

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.	18/00117/REMPP
Date Valid	16 th February 2018
Expiry date of consultations	12 th June 2018 (additional consultation period – amended plans)
Proposal	PART APPROVAL OF RESERVED MATTERS: for the construction of 454 residential dwellings (including six affordable supported housing units) together with the demolition of a former band practice room (building 5B) associated landscaping, access and parking, in Development Zone B (Corunna B3 & B4) pursuant to Condition 4 (1 to 21), attached to Hybrid Outline Planning Permission 12/00958/OUT dated 10th March 2014.
Address	Zone B – Corunna, Aldershot Urban Extension, Alison’s Road, Aldershot, Hampshire
Ward	Wellington
Applicant	Barratt David Wilson Homes
Agent	N/A
Recommendation	GRANT

Description

Background & Site:

On the 10th March 2014 hybrid outline planning permission (ref: 12/00958/OUT) was granted for the redevelopment of land at the Ministry of Defence's former Aldershot Garrison for up to 3,850 no. dwellings together with associated infrastructure, including a neighbourhood centre, employment provision, schools and a suite of Suitable Alternative Natural Greenspace (SANG). The Aldershot Urban Extension is known as Wellesley.

The Wellesley Masterplan is made up of 20 Development Zones. The wider Corunna Development Zone (Zone B) is a large rectangular site of approximately 16ha identified in the Wellesley Masterplan for the provision of 731 dwellings in the draft updated Affordable Housing Strategy.

The Corunna Development Zone is bounded by Farnborough Road to the north-west, Queens Avenue to the south-east, Hope Grant's Road to the north-east and Pennefather's Road to the south-west. Ground levels fall significantly across the site, with the highest point on the corner of Queen's Avenue and Pennefather's Road.

The current application represents the second and final phase of the Corunna Development Zone (B3 & B4) and concerns the north-western element of the site fronting Farnborough Road (8.83 hectares). The first phase of Corunna (B1 & B2) lies to the south-east fronting Queen's Avenue, and is currently under construction by Bellway Homes. The first phase will provide 277 dwellings and was approved in March 2017 (ref: 16/00757/REMPP).

The application site has previously been cleared of buildings, other than the former band practice room building and a newly constructed substation, both located adjacent to Hope Grant's Road. Protected trees remain on and adjacent to the site, together with listed/non-listed memorials. The south-eastern part of the site falls within the Aldershot Military Conservation Area.

The wider Corunna Development Zone (Zone B) contains/is in the vicinity of the following monuments and memorials:

- Beresford Memorial (M5): Grade II listed stone memorial (drinking fountain) located alongside the Farnborough Road. (Located just outside of the north-western edge of the current application site).
- Ramsden Wall Memorial (M8): Grade II listed wall sculpture designed by artist Bill Mitchell in 1962 to commemorate the beginning of the rebuilding of the Aldershot barracks. The sculpture is formed from the rubble of the former Victorian barracks. (Forms part of the current application site).
- Montgomery Memorial Stone (M4): A small unlisted concrete cube on a stepped granite base located on the edge of the zone adjacent to Hope Grant's Road. (Located outside the current application site).
- Bill Mitchell Sculpture Wall Panels: The concrete geometric relief panels were removed from the north block of the Junior Ranks Club and Education Centre (Building 8A) and are currently stored on site. They are identified in the hybrid outline planning application for potential reuse within the development.

Also within the vicinity of the site at the junction of Hospital Hill and Knollys Road, is the Grade II Listed British Army 2nd Division WWI memorial (M7). Designed by Captain Scott in 1923 the memorial comprises a limestone cross on a hexagonal base and plinth, set on a mound within a publicly accessible paved area.

Until the 1960s, Victorian barracks (Albuhera, Barossa and Corunna Montgomery Lines) occupied this site. These which were demolished to make way for modern barracks (Arnheim, Bruneval, Normandy and Rhine). The replacement barracks were of predominantly concrete pre-cast modular G80 construction, together with various smaller ancillary buildings constructed in brick. The barracks, collectively known as Montgomery Lines, were occupied until the early 1990s by the Parachute Brigade and provided living quarters, mess rooms, offices, stores, band practice rooms, headquarters and a muster area.

The barracks were designed by Building Design Partnership under the control of Sir George Grenfell Baines (OBE). A series of predominantly flat roofed buildings of up to 3-storeys

radiated from the Ramsden Wall Memorial (Grade II listed) (M8) which was built to commemorate the rebuilding of the barracks. The design of the external concrete finish of the buildings was overseen by the artist Bill Mitchell who designed concrete geometric relief sculptural panels (unlisted) which were on the exterior of the north block of building 8A at first floor level. The barracks were set within a landscape designed by Brenda Colvin CBE.

The Proposal

The proposal represents the second and final Reserved Matters Application for Development Zone B - Corunna, specifically concerning sub-phases B3 and B4. The application is submitted part pursuant to Condition 4 (1 to 21), attached to hybrid outline planning permission 12/00958/OUT dated 10th March 2014.

The application is for the construction of 454 residential dwellings, together with associated landscaping, access and parking. The development would range from 2 to 4 storeys in height and would comprise a mix of houses and flats. 158 of the dwellings would be affordable housing. Vehicular and pedestrian access would be via, Pennefather's Road, Hope Grant's Road and the new estate road which divides the adjoining phases, incorporating Ramsden Square. Additional pedestrian access points would be provided to Farnborough Road.

The design and layout of the development is discussed in detail in the main body of this report. Various amendments have been made to the development proposals during the course of the application in response to consultee responses, the planning officer's advice and in accordance with the relevant planning policies and guidance. These amendments are discussed under the relevant sections of the report.

Reserved Matters

Condition 4 of the hybrid outline planning permission sets out the 'reserved matters' that require approval prior to the commencement of each Development Zone, as follows:

- 1) Scale and external appearance;
- 2) Landscaping (hard and soft);
- 3) Ecology;
- 4) Remediation;
- 5) Air quality (if required);
- 6) Heritage Trail Details;
- 7) Infrastructure and Drainage ;
- 8) Trees;
- 9) Levels;
- 10) Construction Environmental Management Plan;
- 11) Construction Traffic Management Plan;
- 12) Statement of Compliance with Design Code 3;
- 13) The layout of the development, including the positions and widths of roads and footpaths;
- 14) Landscaping, including a landscaping design showing the planting proposed to be undertaken, the means of forming enclosures, the materials to be used for paved and hard surfaces and the finished levels in relation to existing levels;
- 15) The design and external appearance of all buildings, plant and tanks, including details of the colour and texture of external materials to be used, together with samples of all external facing and roofing materials;
- 16) The layout of foul sewers and surface water drains;
- 17) The measures to be taken to protect adjacent areas from excessive noise;

- 18) Measures to protect the occupiers of residential property from external noise;
- 19) The provision to be made for street lighting including measures to prevent spillage and light pollution;
- 20) The provision to be made for the storage and removal of refuse from the premises,
- 21) Archaeological watching brief.

The Applicant's Planning Statement sets out a list of the relevant documents to be considered in relation to each of the reserved matters. The planning application (including drawings) is accompanied by the following supporting documents:

- Planning Statement (Barratt David Wilson, January 2018, updated June 2018);
- Design & Access Statement (Thrive Architects, February 2018 and addendum June 2018);
- Sound Insulation Assessment (Mayer Brown, February 2018)
- Outdoor Lighting Report ref: LR1 Rev P2 (Mayer Brown, 15th January 2018);
- Remediation Method Statement on Site – Corunna B3 & B4 ref: LP1431 (Leap Environmental Ltd, 24th November 2017);
- Construction Environmental Management Plan (Mayer Brown, January 2018);
- Construction Traffic Management Plan (Mayer Brown, January 2018);
- Archaeological Watching Brief ref: 770668 (Cotswold Archaeology, October 2017);
- Condition 13 – Surface Water Drainage (Mayer Brown, February 2018);
- Arboricultural Impact Assessment (Aspect Arboriculture, May 2018);
- Ecological Review (Aspect Ecology, January 2018);
- Landscape Management Plan (Aspect Landscape Planning, January 2018);
- Visual Inspection Report - Former Band Practice Room (CTP, April 2018);
- Corunna Development Zone Phase B3 & B4 Reserved Matters Statement (Grainger plc., June 2018);
- Draft Corunna Development Zone Phase Revision 1 Affordable Housing Development Zone Strategy – (Grainger plc, June 2018);
- Draft Affordable Housing Strategy Revision 6 (Grainger plc, June 2018).

Consultee Responses

RBC Housing Strategy and Enabling Team:	No objection to proposals as amended.
RBC Arboricultural Officer:	Objection to the loss of lime trees along Hope Grant's Road. <i>Response: During the course of the application the layout of the scheme has been amended in order to incorporate and retain the trees in question.</i>
RBC Community - Contracts:	No objection to proposals as amended.
RBC Planning Policy:	No objection subject to the units meeting the National internal living space standards. <i>Response: Amended plans have been received which satisfactorily address this matter.</i>
RBC Environmental Health:	No objection.

Response: Additional information relating to the noise assessment report has been submitted to the satisfaction of the EH Officer.

RBC Conservation Officer: Confirmed no comments.

HCC Highways Development Planning: No highways objection. Provided comments from HCC lighting team.

Response: The lighting comments have been forwarded to the Applicant for consideration.

HCC Senior Archaeologist: No objection.

HCC Surface Water Drainage: No objection to drainage layout in principle but require further technical information and calculations.

Response: This information is required by Condition 13 of the hybrid outline planning permission. These details will need to be approved prior to commencement of the development.

HCC Learning Disability Projects – Supported Accommodation: No objection, following clarification of specific queries.

Natural England: No objection.

Environment Agency: Confirmed no comments.

Hampshire Fire & Rescue Services: Provided general guidance and advice.

Response: These comments have been forwarded to the Applicant for consideration.

Crime Prevention Design Advisor: Provided guidance and advice.

Response: These comments have been forwarded to the Applicant's Planning Agent for consideration. Amendments to the scheme have been made in relation to some aspects of the advice, where the advice does not conflict with other material planning considerations.

Thames Water: Thames Water will consider the details of surface water flows from the site under Condition 13 of the outline permission. If the foul flow is to connect to Thames Water's foul network, the developer will need to provide Thames Water with such details.

Response: These comments have been forwarded to the Applicant for consideration.

Neighbours notified

In addition to posting two (2) site notices and a press advertisement, three (3) letters of notification were sent to neighbouring owner/occupiers. The consultation period expired on 12th June 2018 (amended plans).

Neighbour comments

No representations received

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.

The adopted Rushmoor Core Strategy (October 2011) is the current Development Plan for the area. This site is identified on the proposals map as within the Aldershot Urban Extension and part of the site is within the Aldershot Military Town Conservation Area. The relevant policies of the Core Strategy are:

- SP1 (Aldershot Urban Extension)
- 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)
- CP13 (Thames Basin Heaths Special Protection Area)
- CP15 (Biodiversity)
- CP16 (Reducing and Managing Travel Demand)

A number of Rushmoor Local Plan Review (2000) policies have been saved. The relevant policies are:

- ENV13 (Trees)
- ENV16 (Major Sites)
- ENV19 (Comprehensive Landscape Plans)
- ENV23 (Works to Listed Buildings)
- ENV26 (Adjoining Development)
- ENV30 (Archaeology)
- ENV31 (Recording of Remains)
- ENV34 (Preserve or Enhance Character)
- ENV36 (Materials)
- ENV42 (Flood Risk Protection Measures)

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 Development)
H14 (Amenity Space)

The relevant Rushmoor Borough Council Supplementary Planning Documents (SPDs) are:

Housing Density and Design SPD 2006
Car and Cycle Parking Standards SPD 2017

The Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy (updated November 2017); policy NRM6 (TBH SPA) of the South East Plan; and the Department for Communities and Local Government's Technical Housing Standards (2015) are also relevant to this application.

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
- Housing tenure & mix
- Layout, massing & design
- Heritage & conservation
- Transport, parking & access
- Impact on neighbours
- Living environment created for future residents
- Nature conservation and trees
- Flood risk & drainage
- Sustainable construction & renewable energy
- Archaeology

Commentary

The principle of development –

The site is within the built-up area of Aldershot and forms part of the wider Aldershot Urban Extension (Wellesley) development. As reflected within Policy SP1 (Aldershot Urban Extension) of the Rushmoor Core Strategy (adopted in 2011) and Policy SP5 (Wellesley) of the draft Rushmoor Local Plan, the Aldershot Urban Extension is a key part of Rushmoor's strategy for meeting the Borough's long-term housing needs and for supporting the economic growth and regeneration of Aldershot Town Centre.

The Wellesley Master Plan, approved as part of hybrid outline planning permission ref: 12/00958/OUT is divided into a series of manageable areas called Development Zones. Condition 4 of the outline planning permission sets out the reserved matters that require approval prior to the commencement of each development zone.

The current application is for the submission of reserved matters in relation to part of Development Zone B (Corunna). This zone was identified in the outline planning application's

Illustrative Delivery Plan as providing 705 residential units (increased to 731 in the latest draft strategy), 35% of which would be affordable housing.

The current application represents the second and final phase of the Corunna Development Zone (B3 & B4) and concerns the north-western half of the site fronting Farnborough Road (8.83 hectares). The first phase of Corunna (B1 & B2) lies to the southeast fronting Queen's Avenue, and is currently under construction by Bellway Homes. The first phase will provide 277 dwellings and was approved in March 2017 (ref: 16/00757/REMPP).

The application is for the construction of 454 residential dwellings, together with associated landscaping, access and parking. The development would range from 2 to 4 storeys in height and would comprise a mix of houses and flats. 158 of the dwellings would be affordable housing. Vehicular and pedestrian access would be via, Pennefather's Road, Hope Grant's Road and the new estate road which divides the adjoining phases, encompassing Ramsden Square. Additional pedestrian access points would be provided to Farnborough Road.

The proposals would involve the demolition of a former band practice room (building 5B). This building is shown on drawing PP2 Demolition Parameter Plan as "*to be retained subject to detailed feasibility study*".

A set of Design Codes was approved as part of the outline planning application. Design Code Document 1 sets out general design code principles and Design Code Document 2 provides definitions and technical specifications. These documents apply to the entire AUE site whereas a Design Code Document 3, providing zone-specific requirements, is required for each Development Zone (secured by Condition 3 of the outline permission). A Design Code Document 3 was approved for Corunna Zone B on the 31st October 2016 (ref: 15/00026/CONPP). This has informed the design of the Reserved Matters Application. The Planning Statement submitted with the Reserved Matters application incorporates a 'Schedule of Compliance with the Approved Design Principles (Design Code Document 3), in accordance with the requirements of Condition 4 of the outline permission.

In summary, it is considered that the Reserved Matters Application proposals, as amended during the course of the planning application, sufficiently reflect the terms of the outline planning permission, parameter plans and the principles of the Design Code 3 document as approved. The proposals are acceptable in principle, subject to detailed assessment against relevant national and local planning policies and guidance.

Housing Tenure & Mix –

This Reserved Matters Application relates to parcels B3 & B4 of the Corunna Development Zone and would provide 454 residential units (as amended). The revised scheme would deliver 59 one-bed flats, 133 two-bed flats, 52 two-bed houses, 135 three-bed houses, 65 four-bed houses and 10 five-bed houses.

The table below provides details of tenure and mix:

Dwelling type	1-bed	2-bed	3-bed	4-bed	5-bed	Total
Affordable Flats	23	12				34
Affordable Houses	0	52	51	20		124
Private Flats	36	121				157
Private Houses			84	45	10	139
Totals	59	185	135	65	10	454

Table 1: Accommodation schedule

The development would deliver a large proportion of two and three bedroom dwellings, and this mix has been established through the Hybrid Outline Planning Permission's site wide housing mix and in accordance with the updated Affordable Housing Strategy. Further, the proposed mix is welcome in the context of the recent joint Strategic Housing Market Assessment (SHMA) 2016, which identifies the number of homes and the mix of housing which will be required within the Hart, Rushmoor and Surrey Heath Housing Market Area to meet future need. In this regard, the SHMA suggests that the greatest demand between 2014 and 2032 in Rushmoor will likely be for two and three-bedroom homes. The proposal accords with Policy CP5 (Meeting Housing Needs and Housing Mix) of the Core Strategy which 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*'.

Affordable Housing

158 units (34.8%) of the 454 residential dwellings proposed would provide affordable housing. This would accord with the Wellesley s106 legal agreement which requires an overall total of 35% of the units within the Aldershot Urban Extension to be affordable housing. The Wellesley s106 legal agreement further specifies that 60% of the affordable housing shall be affordable/social rented and 40% intermediate (shared ownership). These requirements are reflected in Policy SP1 (Aldershot Urban Extension) and Policy CP6 (Affordable Housing) of the Core Strategy. Taking into account both phases B1/B2 and B3/B4, the Corunna Development Zone as a whole would deliver a total of 35.16% affordable housing with a satisfactory tenure split of 63:37.

Paragraphs 2.11, 2.12 and 2.13 of the Wellesley legal agreement require an Affordable Housing Development Zone Strategy (AHDZS) to be submitted to the Council for approval with the first Reserved Matters Application in any Development Zone. The strategy should set out the number of estimated Reserved Matters Applications within the Development Zone and the proposed quantum of affordable housing units provided for each application to be applied within that Development Zone.

Each subsequent Reserved Matters should be accompanied by a statement confirming the proposals for affordable housing within the reserved matters application area are in compliance with the Affordable Housing Strategy. To allow a degree of flexibility, the

Affordable Housing Strategy (AHS) contained within Schedule 16 of the Wellesley s106 permits a variance of 5% of affordable housing between individual Development Zones, i.e. each Development Zone should provide between 30% and 40% affordable housing. This is to allow for site specific constraints.

In accordance with the above, a Reserved Matters Statement for B3 & B4 and an updated AHDZS for the Corunna Development Zone, have been submitted during the course of the application, which reflect agreed adjustments to the approved Affordable Housing Strategy. A condition is also proposed to secure Revision 6 of the Affordable Housing Strategy, which forms part of the original Wellesley s106 legal agreement.

The scheme has been designed to be tenure blind and the application confirms that all affordable units have been designed to meet the Lifetime Homes Standards in accordance with the requirements of the hybrid outline permission. During the course of the application, amendments have been secured to the size, mix and tenure of the housing proposed, to accord with the approved Affordable Housing Strategy and to improve the clustering of affordable housing within the scheme, in accordance with the Council's Housing Strategy and Enabling Manager's advice.

10% (6 units) of the affordable rented units would meet wheelchair-housing standards (with sufficient access to disabled parking) in accordance with the requirements of the outline permission s106 legal agreement. The proposed wheelchair units would comprise 1 x one-bedroom ground floor apartment, 2 x two-bedroom ground floor apartments, 2 x 2 two-bedroom houses and 1 x three-bedroom house.

Affordable Supported Housing Units

The scheme includes proposals for a single block of 6 Affordable Supported Housing Units as required by schedule 2 paragraphs 2.7 and 2.8 of the Wellesley legal agreement. The accommodation is for people with learning disabilities who have been assessed by the County Council as needing to live independently, with or without individual care and support. The accommodation has been designed in consultation with the HCC Learning Disability Projects, Supported Accommodation Team, who have raised no objection to the final proposals. The accommodation is confirmed to in the Reserved Matters Statement for B3 & B4 and the draft updated AHDZS for the Corunna Development Zone. An informative is proposed to remind the Applicant that Schedule 1, paragraph 2.7 of the Wellesley s106 legal agreement requires 'a timetable specification' and 'details of the proposed operator of the Affordable Supported Housing Units' to be submitted to the Council for approval within 3 years of commencement of [the Wellesley] development.

Design & Impact on Heritage Assets -

The Design Codes

Prior to the submission of this Reserved Matters application, a Design Code Document 3 (DCD3) was approved for Zone B (ref: 15/00026/CONPP dated 31/10/2016).

The Development Zones Matrix contained within the approved Design Code Document 1 – General Design Principles (DCD1), identifies the character areas and level of code control within Development Zones and describes the key elements of the Corunna Development Zone as:

- Residential;

- Maximum five storey building heights;
- Character Areas – C, E, F, H, I;
- Level of Code Control – Hot, Warm and Cold
- Located within a Conservation Area;
- Containing listed monument's; and
- Requiring the demolition of existing buildings.

According to the approved Design Codes, the majority of Corunna (Development Zone B) falls within Character Area 'I - General neighbourhood'. However, the zone also incorporates four other Character Areas along its road frontages; 'C - Queen's Avenue', 'E - Stanhope Lines' (Hope Grant's Road), 'H - Farnborough Road' and 'F - The Ridge' Pennefather's Road). The Development Zone is further subdivided into Individual Sub-Character Areas (H1, I1 and E1) and Sub-Character Heritage Areas (I2, C1 and C2).

The Hope Grant's Road frontage and Ramsden Square are identified as a 'Hot Areas' within the Variable Levels of Design Code Control, where hot areas have the most code control and cold areas have minimal control. Farnborough Road and Pennefather's Road frontages are identified as 'Warm Areas' (medium code control) and the central body of the zone is identified as a 'Cold Area' (minimal code control).

The DCD3 shows the zone sub-divided into four development phases with Ramsden Square as the central focal point. The current proposals concern the two parcels located on the north-western half of the zone together with Ramsden Square.

Layout, Massing & Design

The Planning Statement and Design & Access Statement submitted with the application discuss the scheme's compliance with the approved Design Codes in detail.

The development would range from 2 to 4 storeys in height and would comprise a mix of houses and flats. The design of the development would make architectural reference to but would not replicate the architecture of the first phases of the Wellesley Development at Maida and Corunna B1 & B2.

The internal roads within the site are informed by the Design Code and have been designed to provide access to the existing monuments and memorials, taking into account the proposed Wellesley Heritage Trail. In this regard the Design and Access Statement explains *"the landscape strategy seeks to enhance the heritage assets within the site. The establishment of a "Green Lane' running through the heart of the parcel links the Beresford Memorial along the site's western boundary and Ramsden Square..."* The lane would feature deep setbacks *"allowing the establishment of a formal tree lined avenue, supplemented by hedgerows and extensive landscaping provided within wide frontages."*

The height and arrangement of the development would generally accord with the maximum building heights set out in the Design Code 3 and the materials, as amended, would comply with the materials palettes.

The tallest elements of the development would front Farnborough Road, where a series of apartment blocks of up to 4-storeys is proposed. Development fronting Hope Grant's Road and around Ramsden Square would be 3-storeys in height.

The majority of the detached, semi-detached and terraced houses proposed within the remainder of the site would be between 2-2.5 storeys together with some apartment buildings of three-storeys. These areas generally fall with the 'General Neighbourhood' Character Area, which the Design Codes describe as "*inner areas of blocks which do not front onto primary streets or significant open spaces*" and a "*varied mix of small-medium height buildings facing streets with small-medium frontage setbacks*". Other than Ramsden Square, the internal areas of the site are classified as 'Cold Areas' where there is minimal code control.

Various amendments have been made to the scheme during the course of the application in response to consultee responses, the planning officer's advice and in accordance with the relevant planning policies and guidance. These are discussed under the relevant sections of this report.

Specifically, with reference to design, massing and layout, improvements have been secured in relation to the variable setback distances and permissible degrees of enclosure determined by the Design Codes. These amendments concern development fronting Hope Grant's Road and around Ramsden Square and are discussed below.

Improvements have been secured in relation to the detailed design, materials and quality of each of the various house types proposed, whilst still maintaining a variance in the branding between the two-house builders. Where house types front 'warm' and 'hot' areas, particular attention to detail and quality of materials has been given, and the amended proposals now incorporate stone sills and brick lintels and banding where appropriate, raising the visual quality of the development in these important frontages.

Character, Appearance & Impact on Heritage Assets

The sensitive setting of the wider Corunna Development Zone is reflected by the Design Codes where its historic context and heritage assets are taken into account. However, unlike the first phase of Corunna, only part of the application site falls within the Aldershot Military Town Conservation Area. This is at the southern side of the site in the area around the proposed 'Ramsden Square.'

The application site has been cleared of buildings, other than the retained band practice room (building 5B) and a newly constructed substation, both located adjacent to Hope Grant's Road. Protected trees remain on and adjacent to the site, together with listed/non-listed memorials. The site contains the Grade II Listed Ramsden Wall Memorial which will form the centrepiece of Ramsden Square. The Beresford Memorial (M5) - a Grade II listed stone memorial (drinking fountain) - is located alongside the Farnborough Road at the northern edge of the site. The Design & Access Statement describes how each of these heritage assets would be successfully incorporated within the layout of the development, and would remain publically accessible in accordance with the Design Codes.

Condition 4 of the hybrid outline planning permission and the associated s106 legal agreement, requires any Reserved Matters Applications to include details of the relevant part of the Heritage Trail, in relation to that Development Zone. Accordingly, the Design & Access Statement indicates the proposed route of the Heritage Trail, which would incorporate Pennefather's Road, Ramsden Square, part of Hope Grant's Road and the associated heritage assets.

Demolition of former band practice building (building 5B)

The proposals would involve the demolition of a former band practice room (building 5B). This building is shown on drawing PP2 Demolition Parameter Plan as *'to be retained subject to detailed feasibility study'*. The building is not locally or statutorily listed and is identified in the approved Conservation Plan and Heritage Strategy (December 2012) for Wellesley as having a 'neutral impact', where buildings are identified as having either a negative, neutral or positive impact.

A visual inspection report dated April 2018 was submitted with the reserved matters application. The report concludes that *"the essential structure of the building can be considered to be in fair condition but would require extensive work simply to reinstate into its original arrangement and layout"*. The band practice room building, due to its very specific use, would require significant alteration to accommodate an alternative use such as residential. In this regard the report concludes, that such alterations to improve the structural and thermal properties would be *"likely to compromise the original characteristics of the structure"*, and *"...it would not seem either reasonable or economically viable to undertake retention of a structure requiring the extent of remediation and future maintenance... in the absence of any particularly worthy characteristic or amenity."*

The current application seeks to replace building B5 with a block of 6 Affordable Supported Housing Units. The resultant building would be located on a generously sized corner plot, in a location appropriate for its use and would incorporate some of the architectural features of the apartment buildings proposed to front Farnborough Road. Therefore, given the condition and limited significance of the band practice room building, as described in the approved Conservation Plan and Heritage Strategy (December 2012), there is no objection to its demolition and replacement. A condition is proposed to seek details of a Recording Document, in accordance with Section 9.0 of the Conservation Plan and Heritage Strategy (December 2012) and paragraph 141 of the National Planning Policy Framework (NPPF).

Hope Grant's Road

The Hope Grant's Road street elevation is identified as a 'Hot' area in the Design Codes but is not identified as a 'Heritage Sub - Area' and therefore is subject to the 'Standard' palettes for landscaping, boundary treatment, furniture and lighting. The properties on this frontage would directly face the residential edge of the adjoining Development Zone H - Stanhope Lines West.

Hope Grants Road extends from the Maida Development Zone to the east, across Queen's Avenue to the west, along the entire north-eastern edge of the Corunna Development Zone. This section of Hope Grant's Road would be characterised by a series of detached three-storey villas with rusticated brick bases and rendered upper floors and tiled roofs. Some of the villas would feature drive-through parking at the rear, which has helped to create a more continuous building line in the street. The villas would be predominantly set back from the road with generous front gardens and bookended by the three-storey Affordable Supported Housing Units (Block P) and a 4-storey apartment block fronting Farnborough Road (Block A).

Significant amendments have been made to the planning proposals in order to compliance with the Wellesley Master Plan and Design Codes, which describe Hope Grant's Road as a formal tree-lined avenue, with built form set back behind trees. The original layout submitted with this application proposed dwellings with much smaller setbacks from the road which would have resulted in the unacceptable loss of five mature Lime trees.

The Applicants have worked to address the Council's concerns, and the layout and setbacks of the development proposed along Hope Grant Road now follow the same principles as that approved at Maida and Corunna B1 & B2.

The Applicants have agreed to adjustments to the architectural detail of the villas, to ensure consistency between the phases in terms of character and quality. The revised house types see the introduction of chimneys, an increase in the overhang of the eaves, added bracketed eaves details and stone sills and brick band detailing. This would help to unify the different phases, which have been designed and constructed by different developers/housebuilders.

Ramsden Square

The Design Code describes the proposal for Ramsden Square as “*a discrete small square with secondary street access*” and “*medium height buildings with a consistent façade treatment, small frontage setback and a high degree of frontage enclosure on all side of the square*.” Ramsden Square Character Area is identified as a ‘Warm’ and a ‘Heritage Sub - Area’ in the Design Codes.

The square is subject to the ‘Heritage’ palettes for landscaping, boundary treatment, furniture and lighting and forms an important section of the proposed Heritage Trail. The square contains the Ramsden Wall Memorial (M8), a Grade II listed wall sculpture designed by artist Bill Mitchell in 1962 to commemorate the beginning of the rebuilding of the Aldershot barracks.

The south and south-east street frontages of Ramsden Square have previously been approved as part of the first phase of the Corunna development zone. The approved development comprises two x 2.5-storey terraces of houses, constructed in red brick, with distinctive Dutch gable features.

During the course of the current application significant amendments have been negotiated to the massing and detailed design of the corresponding terraces of houses on the north and northwest frontages of Ramsden Square. This has involved an increase in height and enclosure at the northern corner of the square, to create a more consistent façade of three-storeys, better defining the square's character, in accordance with the Design Codes.

The elevations have been enhanced so that the architectural detail and materials tie in better with the approved scheme at B1 & B2, to create a cohesive character for Ramsden Square. Red brick is now proposed together with reconstituted stone for sills and window lintels on the front elevations.

Ramsden Square Landscaping

The Reserved Matters Application (RMA) includes landscaping proposals for Ramsden Square. A corresponding Listed Building Consent application was also necessary as the landscaping would affect the setting of the Grade II listed Ramsden Wall Memorial (ref: 18/00225/LBCPP). This application is pending decision.

The approved Design Codes require the Ramsden Wall Memorial to remain publicly accessible and Ramsden Square will become a key destination point in the Corunna development zone and Heritage Trail.

The current landscape drawings show retained and proposed trees in the context of the memorial, set within semi-formal and informal areas. Seating is proposed in the form of square polished concrete blocks arranged within a grid of tree planting, together with a linear paving design with a staggered edge, which would transition to lawn. An area of informal play is proposed towards the southern end of the square, with a row of residents' parking spaces located along the southern edge.

Amendments have reduced the number of parking spaces at the southern end of the square (reflecting a reduction in unit numbers) repositioned the spaces so that they would not obscure the view of Ramsden Square when approaching from the south.

Whilst the principles are acceptable, it is considered that the current application drawings do not at this stage contain sufficient detail to ensure that the quality of the landscaping scheme is appropriate for this sensitive and unique heritage setting. A condition is therefore proposed requiring prior submission and approval of comprehensive hard and soft landscaping drawings for Ramsden Square.

Farnborough Road

The Farnborough Road frontage of the application site is identified as a 'Warm' area and Character Area H1, in the Design Codes but is not identified as a 'Heritage Sub - Area' and therefore is subject to the 'Standard' palettes for landscaping, boundary treatment, furniture and lighting. The Farnborough Road Character Area describes "*Medium scale urban edge buildings facing into Farnborough Road with a high degree of frontage enclosure and small front gardens set behind significant landscape strip*". The proposals for Farnborough Road comprise a series of apartment blocks of up to 4-storeys in height in accordance with the outline permission parameter plans and Design Code Document 3. As discussed earlier in the report, the layout of the internal road between Ramsden Square and the Farnborough Road elevations, has been designed around providing access to the Grade II listed Beresford Memorial.

During the course of the application, significant amendments to the elevations of the apartments have been secured which emphasise and enhance the Barrack style architecture, which was a strong theme of the pre-application proposals. In this regard, the revised proposals show the gable heights increased and a saw-tooth/valley roof design reintroduced. Chimneys have also been introduced in appropriate locations. The apartment buildings would be clearly visible when approaching Aldershot along the Farnborough Road, and it is considered that the reference to military architecture would be appropriate in this location.

The proposed apartment buildings feature a rusticated ground floor design, brick banding on the upper floors, above and below windows, and beneath the eaves of the proposed entrance porches. Due to the scale of the buildings, it is considered that the execution of these subtler details would be key to the success of the architecture. A pre-commencement planning condition is proposed, to seek details of working drawings of the brick detailing and bonds, together with material samples.

Pennefather's Road

The Pennefather's Road frontage of the application site is identified as 'Warm'. This part of the zone would face the adjoining residential Development Zone G – Pennefather's and is part of the proposed Heritage Trail. The Design Codes refer to the Standard Palette and the Traditional Palettes in these areas respectively. The character area description for

Pennefather Heights describes “...*Simple low scale buildings facing the street with a medium degree of frontage enclosure and medium –large front gardens.*”

The proposals for the Pennefather’s Road frontage comprise a series of 2.5-storey semi-detached houses bookended by a 4-storey apartment Block (Block H) fronting Farnborough Road, and a 3-storey apartment building (Block N) to the southeast. The houses are separated by drives with access to private garage spaces. Each of the apartment buildings would be set back significantly from the main building line, behind an area of landscaping/open space.

Amendments have been made to the detailed design of the house types fronting Pennefather’s Road. Stone sills, brick headers and projecting brick detailing have been introduced, to improve the quality of the development and reflect the level of code control required along the proposed Heritage Trail.

Conclusions

It is considered that the scale and layout of the development would accord with the approved Outline Planning Permission parameter plans and the principles set by the approved Design Code 1, 2 and 3 documents. The detailed design accords with the palettes described within the Design Codes, dictated by the variable levels of design code control and the designated character areas. The proposed development responds to the architecture and setting of adjoining heritage assets and adjoining phases. The application provides proposals for hard and soft landscaping and levels in accordance with the requirements of Condition 4 of the outline planning permission. As such, subject to the imposition of planning conditions relating to materials samples, brick detailing, and a detailed landscape scheme for Ramsden Square, it is considered that the proposals would safeguard the character and appearance of the area, including the Aldershot Military Town Conservation Area and adjoining heritage assets, in accordance with Core Strategy Policy CP2 and Rushmoor Local Plan Review saved policies ENV19, ENV23, ENV26, ENV34 and ENV36.

Highways Considerations -

Details of the site layout, roads and footpaths, refuse and recycling storage and a Construction Traffic Management Plan have been submitted with the Reserved Matters Application in accordance with the requirements of Condition 4. A Transport Assessment (including Travel Plans and Public Transport Strategy) was approved as part of the outline planning permission for Wellesley. Road hierarchy principles for the AUE site as a whole were established with the approval of the Design Codes.

Access and parking

Vehicular and pedestrian access would be via Pennefather’s Road, Hope Grant’s Road and the new estate road which divides the adjoining phases, encompassing Ramsden Square. Additional pedestrian access points would be provided to Farnborough Road. This layout would be consistent with the principles and road hierarchy established in the approved Design Codes.

Private parking spaces for the houses would generally be provided within the curtilage of each property on drives and within garages. Parking for the apartment blocks would be within courtyards. Some areas of on-street parking are also proposed, including visitors’ parking spaces. The number of allocated/ occupant parking spaces proposed would comply with the Council’s Parking Standards which require 1 space per 1-bed dwelling, 2 spaces per 2/3-bed

dwelling and 3 spaces per 4+ bed dwellings. The parking plan also indicates where Lifetime Homes compliant and wheelchair compliant spaces are proposed in accordance with the relevant standards. Amended plans have been received during the course of the application to increase the level of visitor's parking spaces provided for the apartments, in accordance with the planning officer's advice.

The planning statement confirms that cycle storage would be provided in accordance with the Council's standards of 1 space per 1-bed dwelling and 2 spaces per 2, 3 and 4-bed dwelling. In the case of individual houses, it is envisaged that bicycles would be stored within private garages or sheds within the rear garden. Secure cycle parking for the occupants of the apartments would be provided within the ground floor of each block.

The Council's Transport Strategy Officer was involved at the pre-application stage of the proposals and raised no objection to the approach to allocated parking and the level of visitors' parking proposed within the development. The Outline Planning Permission for Wellesley was granted prior to the adoption of the current Car & Cycle Parking Standards SPD (November 2017). Therefore, it was agreed that for Wellesley, 'tridem' and garage space parking will be accepted, where the roads fronting those properties are of a sufficient width (5.5m) to allow refuse vehicles to pass in the event that cars were to park on the road.

Hampshire County Council were consulted in relation to the proposals and recommended some slight adjustments to the layout to improve access for refuse bin collection. These amendments have been secured and HCC have confirmed that there is no objection to the proposals on highway safety grounds.

No objection is raised to the proposal in relation to servicing, parking or highway safety grounds. The proposals are consistent with Core Strategy Policies CP1 and CP16. A condition is proposed to ensure that the parking spaces and cycle parking areas are implemented and allocated as detailed on the revised parking plan.

Refuse and Recycling Storage

The proposed development at Corunna would be serviced by the Council's Community Contracts Team and they have been consulted in relation to the detail of the proposals. The development would provide communal bin stores within the ground floor of each of the apartment blocks in accordance with the Council's standards. Bin storage for the individual houses would be provided within the private curtilage of those properties.

Adjustments have been made to ensure that the bin storage is accessible in accordance with HCCs and RBCs detailed advice. Hampshire County Council's Highways team were consulted and have confirmed that "*the road widths are acceptable and submitted tracking drawings show a refuse vehicle can access all required areas of the site without the need for reversing*". The revised plans confirm that the location of the refuse collection points for the communal bins would be within the maximum haul distance of 15m, which is satisfactory. The developer has also confirmed that where refuse vehicles would be expected to enter private courtyard areas, the road surface would be suitable for a 32-tonne vehicle.

Construction Traffic Management Plan

A Construction Traffic Management Plan (CTMP) was submitted with the Reserved Matters Application in accordance with the requirements of Condition 4 of the outline planning permission. The report sets out the overall framework for managing the movement of construction and delivery traffic to and from the site, ensuring the use of appropriate routes

and avoiding residential areas. The CTMP forms part of the site-wide Construction Traffic Management Plan currently in place at Wellesley. The Applicant has confirmed that this is currently managed by Rund and is updated on a two-monthly basis.

Hampshire County Council's Highways team were consulted and have raised no objection to the CTMP. The CTMP makes adequate provision for construction contractors' staff parking on site and arrangements for servicing, delivery and storage of materials. The CTMP also considers wheel washing facilities to reduce the likelihood of mud and debris on the highway. The proposals are acceptable in relation to parking, access, servicing and highway safety, in accordance with the aims and objectives of Core Strategy Policy CP16 and Rushmoor Local Plan Review saved policies ENV16 and ENV50.

Impact on neighbours –

The first phase of Corunna B1 & B2 is currently under construction and no occupied dwellings directly adjoin the site. Taking into account the context of the site, the residential nature of the proposed use, and the proposals for future residential phases adjoining the site, it is considered that proposed development would be compatible with and would not result in any demonstrable harm to the amenities of neighbouring occupiers and uses, in accordance with Rushmoor Local Plan Review saved policies ENV16 and ENV50. A condition is proposed in relation to appropriate hours of construction to safeguard neighbouring amenity during the construction period of the development.

Living environment created for future residents –

It is considered that the revised development proposals would provide new dwellings of an acceptable size and layout with sufficient natural light, ventilation and access to adequate private and communal amenity space. Sufficient spacing would be provided between dwellings and habitable room windows in order to safeguard against loss of privacy and outlook. The provision of open space across the site would comply with the Green Infrastructure Strategy approved with the outline application. The Wellesley masterplan does not require any formal equipped play space to be provided within the Corunna Development Zone. However, a natural play area is proposed within Ramsden Square.

Comments received from the County's Crime Prevention Design Officer and Fire and rescue Services have been forwarded to the applicants for consideration in the detailed design of the scheme. Amendments have been made in accordance with certain points raised, for example there has been an increase in the width of a proposed footway within the development, to provide natural surveillance and reduce opportunities of potential crime and anti-social behaviour. Further, the developer has confirmed that all of the rear garden access gates would be fitted with a key operated lock that can be operated from both sides of the gate,

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 Policy DE2 (Residential Space Standards) of the draft Local Plan. During the course of the application amendments have been received which demonstrate that all of the dwellings would meet the minimum internal floor area standards for size. This information is summarised in the addendum to the Design and Access Statement.

All the units identified for affordable housing have been designed to meet the Lifetime Homes Criteria 6-15 with 1-5 where possible (now covered by Building Regulation Part M) as set out in the Affordable Housing Strategy (AHS). 10% (6 units) of the affordable rented units would

meet wheelchair-housing standards (with sufficient space for disabled parking) in accordance with the requirements of the outline permission s106 legal agreement.

The Council's Environmental Health Officer has reviewed the Noise Assessment Report, which was submitted during the course of the application in accordance with the requirements of Condition 4 of the outline planning permission. No objection is raised in relation to the noise mitigation measures proposed, subject to a condition ensuring that the sound insulation scheme outlined in Section 7 of the Sound Insulation Assessment (Mayer Brown, February 2018), which includes enhanced specification for glazing fronting Farnborough Road, is fully implemented.

It is considered that the proposals would provide a satisfactory living environment for future residents, in accordance with Core Strategy Policies CP5, CP6 and Rushmoor Local Plan Review saved policy ENV16 and the Council's 'Housing Density and Design' SPD.

Pollution & Remediation -

Lighting

Details of street lighting have been submitted with the Reserved Matters Application in accordance with the requirements of Condition 4 of the outline planning permission. The Council's Environmental Health Officer has raised no objection to the street lighting proposals, which would be assessed by Hampshire County Council as part of the Highway Adoption process. In this regard, HCC have provided detailed technical comments in relation to the lighting proposals, which have been forwarded to the developer for consideration. There is no objection to the proposals in respect of Rushmoor Local Plan Review saved policy ENV52.

Contaminated Land

A Remediation Method Statement has been submitted with the Reserved Matters Application, in accordance with the requirements of Condition 4 of the outline planning permission. The Council's Environmental Health Officer has reviewed the method statement and confirmed that it is satisfactory with regard to Local Plan Review saved policy ENV49.

The Council's Environmental Health Officer has advised "All private garden plots will need to be excavated down to a depth of 600mm and the material stockpiled for inspection. Where soil is identified as re-usable on site then this needs to be carried out under the CL:AIRE Code of Practice for the re-use of soils. A Material Management Plan will be required if this is the case. Other soils will need classifying as non-hazardous or hazardous waste and disposed off-site to an appropriate facility. A minimum of 300mm of certified clean cover will be required for all garden areas and areas of soft landscaping. Details of this certification and testing regimes should be provided within the validation report. High readings of methane and carbon dioxide have been identified on site and this area will need to be excavated to remove organic matter believed responsible for these high readings. Further gas monitoring will be required in this area to confirm if this has addressed the problem and this needs to be submitted to the Council for approval. Gas protection measures are required across in all plots across the site, as should the removal of the soils above prove successful then the site will likely be classified as NHBC AMBER 1. These measures will likely include subfloor venting and installation of a suitable gas protection membrane. Appropriate information, to include photographic evidence and consultant inspection reports should be included with the validation report. In addition, water supply pipes will require protection from volatile organic compounds."

It is noted that details of contamination investigation and remediation are secured by Conditions 14, 15 and 16 of the outline planning permission in respect of each Reserved Matters Area/ Development Zone. These conditions require further detailed assessments and validation reports to be undertaken in relation to each zone as described above, and will also ensure, if necessary, that suitable additional remedial measures be submitted to the Council in the event that previously unidentified contamination is discovered.

Construction Environmental Management Plan

A Construction Environmental Management Plan strategy (CEMP) was submitted with the Reserved Matters Application in accordance with the requirements of Condition 4 of the outline planning permission. 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, in accordance with the relevant Local Plan policies. The Council's Environmental Health Officer has reviewed the strategy and is satisfied with the measures set out within the CEMP.

Air quality and noise

There would be no significant air quality impact as a result of this residential phase of the development. Therefore, no Air Quality Assessment is required under Condition 4 of the outline planning permission in respect of Corunna Development Zone B. Given the residential nature of the proposals, no issues have been identified in relation to noise generation from the development. The proposed residential use would be compatible with the character of the area. The proposals are consistent with Rushmoor Local Plan Review saved policy ENV48.

Nature Conservation & Trees -

The Design & Access Statement summarises the proposed landscape strategy "*which seeks to retain and enhance the positive landscape and heritage assets associated with the Corunna development parcel*". The application is supported by a Landscape Management Plan, Ecological Review, Arboricultural Impact Assessment, and a Construction Environmental Management Plan; in accordance with the requirements of Condition 4 of the outline planning permission.

Thames Basin Heaths Special Protection Area

The Wellesley development includes Suitable Alternative Natural Greenspace (SANG) approved as part of the hybrid outline planning permission (ref: 12/00958/OUT), secured and delivered by s106 legal agreement together with Strategic Access and Monitoring (SAMM) contributions. Taking into account these mitigation measures, the proposals are not likely to 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 accordance with saved South East Plan Policy NRM6, Core Strategy Policy CP13 and Rushmoor's AMS (2011). Natural England has confirmed no objection given the SANG and SAMM requirements are fully met under the wider AUE application.

Ecology

The Council's Ecological Officer has previously confirmed that there is no record of any protected species relating directly to the Corunna Development Zone and that extensive

ecological survey work was carried out and approved as part of the outline planning permission. An Ecological Review has been undertaken and submitted with the current application in accordance with the requirements of Condition 4 of the outline planning permission. The Phase 1 habitat survey contained within the review has established that the site is dominated by habitats that do not form important ecological features and are not considered to be of importance outside the context of the site. The review concludes *“The majority of habitats currently present within the site are not considered to be of particular ecological importance, such that, subject to the enhancement measures... it is considered that the potential exists for benefits to biodiversity to be brought”*.

Section 5 of the report summarises the various mitigation measures proposed together with a biodiversity action plan. The mitigation measures seek to minimise the risk of harm to protected species, including bats, Hedgehog, nesting birds and reptiles, together with a number of enhancement measures set out to provide new roosting and foraging opportunities for protected species. The measures would enhance the site in the form of habitat creation, cut-outs in garden fences to maintain connectivity across the site for Hedgehog and other small mammals and nesting and roosting provision for birds and bats. It should also be noted that mitigation measures are also proposed within Arboricultural Impact Statement to ensure that nesting birds are not harmed during the construction phase of the development. A condition is therefore proposed to ensure that the measures are fully implemented, in accordance with the aims and objectives of Core Strategy Policy CP15.

Trees

An Arboricultural Impact Assessment (AIA) was submitted with the application which builds on the Arboricultural Method Statement approved under Condition 3 of the outline planning permission. The wider Corunna Development Zone has been subject to various tree removals in relation to approved demolition works and infrastructure proposals. Part of the application site falls within the Aldershot Military Town Conservation Area. None of the trees within the site are protected by a Tree Protection Order, however approved drawing PP5 of the outline planning permission identifies trees worthy of retention.

The AIA (as amended during the course of the application) includes a tree survey schedule, tree retention plan, and justification for those trees that will require removal in order to facilitate the development. The report provides a preliminary tree protection drawing and confirms that the comprehensive landscaping proposals submitted with the application would replace the necessary tree removals on a greater than 4 for 1 basis.

During the course of the application, concern was raised over the proposed loss of five mature Lime trees fronting Hope Grant’s Road. The planning proposals were contrary to the Wellesley Master Plan and Design Codes, which describe Hope Grant’s Road as a formal tree-lined avenue, with built form set back behind trees. In response, the Council’s Tree Officer met with the Planning Officer and the Applicant’s Arboricultural Advisor on site to assess the trees in question. It was subsequently agreed that the trees would be retained and the planning application was amended accordingly.

The arboricultural impact of the proposed redevelopment is described in the revised AIA as *“net tree losses (54no individual trees, which are focussed on the lower quality elements of the tree stock)”*. The removals total 3no. Category A trees and one category A tree group, 15no. category B trees, 36no. category C trees, one category C group of trees, one category C hedgerow, and the partial removal of 2no. further category C groups of trees. Of these, 7no. trees are sited within Aldershot Military Town Conservation Area.

It is considered that the revised proposals demonstrate that where possible, key existing trees have been retained and incorporated into the development, together with a significant level of new tree planting. The loss of some Category A and B trees acceptable on balance given the masterplan and Design Code constraints for the development zone and taking into account the level of replacement planting proposed.

A condition is proposed, to seek full details of tree protection and monitoring measures in the form of an Arboricultural Method Statement, in accordance with the recommendations of the Arboricultural Impact Assessment and Rushmoor Local Plan Review saved policy ENV13.

Flood Risk & Drainage –

Policy CP4 of the Council's Core Strategy seeks to ensure that run-off rates and volumes are returned to original greenfield discharge rates to prevent flooding and safeguard local water quality. A Surface Water Report has been submitted together with a plan detailing the layout of foul sewers and surface water drains as required by Condition 4 of the outline planning permission. The strategy has been designed to meet and exceed the objectives of the Site Wide Drainage Strategy approved with the outline planning permission, which was dealt with on a catchment wide basis as agreed with the Environment Agency.

Hampshire County Council's (HCC) Flood and Water Management Team were consulted in relation to the proposals and have commented "*the principles of the drainage design, flow rate, exceedance routing, water quality and urban run-off are acceptable...*" but have requested that micro-drainage calculations be submitted. Condition 13 of the outline permission requires that 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, consistent with the Site-wide Drainage Strategy has been submitted to and approved in writing by the local planning authority. As such, this condition will ensure that any outstanding information required in relation to these matters, is secured prior to commencement of development within the Corunna Development Zone.

Sustainable Development -

A Site Wide Sustainability Strategy and Energy Strategy were approved as part of the outline planning permission for Wellesley in accordance within Policy CP3 (Renewable Energy and Sustainable Construction) of the *Core Strategy*. The Design & Access Statement includes a Building for Life Summary, which is a tool for assessing the design quality of homes and neighbourhoods in England. The criteria reflect the importance of functionality, attractiveness and sustainability in well-designed homes and neighbourhoods.

Archaeology -

A Written Scheme of Investigation for an Archaeological Watching Brief was submitted with the Reserved Matters Application in accordance with the requirements of Condition 4 of the Outline Planning Permission. The report confirms that '*the Aldershot Military Camp forms part of an important heritage landscape, with a range of significant sites which date from the prehistoric and post-medieval/modern periods.*' Therefore the application site is located in an area of architectural potential and the watching brief provides a methodology for monitoring and measures for removal and recording in consultation with Hampshire County Council's Archaeological Advisor. Hampshire County Council's Archaeological Advisor was consulted in relation to the application and the watching brief and has confirmed no objection. Further, a condition is proposed to ensure that the development of the site is carried out in

accordance with the Archaeological Watching Brief as approved, in accordance with Rushmoor Local Plan Review saved policies ENV30 and ENV31.

Conclusion

The Reserved Matters scheme for parcels B3 and B4 of Corunna Zone B sufficiently reflects the terms of the outline planning permission for the Aldershot Urban Extension, including the parameter plans and the principles of the approved Design Codes. Subject to appropriate planning conditions, the revised scheme would have no harmful impact upon the character and appearance of the area, on nature conservation or adjoining heritage assets. The accommodation would provide an acceptable living environment for future occupiers and there would be no adverse impact on neighbouring amenity or uses. The proposals would be acceptable in highway terms.

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.

Full Recommendation

GRANT planning permission subject to the following conditions and informatives:-

Time limit

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason - As required by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Approved plans

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

Drawings: SL01 C; CSL01 B; SE.01 B; SE.02 B; SE.03 B; SE.04 B; DBML01 B; AHL.01 B; PP.01 C; LP.01 A; RL.01 A; CTP.01 A; HT.AB3B.e1 B; HT.AB3B.e2 B; HT.AB3B.p A; HT.AL4B-1.e B; HT.AL4B-2.e B; HT.AL4B.p A; HT.HE4B-AT.e B; HT.HE4B-AT.p B; HT.HE4B-DE-1.e B; HT.HE4B-DE-2.e B; HT.HE4B-DE-3.e A; HT.HE4B-DE-4.e A; HT.HE4B-DE-5.e A; HT.HE4B-DE.p A; HT.OX5B-1.e B; HT.OX5B-2.e B; HT.OX5B.p A; HT.WD3B.e B; HT.WD3B.e A; HT.WD3B.p B; FB-A.e1 A; FB-A.e2 A; FB-A.p1 A; FB-A.p2 A; FB-A.p3 A; FB-A.p4 A; FB-B.e A; FB-B.p A; FB-C.e1 A; FB-C.e2 A; FB-C.p1 A; FB-C.p2 A; FB-C.p3 A; FB-C.p4 A; FB-D.e A; FB-D.p A; FB-E.e1 A; FB-E.e2 A; FB-E.p1 A; FB-E.p2 A; FB-E.p3 A; FB-E.p4 A; FB-F.e1 A; FB-F.e2 A; FB-F.p1 A; FB-F.p2 A; FB-F.p3 A; FB-F.p4 A; FB-G.e1 A; FB-G.e2 A; FB-G.p1 A; FB-G.p2 A; FB-H.e1 A; FB-H.e2 A; FB-H.p1 A; FB-H.p2 A; FB-H.p3 A; FB-H.p4 A; FB-FLK.e B; FB-FLK.p A; HT.BY4B-AT.e B; HT.BY4B-AT.p B; HT.BY4B-DE.e B; HT.BY4B-DE.p B; HT.CA3B-MID-1.e B; HT.CA3B-MID-2.e B; HT.CA3B-MID.p B; HT.CA3B-END-1.e B; HT.CA3B-END-2.e B; HT.CA3B-END-1.p B; HT.CA3B-END-2.p A; HT.DU3B.pe B; HT.FL4B.e B; HT.FL4B.p B; HT.GR3B-MID.e B; HT.GR3B-MID.p B; HT.GR3B-END-1.e B; HT.GR3B-END-2.e B; HT.GR3B-END.p B; HT.HD4B-AT.e B; HT.HD4B-AT.e A;

HT.HD4B-AT.p B; HT.HD4B-A-AT.e B; HT.HD4B-A-AT.p B; HT.HD4B-B-AT.e A; HT.HD4B-B-AT.p A; HT.HD4B-DE.e1 B; HT.HD4B-DE.e2 A; HT.HD4B-DE.p B; HT.LE3B.pe B; FB-J-K-L-M.e A; FB-J-K-L-M.p1 A; FB-J-K-L-M.p2 A; FB-J-K-L-M.p3 A; FB-N.e1 A; FB-N.e2 A; FB-N.p1 A; FB-N.p2 A; FB-N.p3 A; FB-P.e A; FB-P.p A; Gar 01.pe A; Gar 02.pe A; Gar 03.pe A; Gar 04.pe A; Bins-FB-F.pe A; Bins-FB-G.pe A; Bins-FB-N.pe A; Bins-FB-Falkirk.pe A; DET.01 A; HT S22B-1.e B; HT S22B-1.p B; HT S22B-2.e B; HT S22B-2.p B; BAR-HT.2B MID.pe B; BAR-HT.2B END.pe B; BAR-HT.2B WCH.pe A; BAR-HT.3B MID.pe B; BAR-HT.3B END.pe B; BAR-HT.3B WCH.pe B; BAR-HT.3B-A.pe B; BAR-HT.4B MID.pe B; BAR-HT.4B END.pe B; BAR-HT.70_71.e B; BAR-HT.70_71.p B; 641.ASP.HL.2.0 C; 641.ASP.HL.2.1 C; 641.ASP.HL.2.2 C; 641.ASP.HL.2.3 C; 641.ASP.HL.2.4 C; 641.ASP.HL.2.5 C; 641.ASP.HL.2.6 C; 641.ASP.HL.2.7 C; 6417.ASP.PP.1.0 B; 6417.ASP.PP.1.1 B; 6417.ASP.PP.1.2 B; 6417.ASP.PP.1.3 B; 6417.ASP.PP.1.4 B; 6417.ASP.PP.1.5 B; 6417.ASP.PP.1.6 B; 6417.ASP.PP.1.7 B; BDWHCORUNNA_01P1; BDWHCORUNNA_02_P3; BDWHCORUNNA_03_P1; BDWHCORUNNA_04P1; BDWHCORUNNA_05_P1; BDWHCORUNNA_06P1;

Documents: Planning Statement (Barratt David Wilson, January 2018, updated June 2018); Design & Access Statement (Thrive Architects, February 2018 and addendum June 2018); Sound Insulation Assessment (Mayer Brown, February 2018); Outdoor Lighting Report ref: LR1 Rev P2 (Mayer Brown, 15th January 2018); Remediation Method Statement on Site – Corunna B3 & B4 ref: LP1431 (Leap Environmental Ltd, 24th November 2017); Construction Environmental Management Plan (Mayer Brown, January 2018); Construction Traffic Management Plan (Mayer Brown, January 2018); Archaeological Watching Brief ref: 770668 (Cotswold Archaeology, October 2017); Condition 13 – Surface Water Drainage (Mayer Brown, February 2018); Arboricultural Impact Assessment (Aspect Arboriculture, May 2018); Ecological Review (Aspect Ecology, January 2018); Landscape Management Plan (Aspect Landscape Planning, January 2018); Visual Inspection Report - Former Band Practice Room (CTP, April 2018); Corunna Development Zone Phase B3 & B4 Reserved Matters Statement (Grainger plc., June 2018).

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

Affordable Housing Strategy

3. Notwithstanding the Affordable Housing Strategy documents submitted with the application, prior to commencement of the development, an updated Affordable Housing Strategy (AHS) Revision 6 and Affordable Housing Development Zone Strategy (AHDZS) for Corunna Development Zone B, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the AHS and AHDZS as approved.*

Reason: To accord with the provisions of the Hybrid Outline Planning Permission and associated s106 planning obligations in relation to the delivery of affordable housing.

Materials

4. A schedule of the materials (including samples where required by the Local Planning Authority) to be used for the external surfaces of the dwellings hereby approved shall be submitted to and approved in writing by the Local Planning Authority, before the relevant part of the development to which they relate is commenced (excluding

preparatory ground works), and this condition shall apply notwithstanding any indications to these matters which have been given in this application. The development shall be carried out in accordance with the approved details prior to first occupation of the relevant part of the development.*

Reason - To ensure satisfactory quality and external appearance for the development and to safeguard the character and appearance of the conservation area and the setting of adjoining heritage assets.

Brick detailing and projecting bonds

5. Typical detailed working drawings of brick detailing and projecting bonds for each house type/apartment building (as agreed with the Local Planning Authority) hereby approved shall be submitted to and approved in writing by the Local Planning Authority, before the relevant part of the development to which they relate is commenced (excluding preparatory ground works), and this condition shall apply notwithstanding any indications to these matters which have been given in this application. The development shall be carried out in accordance with the approved details prior to first occupation of the relevant part of the development.*

Reason - To ensure satisfactory quality and external appearance for the development and to safeguard the character and appearance of the conservation area and the setting of adjoining heritage assets.

Boundary treatment

6. Details of the design and location of all boundary treatment (including planted) proposed within the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. This condition shall apply notwithstanding any indications to these matters which have been given in this application. The development shall be carried out in accordance with the approved details prior to first occupation of the relevant part of the development.*

Reason - To ensure satisfactory external appearance for the development, to safeguard residential amenity and in the interests of highway safety.

Noise levels

7. The development shall be carried out strictly in accordance with the sound insulation scheme outlined in Section 7 of the Sound Insulation Assessment (Mayer Brown, February 2018) hereby approved, which includes enhanced specification for glazing fronting Farnborough Road. The sound insulation scheme shall be implemented prior to first occupation of the development to which it relates and thereafter retained for the life of the development*

Reason - To safeguard future occupiers of the development against noise disturbance.

Arboricultural Method Statement

8. Notwithstanding the Arboricultural Impact Assessment (Aspect Arboriculture, May 2018) submitted with the application, no development or other operations shall commence on site in connection with the development hereby approved (including any tree felling, tree pruning, demolition works, and moving of soil), until an Arboricultural Method Statement, to include a schedule of tree works and tree protection measures, together with a scheme for auditing tree protection and subsequent reporting, is submitted to and approved in writing by the local planning authority. Prior to first occupation of the development, a completion report shall be submitted to and agreed in writing by the local planning authority, to demonstrate satisfactory compliance with the tree protection measures outlined in the Arboricultural Method Statement as approved.*

Reason - To safeguard retained trees on the site, to safeguard the character and appearance of the area and biodiversity.

Ramsden Square Landscaping

9. Prior to first occupation of any part of the development hereby permitted, a revised landscape design scheme for Ramsden Square, incorporating the Grade II Listed Ramsden Garden Wall Memorial, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:
- a. details of all hard surfacing;
 - b. details of all proposed planting, including numbers and species of plant, and details of size and planting method of any trees;
 - c. details of all boundary treatments;
 - d. details of street furniture and natural play features.

All hard landscaping and means of enclosure shall be completed in accordance with the approved scheme prior to first occupation of the development. All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the first occupation of the or completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species. This condition shall apply notwithstanding any indications as to these matters which have been given in the application.*

Reason - To safeguard the setting of the Grade II Listed Ramsden Garden Wall Memorial, the character and appearance of the conservation area and to accord with the approved Wellesley Masterplan and Design Codes.

Refuse & recycling storage

10. The proposed refuse and recycling storage for the development shall be provided in accordance with the details shown on the approved drawings prior to the first occupation of any part of the development to which they relate, and shall be retained thereafter for the life of the development.*

Reason – To safeguard the amenities and character of the area and to meet the functional needs of the development.

Parking spaces

11. The residents' and visitors' parking spaces (including disabled bays) shall be laid out and allocated in accordance with drawing PP.01 C hereby approved prior to first occupation of the part of the development to which they relate, and shall be used only for the parking of vehicles ancillary and incidental to the residential use of the Corunna Development Zone.*

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

Cycle parking

12. The cycle parking stores shown on the approved plans shall be provided prior to the first occupation of any part of the development to which they relate and kept available at all times thereafter for the parking of bicycles. *

Reason – To ensure that a sufficient level of cycle parking is available for the development to meet its operational needs and in the interests of highway safety.

Building Recording Document

13. Demolition of Building 5B shall not commence until a building recording document has been submitted to and approved in writing by the local planning authority in accordance with Section 9.0 of the Conservation Plan and Heritage Strategy (December 2012) approved under planning permission 12/00958/OUT dated 10/03/2014. The recording document shall be made available through the relevant public archive prior to first occupation of the development hereby approved.*

Reason - To record and advance understanding of the significance of any heritage assets to be lost.

Bird nesting season

14. 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 ecologist and the development should be carried out in accordance with the methodology and recommendations contained within the Arboricultural Impact Assessment (Aspect Arboriculture, May 2018) hereby approved, to ensure that no active nests are present. If an active nest is discovered it shall be left in situ until the young have fledged.

Reason - To prevent harm to breeding birds

Archaeology

15. The development hereby approved shall be carried out strictly in accordance with the methodology and recommendations contained within the Written Scheme of Investigation for an Archaeological Watching Brief ref: 770668 (Cotswold Archaeology, October 2017).

Reason - To secure the protection of archaeological assets if they are discovered.

Construction Environmental Management Plan

16. The development shall be carried out strictly in accordance with the Construction Environmental Management Plan (Mayer Brown, January 2018) hereby approved.

Reason – In order to safeguard local environmental conditions and wildlife during the construction of the development.

Construction Traffic Management Plan

17. The development shall be carried out strictly in accordance with the Construction Traffic Management Plan (Mayer Brown, January 2018) hereby approved.

Reason - To prevent any adverse impact on traffic and parking conditions and highway safety in the vicinity of the site.

Ecology

18. The ecological mitigation measures and biodiversity action plan identified in Section 5 of the Ecological Review (Aspect, January 2018) hereby approved, shall be implemented fully in accordance with the recommendations, prior to first occupation of the development, or in the case of planting, in the first planting and seeding seasons following the first occupation of the or completion of the development, whichever is the sooner.

Reason – To enhance biodiversity and the ecological interest of the site.

Hours of Construction

19. 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.

INFORMATIVES

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

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 Plan (Core Strategy) Adopted October 2011

SP1 (Aldershot Urban Extension); 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); CP13 (Thames Basin Heaths Special Protection Area); CP15 (Biodiversity); CP16 (Reducing and Managing Travel Demand)

Rushmoor Local Plan Review saved policies (August 2000):

ENV13 (Trees); ENV16 (Major Sites); ENV19 (Comprehensive Landscape Plans); ENV23 (Works to Listed Buildings); ENV26 (Adjoining Development); ENV30 (Archaeology); ENV31 (Recording of Remains); ENV34 (Preserve or Enhance Character); ENV36 (Materials); ENV42 (Flood Risk Protection Measures); 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 Development); and H14 (Amenity Space).

In addition, The relevant Rushmoor Borough Council Supplementary Planning Documents (SPDs) are: Housing Density and Design SPD 2006 and Car and Cycle Parking Standards SPD 2017. The Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy (updated November 2017); policy NRM6 (TBH SPA) of the South East Plan; and the Department for Communities and Local Government's Technical Housing Standards (2015) are also relevant to this application.

The Reserved Matters scheme for parcels B3 and B4 of Corunna Zone B sufficiently reflects the terms of the outline planning permission for the Aldershot Urban Extension, including the parameter plans and the principles of the approved Design Codes. Subject to appropriate planning conditions, the revised scheme would have no harmful impact upon the character and appearance of the area, on nature conservation or adjoining heritage assets. The accommodation would provide an acceptable living environment for future occupiers and there would be no adverse impact on neighbouring amenity or uses. The proposals would be acceptable in highway terms.

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 applicant is reminded that there are a number of conditions attached to the original hybrid outline planning permission (ref:12/00958/OUT) which remain applicable to this Development Zone and may require details to be approved prior to the commencement of development.
4. INFORMATIVE - The applicant is reminded that this permission and the original hybrid outline planning permission (ref:12/00958/OUT) is subject to a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended).
5. INFORMATIVE - The applicant is reminded that Schedule 1, paragraph 2.7 of the s106 legal agreement for Wellesley (ref:12/00958/OUT) requires 'a timetable specification' and 'details of the proposed operator of the Affordable Supported Housing Units' to be submitted to the Council for approval within 3 years of commencement of development.
6. 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.
7. INFORMATIVE – The Local Planning Authority's commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.

1. All buildings shall be constructed in accordance with the applicable building codes and standards.

 2. All buildings shall be constructed in accordance with the applicable fire codes and standards.

 3. All buildings shall be constructed in accordance with the applicable health and safety codes and standards.

 4. All buildings shall be constructed in accordance with the applicable environmental codes and standards.

 5. All buildings shall be constructed in accordance with the applicable accessibility codes and standards.

 6. All buildings shall be constructed in accordance with the applicable energy codes and standards.

 7. All buildings shall be constructed in accordance with the applicable seismic codes and standards.

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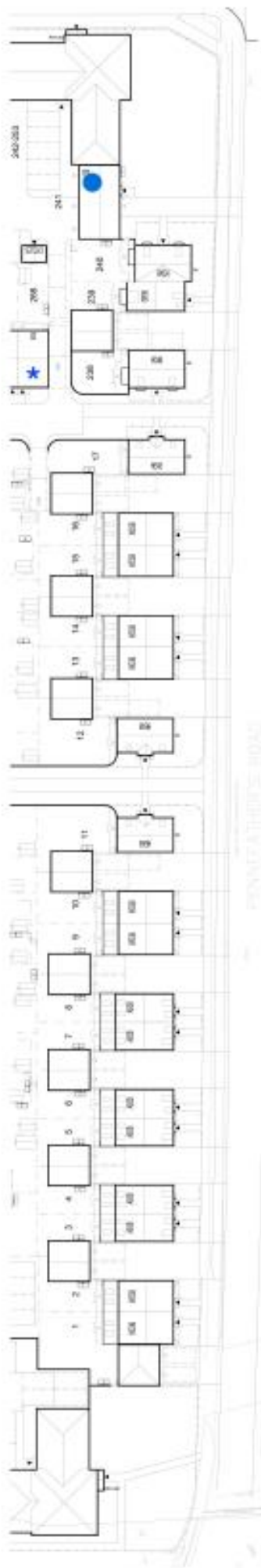
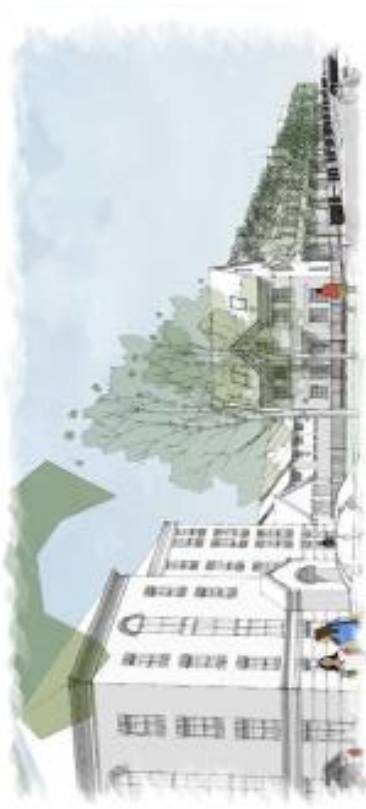
 25. All buildings shall be constructed in accordance with the applicable earthquake codes and standards.

PLANNING



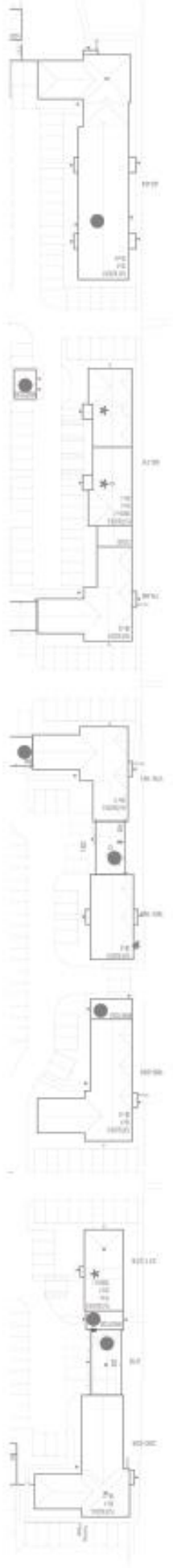
CHANGING NATURE
 COMMUNITY, SUSTAINABILITY
 AND WELL-BEING
 FOR A BETTER TOMORROW
 CHANGING NATURE

PROJECT NO. 1000000000
 DATE: 10/15/2014
 DRAWING NO. 1000000000
 SHEET NO. 1000000000



PRINCE A THORPE ROAD





Architectural rendering of a building facade.





Front Elevation



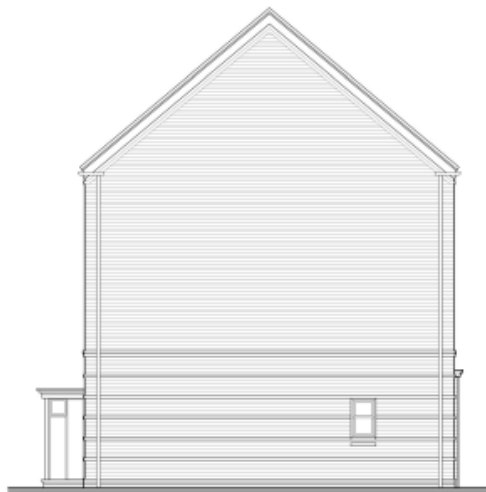
Side Elevation



Side Elevation



Front Elevation



Side Elevation



Rear Elevation