters Area (RMA). This is to ensure that no trees are removed unnecessarily prior to the detailed design stage of the development. The ADS will also provide site specific Tree Protection Measures, to the ensure the safe and healthy retention of trees during the development process. Conditions can also be imposed at the Reserved Matters stage to ensure satisfactory compliance with the ADS and proposed tree protection measures and to require consent for the removal of any retained trees, once the development is completed. As such it is considered that the proposal is consistent with the objectives of Rushmoor Local Plan Review saved policy ENV13.

Archaeology -

A Historic Environment Desk-Based Assessment was submitted with the application. Whilst the study has identified no overriding heritage constraints which are likely to prohibit development, it has established that there is an archaeological interest in the site. Namely, there is potential for the presence of archaeological remains relating to 19th Century and modern military activity. The report also notes that given the lack of previous archaeological investigations on this site, the potential for archaeological remains relating to pre-historic periods cannot accurately be assessed at this stage. The report confirms that the areas of proposed SANG will not need to be evaluated.

Hampshire County Council's Senior Archaeologist was consulted in relation to the application and has confirmed that he concurs with the report's conclusions that on-site intrusive investigations will be required within the post demolition footprint, in order to evaluate previous impacts as well as the potential for archaeological remains. In addition, the Senior Archaeologist notes that some of the areas to be developed for residential use, lie within currently wooded areas, and will therefore also require evaluation.

It is therefore considered that subject to appropriate conditions to secure the assessment, recording and reporting of any archaeological deposits affected by the development, the proposals are consistent with Rushmoor Local Plan Review saved policies ENV30 and ENV31.

Pollution and Remediation -

Contaminated Land

A Phase 1 Geoenvironmental Desk Study Report was submitted with the application. The report identifies potential for contamination to be present in some areas of the site, which could pose a risk to future site users and construction workers. The report focusses on the residential development zones and does not cover the proposed SANG areas. The Council's Environmental Health Officer has reviewed the report and has concurred with the recommendation for an intrusive site investigation to be undertaken to establish whether any contamination is present and to determine the appropriate remediation strategy if required.

A condition is therefore proposed to seek full details of an intrusive site investigation report, prior to commencement of the relevant reserved matters area, together with a contamination remediation method statement. Conditions are also proposed to ensure that suitable additional remedial measures be submitted to the Council in the event that previously unidentified contamination is discovered, and to seek details of validation reports to be undertaken and submitted for approval prior to first occupation of zone to which they relate. Therefore, subject to the appropriate conditions, it is considered that the proposals would accord with Local Plan Review saved policy ENV49.

Air Quality and Construction Noise

The Council's Environmental Health Officer has assessed the Air Quality Assessment submitted with the application and has raised no objection to the findings and recommendations. In respect of air quality, the impact of the development when complete and operational would be negligible for both existing receptors and new occupants. The impacts during the operational phase take into account exhaust emissions from additional road traffic generated by the development. During the construction phases of the development there is also potential for increased dust and particulate matter. Various

mitigation measures are therefore proposed within the report and with these in place the potential effects from the construction phase are not considered likely to be significant.

The Environmental Health Officer has recommended that a condition be imposed to seek details of a Construction Environmental Management Plan in relation to each phase so that potential impacts such as dust and noise generation are controlled throughout the construction works. 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. As such it is considered that subject to the imposition of the relevant condition, the proposals are consistent with Core Strategy policy CP15 and Rushmoor Local Plan Review saved policies ENV16, ENV48 and ENV50.

Lighting

A condition is proposed to ensure that any lighting proposals, including street lighting is submitted with each Reserved Matters Application in accordance with Rushmoor Local Plan Review saved policy ENV52.

Flood Risk & Drainage

The application is accompanied by a Flood Risk Assessment and a Flood Risk & Utilities Statement. Potential flood risks in the area include surface water flooding and overtopping or breach of the Basingstoke Canal. However, the site is located in Flood Risk Zone 1, which means it is at the lowest risk of flooding.

Therefore, taking into account the characteristics of the site and the nature of the proposals, and subject to mitigation measures in the form of Sustainable Drainage Systems (SuDS), the assessment concludes that there are no significant sources of flood risk that would affect the site. The site is appropriate for the proposed residential and SANG uses in accordance with the NPPF.

Surface Water Drainage

Policy CP4 of the Council's Core Strategy seeks to ensure in relation to new development, run-off rates and volumes are returned to original greenfield discharge rates to prevent flooding and safeguard local water quality. Hampshire County Council's (HCC) Flood and Water Management Team were consulted and reviewed the relevant documents. HCC have commented that further detailed technical information is required prior to the granting of planning permission.

Given that the residential element of the proposal is currently only in outline form, it is not possible to provide the detailed drainage design and calculations required at this stage. The application does however confirm that each zone of the development will incorporate separate SuDS features as shown indicatively on the illustrative parameter plans. Taking this into account, it is considered appropriate to impose a planning condition to ensure that the residential development shall not commence on any reserved matters area, until a detailed surface water drainage scheme for that reserved matter area, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development; has been submitted to and approved in writing by the Local Planning Authority, in consultation with the Lead Local Flood Authority.

Utilities

The Applicant's Flood Risk & Utilities Statement summarises the existing utilities provision at the site and describes initial proposals for foul water drainage, water supply, gas supply, electricity and telecommunications. Given the outline nature of the proposals, it is considered appropriate to impose a planning condition to seek further details of an updated Utilities Statement, to be submitted with each Reserved Matters Application.

Sustainable Development -

The Design and Access Statement submitted with the application summarises the sustainability measures proposed in respect of the design and delivery of the development. The Government's current policy position, following the Royal Assent of the Deregulation Bill 2015 (on 26 March 2015), is that planning permissions should no longer be granted subject to conditions requiring compliance with technical housing standards such as the Code for Sustainable Homes. This is other than for those areas, including Rushmoor, where Councils have existing policies referring to such standards. In the case of Rushmoor, this means that energy performance in accordance with Code Level 4 as set out in Policy CP3 of the Rushmoor Core Strategy, can still be sought. As such it is proposed that details of energy performance & sustainable construction are required to form part of any future reserved matters applications, and secured by the relevant planning condition.

CONCLUSIONS

The hybrid outline proposal, as amended by revised plans and supporting documents, subject to conditions and the associated s106 legal undertakings set out in the report, would give rise to a satisfactory and sustainable use of the site, taking account of the Council's emerging Local Plan Policies. The proposals would contribute to housing stock in the Borough, would mitigate any impact on the Thames Basin Heaths Special Protection Area, and would provide additional SPA mitigation for future residential schemes in the Borough. The outline application has demonstrated that the design of the development will give proper regard to existing heritage assets, landscape and nature conservation, the character and appearance of the area, impact on neighbours and the living conditions created for future occupiers. The full and outline proposals are acceptable in highway terms, subject to the relevant conditions and associated planning obligations.

FULL RECOMMENDATION

It is recommended that subject to the completion of a satisfactory Planning Obligation under Section 106 of the Town and Country Planning Act 1990 to secure the measures set out in (but not restricted to) the Heads of Terms of the Agreement below, the Head of Planning, in consultation with the Chairman, be authorised to **GRANT** planning permission subject to the conditions and informatives set out below and the Solicitor to the Council to settle the detailed terms of the S106 agreement:-

HEADS OF TERMS - S.106 AGREEMENT

- i. **Affordable Housing** – 30% of the new units on the site to be affordable housing in accordance with an Affordable Housing Strategy to be submitted and agreed, to include:

- i. 30% of units in each zone to be affordable housing and to be provided at the same time as private housing in each zone (5% variance applied to each zone);
- ii. Each Reserved Matters Application to be accompanied by an Affordable Housing Statement to demonstrate compliance with the AHS;
- iii. Clusters of affordable housing shall be no greater than ten units (12 in the case of flats).
- iv. Tenure mix of 70% affordable rent and 30% intermediate (shared ownership), as set out in the Housing Mix Ratio table below, with mechanism to review and agree with LPA, subject to local needs and viability;

	1-bed flat	2-bed flat	2-bed house	3-bed house	4-bed house	Total
Affordable Rent (70%)	25%	15%	20%	25%	15%	100%
Intermediate (30%)	30%	20%	30%	20%		100%

- i. 10% of new affordable rented units within each zone to be wheelchair accessible/adaptable to meet the requirements of Lifetime Homes Standard 1-16, taking into account guidance produced by Habinteg as to meet identified need, as evidenced by the Council's housing allocation pool;
 - ii. Affordable housing units to be accessible and adaptable by meeting the requirements of Part M of the building regulations and to be constructed to Lifetime Homes 6-16 criteria and where the site and design permit to achieve Lifetime Homes criteria 1-5;
 - iii. Affordable housing to be managed by a Registered Provider and RBC to have 100% nomination rights for first lets and sales and 75% thereafter;
 - iv. The provision within the development of a ground-floor three-bedroom wheelchair flat with outdoor amenity space to meet RBCs need for housing with people with disabilities;
- ii. **Self-build and/or Custom-build Homes - 5% of the new homes to be provided** through the provision of serviced plots of land for self-build and/or custom-build homes; with a mechanism to allow a marketing period of identified plots for a minimum period of 12 months, to be offered for sale at a reasonable price, with the housebuilder free to develop plots if no purchaser is identified;
 - iii. **Estate Management Strategy** – Submission of an agreed strategy for the management of open spaces, woodland, play areas and un-adopted roads prior to first occupation, to include details of the legal framework, management structure, estate charges framework and maintenance standards;
 - iv. **Resident/ Estate Management Company** - Grainger to assume full responsibility for the land until developed. The open spaces, woodland, play areas and roads will be un-adopted and maintained by a resident/estate management company. Residents to pay management fees for the maintenance of open space, woodland, play areas, un-adopted roads and Local SANG;

- v. **SANG** – SANGs to be provided in accordance with the SANG Delivery Strategy (March 2018), to include;
- Mechanism to ensure sufficient funds for full establishment and in perpetuity management costs of the SANG;
 - SANG to be implemented and opened prior to first occupation of the residential development to which it relates with mechanism for phasing in relation to Local SANG and Strategic SANG options;
 - SANG car park to be provided with the delivery of the Strategic SANG;
 - Delivery of associated off-site SANG works prior to occupation – Wellesley Woodland links;
 - SANG allocation strategy for third party schemes to be agreed with RBC together with a schedule that can be updated by agreement with the Council and without the need for a formal deed of variation;
- vi. **SANG Ecological Management Plan** - A SANG EMP shall be submitted to the Local Planning Authority for approval within one year of the first occupation of any residential development reliant on the Local or Strategic SANG, in accordance with Section 4 – SANG Future Management of the SANG Delivery Strategy. Thereafter, a written report specifying compliance and detailing any amendments required to the SANG EMP shall be submitted on the anniversary of the approval of the first SANG EMP.
- vii. **SAMM Contributions** - Developer to pay contributions per dwelling towards Strategic Access Management and Monitoring measures in accordance with the Council's TBH SPA Avoidance and Mitigation Strategy. Payments prior to occupation within relevant Development Zone/ Phase;
- viii. **Amenity Open Space** – Detailed specification and a timetable for the design, construction and delivery of the proposed Amenity Open Space within Development Zones A, C, E & F on Phasing Plan 2491-C-1106-SK3 shall be submitted as part of the Reserved Matters Application for the Development Zone to which it relates. The Amenity Open Space shall be provided as approved prior to the first occupation of that Development Zone.
- ix. **Equipped Play Space** - Detailed specification and a timetable for the design, construction and delivery of the proposed Equipped Play Space within Development Zones F & C on Phasing Plan 2491-C-1106-SK3 shall be submitted as part of the Reserved Matters Application for the Development Zone to which it is located within. The Equipped Play Space shall be provided as approved prior to the first occupation of that Development Zone.
- x. **Transport (HCC)** – Developer to provide infrastructure and/or financial contributions to include;
- I. A Transport Contribution to mitigate impact at Shoe Lane / Forge Lane and Government House Road / Shoe Lane (changes to road markings);
 - II. Submission and implementation of a full Travel Plan, payment of the Travel Plan Approval and Monitoring fees, and provision of a surety mechanism to ensure implementation of the Travel Plan.

In the event of failure to complete the agreement by 28th June 2018 the Head of Planning, in consultation with the Chairman, be authorised to **REFUSE** planning permission on the grounds that inadequate provision is made in respect of SPA mitigation, affordable housing, open space, play areas, and transport obligations and contributions.

CONDITIONS

Time Limit – Reserved Matters

- 1 The first application for approval of reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. All subsequent reserved matters shall be submitted no later than 5 years from the date of this permission.

Reason – To comply with the provisions of section 92(2) of the Town and Country Planning Act 1990.

Time Limit – The Development

- 2 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.

Reserved Matters – Reserved Matters Applications (RMAs)

- 3 No development (with the exception of the SANG and SANG car park and the demolition of the Category 1 buildings identified on drawing number 6048/PO1 Rev A shall take place in any Development Zone identified on Phasing Plan 2491-C-1106-SK3, until an application for details relating to appearance, landscaping, layout and scale of the development hereinafter called “the reserved matters” shall be submitted to and approved in writing by the Local Planning Authority in respect of that Development Zone/Reserved Matters Area. Notwithstanding any indications on the illustrative and parameter plans submitted with the outline planning application, each Reserved Matters Application shall include details of the following:

- 1) Details relating to appearance, landscaping, layout and scale of the development;
- 2) Details relating to the positions and widths of roads, footpaths and accesses;
- 3) Specification of the type of construction for the roads and footpaths, including relevant horizontal cross sections and longitudinal sections showing the existing and proposed levels together with details of street lighting and the method of disposing surface water;
- 4) The alignment, height and materials of all walls and fences and other means of enclosure;
- 5) Plans detailing existing and proposed site levels;
- 6) Plans detailing the layout of foul sewers and surface water drains;
- 7) Provision of SuDs drainage features;
- 8) Provision of children’s play space (where applicable to the development zone);
- 9) Provision for storage and removal of refuse and recycling;

- 10) Condition survey of locally listed buildings;
- 11) Heritage Impact Assessment;
- 12) Energy performance & sustainable construction statement;
- 13) Water Efficiency Statement;
- 14) Utilities Statement;
- 15) Ecological Management Plan;
- 16) Landscape Management Plan;
- 17) Contamination Remediation Strategy;
- 18) Construction Environmental Management Plan;
- 19) Construction Traffic Management Plan;
- 20) Arboricultural Development Statement;
- 21) Archaeological Written Scheme of Investigation;
- 22) Noise Report including measures to protect the occupiers of the residential properties from external noise;
- 23) Lighting Assessment;
- 24) Statement of compliance with the Affordable Housing Strategy.

The development shall be carried out in accordance with the details as approved.

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 Drawings and Documents

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

Drawings:

2491-A-1001-C (Site Location Plan); 2491-A-1201-B (Access & Movement Parameter Plan); 2491-A-1200-B (Land Use Parameter Plan); GTASHOT(BH).1/GA/11 (SANGS car park layout); GTASHOT(BH).1/GA/12 (SANGS car park cross section); 6048/PO1 Rev A (Demolition Plan); and, 2491-C-1106-SK3 (Phasing Plan).

Documents:

Planning Statement (Savills, October 2017); SANG Delivery Strategy Final .v2 (Holbury, March 2018); Delivery Strategy (March 2018); Design & Access Statement – Revision A; Shadow Habitats Regulations Assessment (Holbury, October 2017); Ecological Impact Assessment (LCES, September 2017); Landscape Character and Visual Impact Assessment (Allen Pyke, October 2017); Heritage Statement (ADAM Urbanism, RA/6048 – March 2018 Rev B); Flood Risk Assessment (MB, October 2017); Air Quality Assessment (WYG, October 2017); Noise Assessment (WYG, September 2017); Phase 1 Geoenvironmental Desk Study Report ref: LP01149 (LEAP, 19/04/2016); Utilities Assessment (MB, October 2017); Historic Environmental Desk-Based Assessment ref: 79183.01 (Wessex Archaeological, April 2017); Arboricultural Implications Report ref: 16045-01 (SJA Trees, October 2017); Transport Assessment (Mayer Brown, October 2017); Travel Plan (Mayer Brown, February 2018) and Response to HCC Highways (Mayer Brown, received 23/02/2018).

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

Phasing Strategy

- 5 Notwithstanding the Delivery Strategy submitted as part of the application, details of a Phasing Strategy for the residential redevelopment of the site shall be submitted to and approved in writing by the Local Planning Authority prior to the submission of the first Reserved Matters Application (RMA). The details shall include the following:
- (i) A layout plan confirming the extent of each Development Zone/ Phase to which future RMAs will relate;
 - (ii) An indicative phasing programme for the submission of the RMAs;
 - (ii) An indicative phasing programme for the implementation of the consent;

The development shall be carried out in accordance with the approved Phasing Strategy.

Reason: To facilitate the future submission of the Reserved Matters and redevelopment of the site in a phased approach.*

Western footway/cycleway & Queens Roundabout

- 6 No part of the residential development shall commence until a scheme design at Queens Roundabout, which accommodates pedestrian and cycle movements up to and across the junction via the proposed western footway/cycleway on A325 Farnborough Road, without unacceptably impacting on operational performance of the junction, is submitted to and approved by the Local Planning Authority in consultation with the Local Highway Authority. The approved scheme will be fully implemented prior to first occupation of the development.

Reason - To provide satisfactory pedestrian and cycle access and in the interests of highway safety.*

Pedestrian and Cycle Movements

- 7 No part of the residential development shall commence until a programme is submitted to and agreed in writing by the Local Planning Authority, in consultation with the Local Highway Authority and the Basingstoke Canal Authority; setting out a programme for the submission, approval and implementation of a phased scheme of works at A325 Farnborough Road, Shoe Lane, Forge Lane, and Basingstoke Canal, or alternative arrangements on land within the Applicants control, which accommodate pedestrian and cycle movements to and from the development. The development shall be implemented fully in accordance with the programme and details as agreed. And retained thereafter for the life of the development.

Access from Forge Lane and Government House

- 8 Vehicular access to Shoe Lane shall be retained from both Forge Lane and Government House Road at all times, unless otherwise agreed in writing with the Highway Authority.

Reason: In the interests of highway safety

Trees

- 9 Notwithstanding the Arboricultural Implications Report submitted with the application, no trees shall be removed in any Development Zone and no development shall take place in any Reserved Matters Area until an Arboricultural Development Statement (ADS) has been submitted to and approved in writing by the Local Planning Authority, concerning the relevant zone/phase. The ADS shall include an updated Tree Removal Plan and a detailed Tree Protection Plan and Method Statement illustrating everything that is required to ensure the safe and healthy retention of trees during the development process, and to provide a working document for site personnel. The development shall be carried out in accordance with the approved Arboricultural Development Statement/s.

Reason - To safeguard against unnecessary removal of trees and preserve the health and amenity value of retained trees.*

Sustainable Drainage Systems (SUDS)

- 10 No development shall take place in any Reserved Matters Area (RMA) until a surface water drainage scheme (including detailed design drawings and associated calculations) for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The Sustainable Drainage Systems (SUDS) shall subsequently be implemented in accordance with the approved details, prior to first occupation of any development within the RMA to which they relate.

Reason - To prevent the increased risk of flooding and to improve and protect water quality.*

Intrusive Site Investigation & Remediation Method Statement (Residential Areas)

- 11 Development shall not commence on any Reserved Matters Area (RMA) until there has been submitted to and approved in writing by the Local Planning Authority: -
- i. an intrusive site investigation report documenting the extent, scale and nature of contamination present, identified as appropriate by the Phase 1 Geoenvironmental Desk Study Report submitted with the application;
 - ii. if identified as necessary; a detailed scheme (Remediation Method Statement) for remedial works and measures shall be undertaken to avoid risk from contaminants/or gas identified by the site investigation when the site is developed and proposals for future maintenance and monitoring, along with verification methodology. Such scheme to include nomination of a competent person to oversee and implement the works.

The development shall be carried out in accordance with the Remediation Method Statement as approved, prior to commencement of development within the relevant RMA.

Reason - To ensure that the site is safe for the development permitted and in the interests of amenity and pollution prevention.*

Remediation Verification Reports (Residential Areas)

- 12 No occupation within any Reserved Matters Area shall take place until a verification report demonstrating completion of works set out in the approved Remediation Method Statement and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason - To ensure that the site is safe for the development permitted and in the interests of amenity and pollution prevention.*

Unforeseen Contamination

- 13 In the event that unforeseen ground conditions or materials which suggest potential or actual contamination are revealed at any time during implementation of any part of the approved development it must be reported, in writing, immediately to the Local Planning Authority. A competent person must undertake a risk assessment and assess the level and extent of the problem and, where necessary, prepare a report identifying remedial action which shall be submitted to and approved in writing by the Local Planning Authority before the measures are implemented.

Following completion of any measures identified in the approved remediation scheme a verification report must be prepared and submitted to the Local Planning Authority for approval prior to first use or occupation of the area of the development to which it relates.

Reason - To ensure that the site is safe for the development permitted and in the interests of amenity and pollution prevention.*

Construction Environmental Management Plan (Residential Areas)

Development (including demolition) shall not commence on any Reserved Matters Area (RMA) until there has been submitted to and approved in writing by the Local Planning Authority, a site-specific Construction Environmental Management Plan (CEMP). The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust, site lighting, site traffic and other pollution. The plan should include, but not be limited to:

- i. Construction programme;
- ii. Site specific operational control procedures / mitigation measures;
- iii. Proposals for the protection of existing environmental features (including water quality and drainage, nature conservation, archaeology and cultural heritage);
- iv. Pollution control contingency plan;
- v. Arrangements for liaison with the Council's Pollution Control Team;
- vi. Procedures for complaint management, public consultation and liaison.

The development shall be carried out in accordance with the details as 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 Development (including demolition) shall not commence on any Reserved Matters Area until there has been submitted to and approved in writing by the Local Planning Authority, a Construction Traffic Management Plan specific to that area. This should include; construction traffic routes, parking and turning provision to be made on site, measures to prevent mud from being deposited on the highway and a programme for construction. The development shall be carried out fully in accordance with the details as approved.

Reason: To safeguard the amenities of surrounding occupiers and in the interests of highway safety.*

Archaeology – Written Scheme of Investigation

- 15 Development shall not commence on any Reserved Matters Area (other than the demolition of the Category 1 buildings identified on drawing number 6048/PO1 Rev A and not including the proposed SANG establishment works) until there has been submitted to and approved in writing by the Local Planning Authority, a Written Scheme of Investigation (WSI), designed to recognise, characterise and record any archaeological features and deposits that may exist on the site. The assessment shall take the form of trial trenches located within the areas of proposed housing, including those areas where buildings are to be demolished and trees cleared. The archaeological investigations shall be carried out fully in accordance with the WSI as approved.

Reason – To assess the extent, nature and date of any archaeological deposits that might be present and the impact of the development upon these heritage assets.*

Archaeology – Programme of mitigation

- 16 Development shall not commence on any Reserved Matters Area (other than the demolition of the Category 1 buildings identified on drawing number 6048/PO1 Rev A and not including the proposed SANG establishment works) until there has been submitted to and approved in writing by the Local Planning Authority, a Programme of Archaeological Mitigation of Impact, based on the results of trial trenching as required by the Written Scheme of Investigation (WSI). The mitigation measures shall be carried out fully in accordance with the Programme of Archaeological Mitigation of Impact as approved.

Reason – To mitigate the effect of the works associated with the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations.*

Archaeology – Fieldwork report

- 17 Following completion of the archaeological fieldwork, and prior to first occupation of the Reserved Matters Area to which it relates, a report shall be submitted to and

approved in writing by the Local Planning Authority, setting out and securing appropriate post-excavation assessment, specialist analysis and reports, publication and engagement where appropriate. The recommendations within the report shall be carried out fully in accordance with the Fieldwork Report, as approved in accordance with timescales agreed by the Local Planning Authority.

Reason – To contribute to our knowledge and understanding of our past by ensuring that opportunities are taken to capture evidence from the historic environment and to make this publically available.*

Amenity Open Space

- 18 No residential unit within Development Zone Development Zones A, C, E & F on Phasing Plan 2491-C-1106-SK3 shall be occupied until the Amenity Open Space within the phase to which it relates has been provided in accordance with the details approved by the relevant Reserved Matters Application. The areas shall thereafter be retained and made available for that purpose.

Reason – To ensure satisfactory on-site open space provision to serve future occupiers of the development.

Equipped Play Space

- 19 No residential unit within Development Zone C or F on Phasing Plan 2491-C-1106-SK3 shall be occupied until the Equipped Play Area play within the relevant phase to which it relates has been completed and equipped in accordance with the details approved by the relevant Reserved Matters Application. The areas shall thereafter be retained and made available for that purpose.

Reason – To ensure satisfactory on-site provision for formal children's play.

Demolition

- 20 No demolition of buildings or part of buildings, other than the demolition of the Category 1 buildings identified on drawing number 6048/PO1 Rev A shall take place, unless otherwise agreed through the approval of the relevant Reserved Matters Application applicable to the Development Zone in which the building is located.

Reason: To safeguarded the existing locally listed buildings and ensure that any alterations or loss of historic fabric is justified and appropriate.

Construction Hours

- 21 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.

CONDITIONS SPECIFIC TO THE FULL PLANNING PERMISSION FOR SANG AND SANG CAR PARK

SANG Delivery Strategy & Ecological Management Plan

- 22 The SANG shall be implemented in accordance with the SANG Delivery Strategy (March 2018) hereby approved and subsequently in accordance with the SANG Ecological Management Plan (SANG EMP), which shall be submitted for approval within one year of the first occupation of any residential development reliant on the Local or Strategic SANG, in accordance with Section 6 – SANG Future Management of the SANG Delivery Strategy. Thereafter, a written report specifying compliance and detailing any amendments required to the SANG EMP shall be submitted on the anniversary of the approval of the first SANG EMP, in accordance with the terms of the associated legal agreement.

Reason - To ensure that satisfactory mitigation is in place to prevent significant impact on the Thames Basin Heath Special Protection Area (SPA).*

Local SANG - Accessibility

- 23 No residential unit within the development shall be occupied prior to delivery of compartments C and D East, as identified on Figure 2 of the SANG Delivery Strategy, together with footpath links to Wellesley Woodlands identified on Figure 8 of the strategy; to provide a 2.5km footpath route accessible to the public, to be implemented in accordance with the works outlined in Section 4 – SANG Establishment of the SANG Delivery Strategy (March 2018) hereby approved.

Reason - To ensure that satisfactory mitigation is in place to prevent significant impact on the Thames Basin Heath Special Protection Area (SPA).

Strategic SANG - Accessibility

- 24 No residential unit within any third-party scheme reliant on the SANG shall be occupied prior to the delivery of the Strategic SANG (compartments C, D East and D West, as identified on Figure 2 of the SANG Strategy) and the SANG Car Park (drawing GTASHOT(BH).1/GA/11 and GTASHOT(BH).1/GA/12 to provide a 2.3km footpath route accessible to the public as identified on Figure 9 of the strategy, to be implemented in accordance with the works outlined in Section 4 – SANG Establishment of the SANG Delivery Strategy (March 2018) hereby approved.

Reason - To ensure that satisfactory mitigation is in place to prevent significant impact on the Thames Basin Heath Special Protection Area (SPA).

Intrusive Site Investigation and Remediation Method Statement (SANG & SANG Car Park)

- 25 Development shall not commence on the SANG and SANG Car Park until there has been submitted to and approved in writing by the Local Planning Authority: -
- i. an intrusive site investigation report documenting the extent, scale and nature of any contamination that may be present, associated with previous activities that may have taken place on the site;

- ii. if identified as necessary; a detailed scheme (Remediation Method Statement) for remedial works and measures shall be undertaken to avoid risk from contaminants identified, together with proposals for future maintenance and monitoring, along with verification methodology. Such scheme to include nomination of a competent person to oversee and implement the works.

The works shall be carried out in accordance with the Remediation Method Statement as approved, prior to commencement of development.

Reason - To ensure that the site is safe for the development permitted and in the interests of amenity and pollution prevention.*

Remediation Verification Reports (SANG & SANG Car Park)

- 26 Prior to the first use of the SANG & SANG Car Park, a verification report demonstrating completion of works set out in the approved Remediation Method Statement and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason - To ensure that the site is safe for the development permitted and in the interests of amenity and pollution prevention.*

Construction Environmental Management Plan (SANG Car Park)

- 27 Works shall not commence on the SANG Car Park until there has been submitted to and approved in writing by the Local Planning Authority, a site-specific Construction Environmental Management Plan (CEMP). The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust, site lighting, site traffic and other pollution. The plan should include, but not be limited to:

- i. Construction programme;
- ii. Site specific operational control procedures / mitigation measures;
- iii. Proposals for the protection of existing environmental features (including water quality and drainage, nature conservation, archaeology and cultural heritage);
- iv. Pollution control contingency plan;
- v. Arrangements for liaison with the Council's Pollution Control Team;
- vi. Procedures for complaint management, public consultation and liaison.

The development shall be carried out in accordance with the details as 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.*

INFORMATIVES

1. INFORMATIVE - REASONS FOR APPROVAL –

The proposal has been assessed against The National Planning Policy Framework (NPPF March 2012) and the following policies of the Council's Development Plan:

Rushmoor Local Plan Review saved policies (August 2000): ENV13 (Trees); ENV14 (Water Quality); ENV15 (Basingstoke Canal); ENV16 (Major Sites); ENV19 (Comprehensive Landscape Plans); ENV28 (Buildings and Features of Local Importance); ENV30 (Archaeology); ENV31 (Recording of Remains); ENV35 (Adjoining Development); ENV42 (Flood Risk Protection Measures); ENV43 (Flood Risk Outside the Flood Plain); ENV48 (Damage to the Environment – noise, smoke gases etc.); ENV49 (Development on Contaminated Land); ENV50 (Amenities of Local Residents While Sites Are Being Developed); ENV51 (Development of Sites Affected by Air Pollution or Noise); ENV52 (Light Pollution); OR4 (Public Open Space Required for New Residential Development); OR4.1 (Financial contributions); TR10 (Contributions to fund works to the local transport infrastructure); H14 (Amenity Space).

Rushmoor Core Strategy (2011) policies: SS1 (The Spatial Strategy); SP2 (Aldershot Military Town); CP1 (Sustainable Development Principles); CP2 (Design and Heritage); CP3 (Renewable Energy and Sustainable Construction); CP4 (Surface Water Flooding); CP5 (Meeting Housing Needs and Housing Mix); CP6 (Affordable Housing); CP10 (Infrastructure Provision); CP13 (Thames Basin Heaths Special Protection Area); CP14 (Countryside); CP15 (Biodiversity) and CP16 (Reducing and Managing Travel Demand).

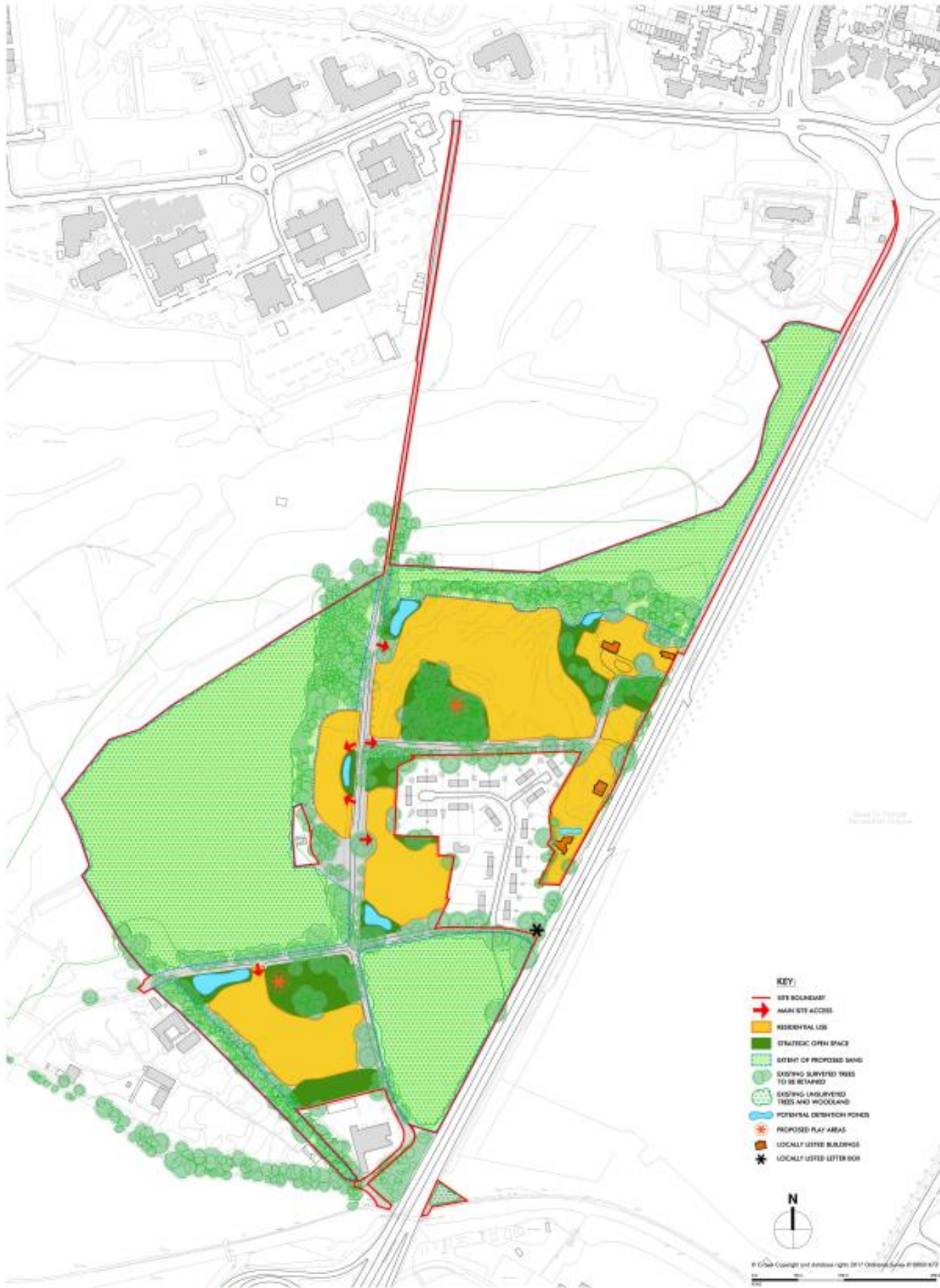
Draft Submission Rushmoor Local Plan – June 2017: SP10 (Blandford House & Malta Barracks); DE2 (Residential Space Standards); DE3 (Residential Amenity Space Standards); LN1 (Housing Mix) and LN2 (Affordable Housing).

The Council's Supplementary Planning Documents (SPDs): Buildings of Local Importance SPD 2012, Car and Cycle Parking Standards SPD 2017, Housing Density and Design SPD 2006, Sustainable Design & Construction SPD 2006, Transport Contributions SPD 2008; the Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy as updated November 2017; and, policy NRM6 (TBH SPA) of the South East Plan are applicable.

The Council has granted permission because:- The hybrid outline proposal, subject to conditions and the associated s106 legal undertakings, would give rise to a satisfactory and sustainable use of the site, taking account of the Council's emerging Local Plan Policies. The proposals would contribute to housing stock in the Borough, would mitigate any impact on the Thames Basin Heaths Special Protection Area, and would provide additional SPA mitigation for future residential schemes in the Borough. The outline application has demonstrated that the design of the development will give proper regard to existing heritage assets, landscape and nature conservation, the character and appearance of the area, impact on neighbours and the living conditions created for future occupiers. The full and outline proposals are acceptable in highway terms, subject to the relevant conditions and associated planning obligations. 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 Local Planning Authority’s commitment to working with the Applicant 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.
4. 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.
5. 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 structures demolished during the bird breeding season (March-September inclusive) they should first be inspected by an experienced person 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.





Legend

-  Blandford Woods footpath
-  Wellesley Woodlands footpath
-  SANG boundary
-  Wellesley Woodlands
-  Formal links to Wellesley Woodland footpath

Figure 2.
 Blandford Woods SANG



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