

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	Katie Herrington
Application No.	20/00024/FULPP
Date Valid	8th January 2020
Expiry date of consultations	11th February 2020
Proposal	Erection of 1 no. commercial building for use as builders' merchant (sui generis) for the display, sale and storage of building, timber and plumbing supplies, storage and distribution of kitchen joinery products, plant and tool hire, including outside display and storage including storage racking; access and servicing arrangements, car parking, landscaping and associated works.
Address	36 Invincible Road Farnborough
Ward	Empress
Applicant	Travis Perkins
Agent	Quod, Fao: Mr Tim Rainbird
Recommendation	Planning permission be GRANTED

Description

The application site comprises a rectangular parcel of land in a corner position within the Invincible Road Industrial Estate, flanked by Invincible Road to the north west; and a minor spur of Invincible Road to the north east, leading to the location of the approved Invincible Road Relief Road¹. The site is located opposite Wickes and the vehicle access to the Think Ford garage. The Council is the landowner of the application site.

Prior to its demolition in 2019² the site had contained a 3491 sqm industrial unit (Use Class B2) occupied by Triumph Structures International Limited. The access and egress points for the site are located to the north-west and north-east of the site. To the north-east fronting the minor spur road are trees³ and a telecommunication mast.

¹ This access road was approved on the 19/00229/FUL under application 19/00229/FUL and would enable 'left in and left out' access from the Industrial Estate onto Elles Road.

² following Prior Approval 19/00077/DEOPP

³ Not covered by a TPO

The proposals comprise the erection of a mixed-use industrial unit to be occupied by two companies within the Travis Perkins 'organisational umbrella' – a Travis Perkins builders' merchant (TP) branch and a Benchmarx kitchens warehouse (BMX). Because of the mixture of uses/occupiers the proposed use would not fall within a category defined by the Use Class Order (including B-Class uses), and as a result is 'Sui-Generis' use (i.e. a use falling outside of any Use Class).

The proposed industrial unit would be positioned to the south east (rear) of the site; with the external 'builders yard' to the north, east and west, comprising storage areas, parking and customer loading areas. The HGV loading bay and servicing areas are located to the north-west. The unit will be serviced by the existing egress and access point to the north-east on the Invincible Road spur. It is proposed that the remaining egress and access point to the main Invincible Road be stopped up.

The proposed new building would comprise 1,501 sqm of floor space (including a mezzanine); and would be rectangular with a shallow pitched roof, measuring approximately 8.4m to the ridge, 7.2m to the eaves, 21m in width, and 80.5m in length (excluding the roof overhang). It would have a grey roof, green walls, and yellow soffit, doors, and rainwater goods.

Consultee Responses

Planning Policy	No objection. Whilst the proposal is not in full accordance with Policy PC2, it does, in effect, comprise B-Class style accommodation and uses. The benefits of the proposal requires consideration in the planning balance.
Aboricultural Officer	No objection, subject to conditions.
County Archaeologist	No objection. The existing development on site will have already severely compromised the archaeological potential of the location.
RBC Regeneration Team	No comments received.
Environmental Health	No objections subject to conditions
Environment Agency	No objection, subject to conditions. Officer comment: these conditions have been integrated into other drainage and pollution conditions as to avoid repetition.
Thames Water	No objection.
HCC Highways Development Planning	No objection, subject to conditions.
Hampshire Constabulary	No comments received.
Hampshire Fire & Rescue Service	No objection, but provides general fire safety advice.

Surface Water Drainage Consultations

Has preference that drainage details are submitted prior to determination as unclear if an infiltration drainage system would be suitable. Officer Comment: Details of a suitable drainage solution can be provided through a suitably worded condition.

Neighbours notified

In addition to posting a site notice and press advertisement, 25 individual letters of notification were sent to properties in Invincible Road including all premises adjoining the application site.

Neighbour comments

4A Invincible Road

Objection : We have no issues or problems of any companies setting up BUT we cannot have more traffic with only one access. Our business is open 6 days a week and we have had many complaints from our customers of having one way access in and out off Invincible Industrial Estate. It has put off our customers coming to us at peak times and on Saturdays, most especially round Christmas time with the volume of cars going in and out and blocking the roundabout by B&Q. This is major issue should Fire Engine come down the road and all cars trying to move along the road. I hope this matter get's sorted sooner than later, as this has been going on for years.

Policy and determining issues

The site is located within the built-up area of Farnborough in a Strategic Employment Site. Policies: SS1 (Presumption in Favour of Sustainable Development), IN2 (Transport), DE1 (Design in the Built Environment), PC1 (Economic Growth and Development), PC2 (Strategic Employment sites), PC8 (Skills, Training, and Employment), NE3 (Trees and landscaping), NE6 (Water and flooding) of the adopted Rushmoor Local Plan (2014-2032) are relevant. The Council's Car and Cycle Parking Standards SPD (2017) and the Transport Contributions SPD (2012) are also relevant.

The main determining issues are: the principle of the proposals, visual impact, impact on trees, impact upon neighbours, highways considerations, drainage issues, BREEAM and skills and employment.

Commentary

Principle of the proposals -

The proposals seek to provide a unit occupied by two companies within the Travis Perkins (TP) organisational umbrella, Travis Perkins (TP) and Benchmarx (BMX). Travis Perkins is a Builders Merchants which is Sui-Generis, and Benchmarx (BMX) comprise a warehouse with a trade counter that would otherwise fall within Use Class B8. However, the combination of these occupiers along with the layout of the building results in a proposed use that would not neatly fit within a single Use Class and as such would be Sui-Generis.

The proposal site is located within the Invincible Road Estate 'Strategic Employment Site'. Local Plan Policy PC2 states that Strategic Employment Sites are afforded the highest protection and safeguarding against loss to non B-Class employment uses by protecting them for B-Class uses. However, the supporting notes for Policy PC2 state that the regeneration and intensification of existing employment sites for B-Class uses will be supported to allow businesses to expand and enable the provision of modern employment stock to replace properties that have reached, or are reaching, the end of their functional economic life.

The proposal would introduce a non-B-Class use into the Strategic Employment Site. However, it is considered that the proposal would not be in conflict with the general thrust of Policy PC2. The supporting text to Policy PC2 sets out that the protection and retention of the Borough's Strategic Employment Sites is crucial in order to maintain a supply of employment land and premises that will meet the 'B-Class' economic needs of the Borough, wider FFA and Local Enterprise Partnership over the Local Plan Period.

However, it is considered that it is more of a technicality that the proposal does not fall within a B-Class use. Builders Merchants, such as Travis Perkins, are functionally similar to Class B8 (warehouse) uses, but they do not fall within Class B because they include other associated uses such as tool hire and external storage. The proposal would replace the former industrial unit with a modern purpose-built warehouse style unit that will create around 25 full-time jobs.

As such, whilst the proposal is not in full conformity of Policy PC2 of the Local Plan, this is considered to be more of a technicality. The proposal would provide employment opportunities and would provide a unit and user not dissimilar to a B8 Warehouse and as a result it is considered that the proposal would not be detrimental to the function and operation of the Strategic Employment Site. However, this must be considered in the planning balance with the other considerations material to this application.

The application site is located on an historic landfill site and the impact of such construction and use is a material consideration. The submitted Contaminated Land Assessment sets out that, whilst no significant contamination has been identified in soils or groundwater, asbestos containing material and fibres were found within some samples taken from the made ground. This will not pose a risk to end users as the proposed development will be all hardstanding, and any potential pathways between the ground and current/future site users will be effectively severed. However, the Council's Environmental Health Officer has advised that there is a risk to ground workers throughout the construction phase and therefore appropriate working practices and precautions should be adopted by all site personnel as and when required.

Levels of ground gases have also been assessed, and interim assessments of the results indicate that gas protection measures will be required. The report recommends ground gas monitoring continues to include a minimum of three additional visits, after which time a further review of the data should be undertaken. The results of these further surveys may alter the level or extent of gas protection required.

In assessing the submitted report, Environmental Health have recommended a condition applied to any of proposed remedial works to minimise risks identified by ground gas monitoring, along with submission of a verification report that demonstrates the effectiveness of the remediation post completion. In addition to this, a condition for unforeseen contamination and construction hours are also required. Subject to these conditions it is considered that the site is appropriate for the proposed development.

Subject to conditions, the proposals are considered to be acceptable in principle subject to

consideration of all usual relevant planning issues concerning the details of the proposals.

Visual impact -

The proposal site is located within an area with a utilitarian character, comprising commercial units with shallow pitched roofs, gables and materials comprising grey cladding, concrete and brick. The proposal includes the erection of a 2.4m high green fence around the site aside from the Tool Compound Area where the fence would be 3m in height. Whilst this would result in an enclosed appearance, this would not appear out of context in an industrial area and, as such, would not be harmful to the character and appearance of the street scene. The forecourt areas will also comprise areas of material storage. These areas would comprise materials and storage structures restricted to a height of 5.5m. Subject to a condition, this is also not considered to be out of character within the surrounding street scene. It is thereby considered that the proposals would have an acceptable visual impact.

Impact upon trees -

The proposal would result in the loss of two B Grade and two C Grade trees, but this loss would be mitigated by replacement planting. Whilst the proposal will encroach into the root protection area (RPA) of existing trees to be retained, this area is already compromised by hard surfacing and provided that tree protection recommendations are observed, it is considered that the proposal would not result in harm to the character and appearance of the area. The Council's Arboricultural Officer raises no objections subject to conditions.

Impact upon neighbours -

It is not considered that any of the immediately adjoining commercial properties within the Invincible Road Industrial Estate would be materially and harmfully impacted by the proposals.

The closest residential properties to the site are 86-78 Marrowbrook Lane. These dwellings are located around 105m away from the application site, separated from it by Marrowbrook Road, commercial units and Invincible Road. Given the nature of the use and its distance from residential occupiers, the proposal in terms of its use and proposed built form would not result in any material or harmful impact upon residential amenity in this regard.

It is considered that the proposed development would have an acceptable impact on neighbours.

Highways considerations -

The Highway Authority (Hampshire County Council Highways) have assessed the former and proposed trip rates arising from the proposed new development and consider that it would result in an additional 40 vehicles in the AM and 23 in the PM peak. Whilst there are currently capacity issues on Solartron Road and the Invincible Road, it is considered that the forthcoming Relief Road link to Elles Road⁴, would help to ameliorate this. The Relief Road is scheduled to be implemented shortly and to be open in Summer 2020. The Highways Development Officer is satisfied that the projected increase in trip rates would not result in a material or harmful impact on the operation of the local highway network. As a result, no Transport Contribution can be justified in this case.

⁴ granted permission on the 19/00229/FUL

It is proposed to use an existing egress and access point to the north-east. Vehicle swept paths have been provided that demonstrate that HGV's can safely enter and egress the site in a forward gear. However, the Highways Development Officer has advised that in order to facilitate the HGV access, double yellow lines will need to be placed opposite the access to restrict parking and that these will need to be installed before the site is operational. This can be secured by way of a condition. As set out in the Transport Statement, the applicant is in discussions with County Highways regarding the necessary Traffic Regulation Order (TRO).

The imposition of a TRO in this location would result in the loss of the equivalent of 4 on street parking bays. To compensate for this, the proposal incorporates 4 off-street parking bays within the application site but outside of the fencing of the site. As a result, the proposal would not exacerbate existing street parking stress.

The Council's car and cycle SPD requires the parking for Sui-Generis uses to be considered on a case by case basis. The proposal includes a Transport Statement that examines parking demand based on trip rates, based on the best performing Travis Perkins store and therefore provides a 'worst case scenario'. This concludes that there would be 25 arrivals and 24 departures during the AM peak and 14 arrivals and 14 departures during the PM peak. The proposal would provide 22 parking spaces (7 for staff and 15 for customers) and 21 customer loading bays. The customer loading bays both free up parking spaces and can be used as parking spaces. Indeed, trade visitors requiring bulk stock are likely to use the loading bay areas in any case. As such, it is considered that there are sufficient bays to accommodate the 'worst case scenario' parking demand.

It is considered that the proposals are acceptable in highways terms.

Drainage issues -

The application site is located within Flood Zone 1 and as such is land at the lowest risk of fluvial flooding.

In accordance with Local Plan Policy NE8 of the Local Plan, the proposals will need to incorporate a Sustainable Drainage System, to ensure that run-off rates are as close as reasonably practicable to greenfield rates of infiltration. It is proposed that surface water runoff from the application site will be managed through installation of an on-site SuDS system comprising two geo-cellular soakaways (infiltration). However, both the EA and the LLFA (Local Lead Flood Authority, HCC) are concerned that infiltration may not be achievable given the variation in ground water levels and issues of contamination. Another solution, including draining into the existing piped drainage system, may need to be sought instead. As a result, it is considered reasonable and necessary to require details of the drainage system to be reserved by way of condition in order to allow for further investigations to be undertaken in this regard. Subject to such conditions, the proposal would manage drainage and flooding in this regard.

Sustainability -

Policy DE4 of the Local Plan requires that all new non-residential development of 1000sqm gross external area or more will provide evidence on completion, through submission of a post-construction BREEAM certificate, of achievement of the BREEAM 'excellent' for water consumption. The submitted BREEAM pre-assessment appears to demonstrate that this can be achieved. As such, it is considered reasonable to grant planning permission subject to a

condition requiring submission of the appropriate BREEAM Certificate prior to the first use of the proposal building.

Skills and Employment -

In this instance, given the scale of the building and the nature of its construction, it is not considered reasonable to impose the need for a skills and employment plan for construction works. However, it is considered reasonable to require this for the recruitment stage. This matter can be dealt with through the use of a suitably worded condition.

Conclusions -

Whilst the proposal would introduce a non B-Class use into the Strategic Employment Site, the proposal is not considered to undermine the function and objectives of the Strategic Employment Site. This is due to a technicality in the classification of Use Classes. Whilst proposal is similar to a Class B8 warehouse, it comprises other elements such as tool hire and external storage that result in it not fitting within a specific 'B' or other Use Class. In addition to not undermining the function and objectives of the Strategic Employment Site, the scheme would not result in harm to visual amenities, to neighbours, or result highway issues. The proposal would also not result in issues of drainage or pollution. The proposal thereby accords with Policies SS1, IN2, DE1, PC1, PC2, PC8, NE3, and NE6 of the Rushmoor Local Plan (2014-2032) and the Car and Cycle Parking Standards SPD (2017) and the Transport Contributions SPD (2012).

Full Recommendation

It is recommended that Planning permission be **GRANTED** subject to the following conditions and informatives:-

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

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

2. Unless agreed in writing by the Local Planning Authority, the permission hereby granted shall be carried out in accordance with the following approved drawings - Drawing numbers:

- 16033 3100-pl-c proposed ground floor
- 16033 3101-pl-b proposed mezzanine
- 16033 5100-pl-d proposed section received on 14th January 2020.
- 3600-pl-rev c proposed roof plan received on the 21 January 2020
- 2100-pl-k proposed site plan received 31 January 2020
- 16033 4100 pl f proposed elevations received on the 10 February 2020.

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

3. No works pursuant to this permission shall commence until there has been submitted to and approved in writing by the Local Planning Authority: -

- a) A preliminary risk assessment which has identified:
- all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site
- b) A site investigation scheme, based on (A) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those offsite.
- c) The results of the site investigation and the detailed risk assessment referred to in (B) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. This shall include a detailed scheme 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.
- d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (C) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.
- e) A verification report that demonstrates the effectiveness of the remediation shall be submitted for approval in writing by the Local Planning Authority.

Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

Reasons: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by unacceptable levels of contamination including levels of water pollution in line with paragraph 170 of the National Planning Policy

4. Unless otherwise agreed in writing, no works pursuant to this permission shall commence until there has been submitted to and approved in writing by the Local Planning Authority a scheme for the management of Surface Water Drainage. The drainage system shall be installed and maintained in accordance with the details so approved.

Reason: In the interest of Managing Flood Risk.

5. No development shall start on site until a construction method statement has been submitted to and approved in writing by the Planning Authority, which shall include:
- A. A programme of and phasing of demolition (if any) and construction work;
 - B. The provision of long term facilities for contractor parking;
 - C. The arrangements for deliveries associated with all construction works;
 - D. Methods and phasing of construction works;
 - E. Access and egress for plant and machinery;
 - F. Protection of pedestrian routes during construction;
 - G. Location of temporary site buildings, compounds, construction material, and plant
 - H. storage areas;

Demolition and construction work shall only take place in accordance with the approved method statement.

Reason - In order that the Planning Authority can properly consider the effect of the works on the amenity of the locality.

6. Prior to the first use of the development hereby approved, a skills and employment plan shall be submitted to and approved in writing by the LPA. The skills and employment plan shall be implemented as so approved.

Reason: In the interest of Sustainable Development.

7. Unless otherwise agreed in writing, no works shall start on site until the existing trees and hedges which are to be retained have been adequately protected from damage during site clearance and works in accordance with the details within Tree Survey Report by Encon Associates dated September 2019 revision B 11.11.19.

Reason - To preserve the amenity value of the retained tree(s) and shrubs.*

8. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the practical completion of the development, whichever is the sooner.

Reason - To ensure the development makes an adequate contribution to visual amenity.

9. The development hereby approved shall not come into use until the parking facilities shown on the approved plans have been completed and made ready for use. The parking facilities shall be thereafter retained solely for parking purposes. *

Reason - To ensure the provision and availability of adequate vehicular and cycle parking*.

10. No occupation or use of the development shall occur until such time that a scheme for the restriction of parking opposite the site access off Invincible Road has been submitted and agreed by the local highway authority.

Reason – In the interest of Highway Safety*.

11. No occupation or use of the development shall occur until a post-construction BREEAM certificate of achievement of the BREEAM 'excellent' for water consumption has been submitted to and approved in writing by the LPA.

Reason: in the interest of sustainable development*.

12. Any existing means of access or part thereof not incorporated within the approved arrangement hereby permitted shall be permanently closed as soon as the new means of access has been constructed and brought into use. A footway/verge shall be provided and the kerbs raised in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development.

Reason - In the interest of highway and pedestrian safety.*

13. Prior to occupation or use of any part of the development hereby approved, details of satisfactory provision for the storage and removal of refuse from the premises shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and retained in accordance with the details so approved.

Reason - To safeguard the amenities of the area.*

14. The external materials of the development hereby approved shall be that as set out on the approved plans, unless otherwise approved by the Local Planning Authority.

Reason - To ensure satisfactory external appearance.

15. No mezzanine floor or similar alteration shall be carried out without the express planning permission of the Local Planning Authority.

Reason: In the interest of highway safety.

16. Any trade counter areas provided shall not be larger than those on the approved plans (3100 rev C). Customers visiting those premises shall be restricted solely to the trade counter area, and BMX Selection Centre that shall be clearly defined within the units concerned. No other area of the units outside the defined trade counter area shall be accessible, and used for, the display and/or sale of goods to customers visiting those premises.

Reason - In order for the Council to retain control over the extent of retail activity conducted at the premises, and to ensure that the trade counter areas remain wholly ancillary and incidental to the primary use of the units for storage and distribution purposes.

17. Materials shall not be stacked or deposited in any external areas to a height exceeding 5.5 metres.

Reason - To protect the amenities of neighbouring property

18. The store shall only be open to the public within the following hours:

- 07:00 – 18:00 Mondays to Fridays, and
- 08:00 – 12:00 on Saturdays.

The premises shall not be used at any time on Sundays and Bank or Statutory Holidays.

Reason - To safeguard the amenities of neighbouring occupiers

19. No machinery shall be operated and no deliveries made to or dispatched from the site outside the following times:

- 07:00 – 18:00; Mondays to Fridays, and
- 08:00 – 12:00 on Saturdays.

The premises shall not be used at any time on Sundays and Bank or Statutory Holidays.

Reason - To safeguard the amenities of neighbouring occupiers

20. 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.

21. In the event that unforeseen ground conditions or materials which suggest potential or actual contamination are revealed at any time during implementation 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 measures identified in the approved remediation scheme a verification report must be prepared and is subject to approval in writing by the Local Planning Authority.

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

Informatives

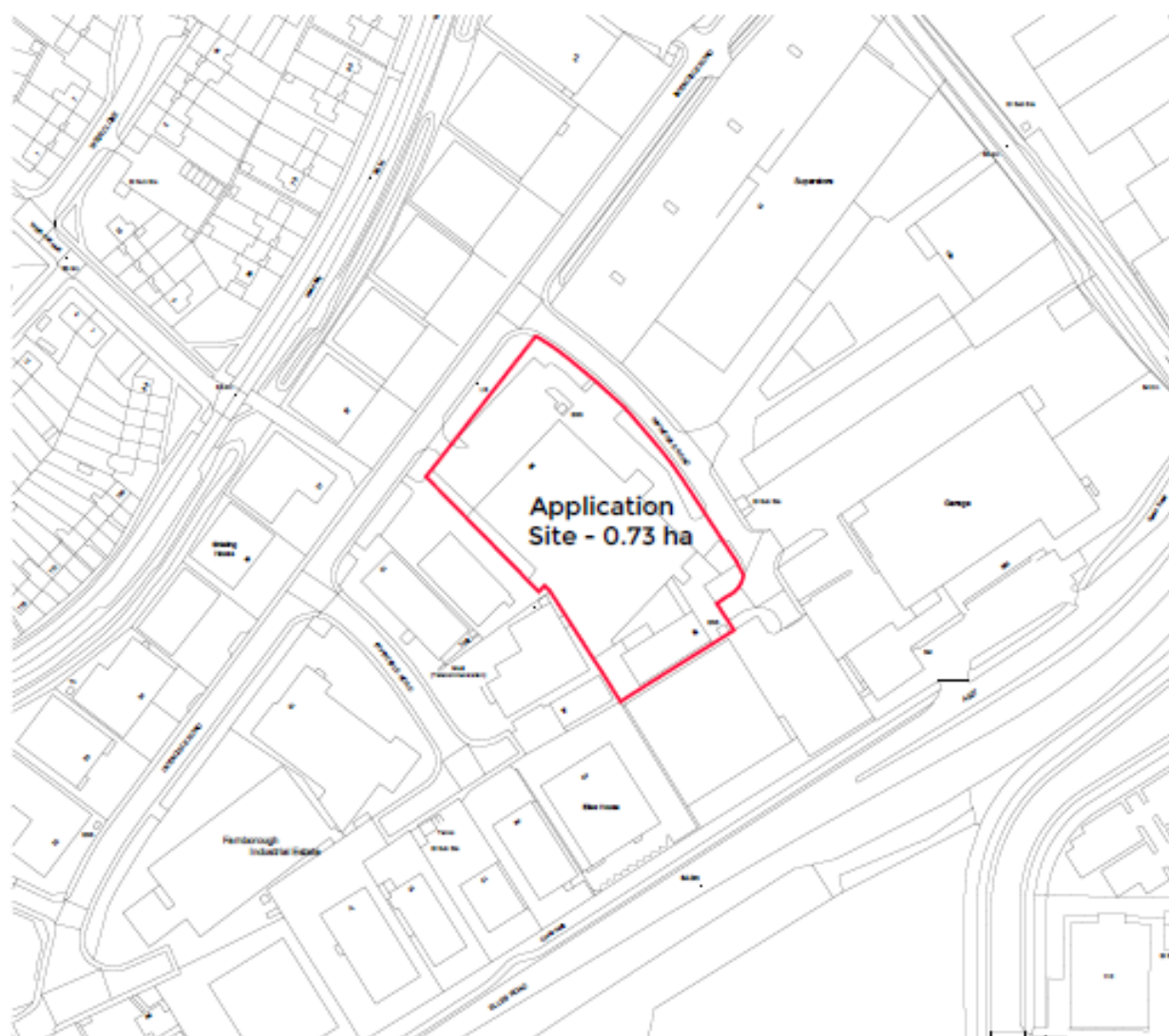
1. **INFORMATIVE - REASONS FOR APPROVAL-** Whilst the proposal would introduce a non B-Class use into the Strategic Employment Site, the proposal is not considered to undermine the function and objectives of the Strategic Employment Site. This is due to a technicality in the classification of Use Classes. Whilst proposal is similar to a Class B8 warehouse, it comprises other elements such as tool hire and external storage that result in it not fitting within a specific 'B' or other Use Class. In addition to not undermining the function and objectives of the Strategic Employment Site, the scheme would not result in harm to visual amenities, to neighbours, or result highway issues. The proposal would also not result in issues of drainage or pollution. The proposal thereby accords with Policies SS1, IN2, DE1, PC1, PC2, PC8, NE3, and NE6 of the Rushmoor Local Plan (2014-2032) and the Car and Cycle Parking Standards SPD (2017) and the Transport Contributions SPD (2012).

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

2. **INFORMATIVE -** Your attention is specifically drawn to the conditions marked *. These condition(s) require either the submission and approval of details, information, drawings etc. by the Local Planning Authority **BEFORE WORKS START ON SITE, BEFORE SPECIFIC ELEMENTS OF THE PROPOSAL ARE CARRIED OUT** or, require works to be carried out **BEFORE COMMENCEMENT OF USE OR FIRST OCCUPATION OF ANY BUILDING**. Development started, carried out or occupied without first meeting the requirements of these conditions is effectively development carried out **WITHOUT PLANNING PERMISSION**. The Council will consider the expediency of taking enforcement action against any such development and may refer to any such breach of planning control when responding to local searches. 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 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.
4. INFORMATIVE - The applicant is advised to contact the Recycling and Waste Management section at Rushmoor Borough Council on 01252 398164 with regard to providing bins for refuse and recycling. The bins should be:
 - 1) provided prior to the occupation of the properties;
 - 2) compatible with the Council's collection vehicles, colour scheme and specifications;
 - 3) appropriate for the number of occupants they serve;
 - 4) fit into the development's bin storage facilities.
5. INFORMATIVE - Measures should be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway throughout the construction period.
6. INFORMATIVE - No materials produced as a result of site preparation, clearance, or development should be burnt on site. Please contact the Head of Operational Services for advice.
7. INFORMATIVE - The applicant is advised that during the demolition and construction phases of the development measures should be employed to contain and minimise dust emissions, to prevent their escape from the development site onto adjoining properties. For further information, please contact the Head of Operational Services.
8. INFORMATIVE - The applicant is advised that there may be a need to comply with the requirements of the Party Wall (etc.) Act 1996 before starting works on site. The Party Wall (etc.) Act is not enforced or administered by the Council but further information can be found on the Planning Portal website <https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance> and you are able to download The party Wall Act 1996 explanatory booklet.
9. INFORMATIVE - It is a legal requirement to notify Thames Water of any proposed connection to a public sewer. In many parts of its sewerage area, Thames Water provides separate public sewers for foul water and surface water. Within these areas a dwelling should have separate connections: a) to the public foul sewer to carry waste from toilets, sinks and washing machines, etc, and b) to public surface water sewer for rainwater from roofs and surface drains. Mis-connections can have serious effects: i) If a foul sewage outlet is connected to a public surface water sewer this may result in pollution of a watercourse. ii) If a surface water outlet is connected to a public foul sewer, when a separate surface water system or soakaway exists, this may cause overloading of the public foul sewer at times of heavy rain. This can lead to sewer flooding of properties within the locality. In both instances it is an offence to make the wrong connection. Thames Water can help identify the location of the nearest appropriate public sewer and can be contacted on 0800 316 9800.



Location Plan

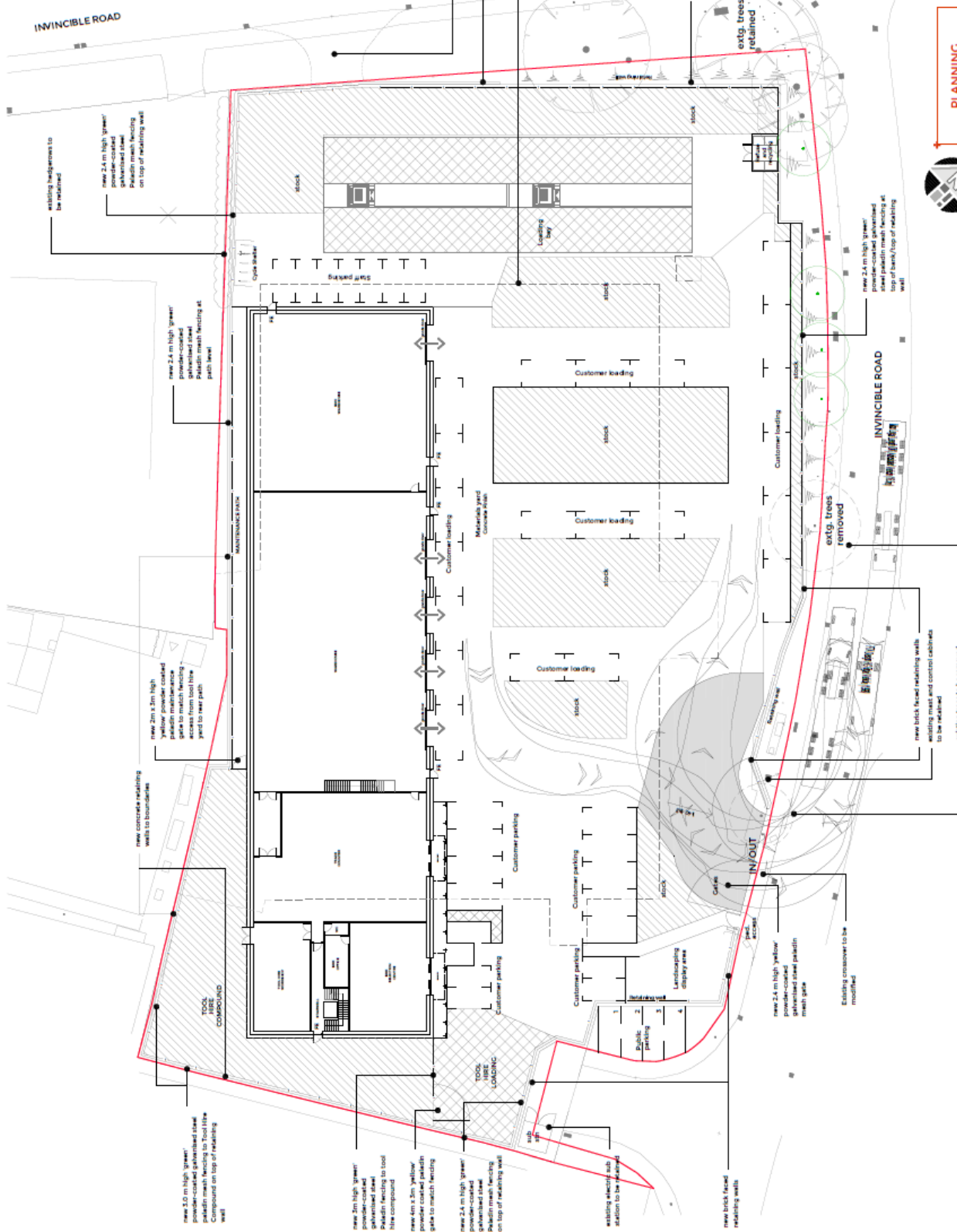
Notes

- SITE AREA (measured from topographical survey)
- 0.72 hectares (1.69 acres)
- EXISTING BUILDING AREAS (GCA)
- Bldg. 36 GFA
 - Bldg. 38 GFA
 - Temporary building GFA
 - Total: 6,102 sqm (65,220 sq ft)
- PROPOSED BUILDING AREA
- Ground Floor
 - First Floor
 - Total: 1,600 sqm (17,180 sq ft)
- PARKING PROVISION
- 9 no. car parking bays @ 2.4 x 4.8 m
 - 1 no. disabled parking bay @ 3.6 x 6 m
 - 34 no. customer truck park & load bays
 - 10 no. covered cycle spaces (bicycles & staff)
 - 4 no. public car parking bays @ 2.4 x 4.8 m

Indicate material storage zones, 1.5m high

- Tree being retained
- Tree to be removed
- New Tree

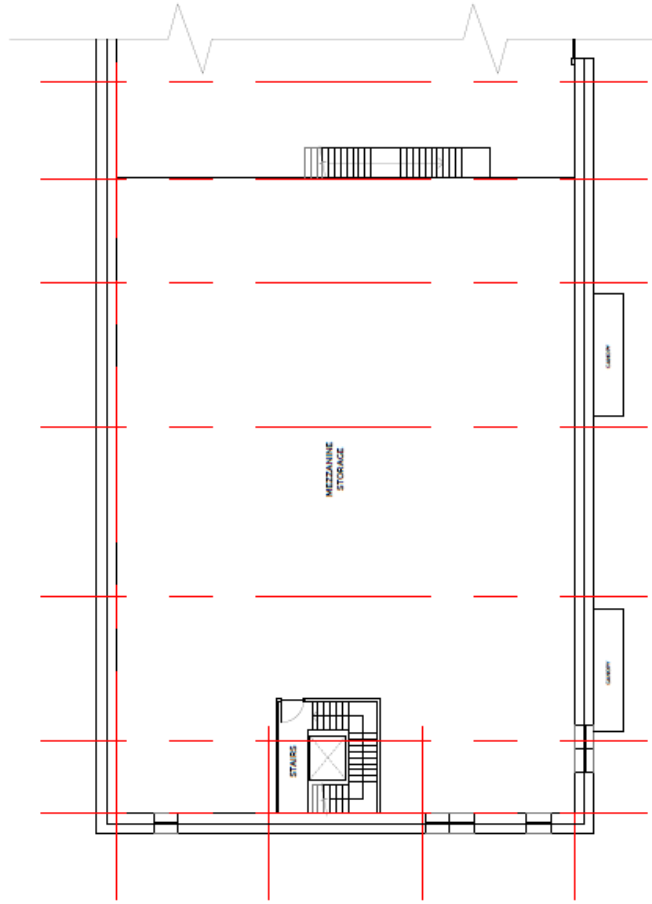
- existing cranes to be removed & replaced
- New brick facing retaining walls
- existing building
- existing building



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

BOYLE SUMMERS
ARCHITECTS
100-102, 104-106, 108-110, 112-114, 116-118, 120-122, 124-126, 128-130, 132-134, 136-138, 140-142, 144-146, 148-150, 152-154, 156-158, 160-162, 164-166, 168-170, 172-174, 176-178, 180-182, 184-186, 188-190, 192-194, 196-198, 200-202, 204-206, 208-210, 212-214, 216-218, 220-222, 224-226, 228-230, 232-234, 236-238, 240-242, 244-246, 248-250, 252-254, 256-258, 260-262, 264-266, 268-270, 272-274, 276-278, 280-282, 284-286, 288-290, 292-294, 296-298, 300-302, 304-306, 308-310, 312-314, 316-318, 320-322, 324-326, 328-330, 332-334, 336-338, 340-342, 344-346, 348-350, 352-354, 356-358, 360-362, 364-366, 368-370, 372-374, 376-378, 380-382, 384-386, 388-390, 392-394, 396-398, 400-402, 404-406, 408-410, 412-414, 416-418, 420-422, 424-426, 428-430, 432-434, 436-438, 440-442, 444-446, 448-450, 452-454, 456-458, 460-462, 464-466, 468-470, 472-474, 476-478, 480-482, 484-486, 488-490, 492-494, 496-498, 500-502, 504-506, 508-510, 512-514, 516-518, 520-522, 524-526, 528-530, 532-534, 536-538, 540-542, 544-546, 548-550, 552-554, 556-558, 560-562, 564-566, 568-570, 572-574, 576-578, 580-582, 584-586, 588-590, 592-594, 596-598, 600-602, 604-606, 608-610, 612-614, 616-618, 620-622, 624-626, 628-630, 632-634, 636-638, 640-642, 644-646, 648-650, 652-654, 656-658, 660-662, 664-666, 668-670, 672-674, 676-678, 680-682, 684-686, 688-690, 692-694, 696-698, 700-702, 704-706, 708-710, 712-714, 716-718, 720-722, 724-726, 728-730, 732-734, 736-738, 740-742, 744-746, 748-750, 752-754, 756-758, 760-762, 764-766, 768-770, 772-774, 776-778, 780-782, 784-786, 788-790, 792-794, 796-798, 800-802, 804-806, 808-810, 812-814, 816-818, 820-822, 824-826, 828-830, 832-834, 836-838, 840-842, 844-846, 848-850, 852-854, 856-858, 860-862, 864-866, 868-870, 872-874, 876-878, 880-882, 884-886, 888-890, 892-894, 896-898, 900-902, 904-906, 908-910, 912-914, 916-918, 920-922, 924-926, 928-930, 932-934, 936-938, 940-942, 944-946, 948-950, 952-954, 956-958, 960-962, 964-966, 968-970, 972-974, 976-978, 980-982, 984-986, 988-990, 992-994, 996-998, 1000-1002, 1004-1006, 1008-1010, 1012-1014, 1016-1018, 1020-1022, 1024-1026, 1028-1030, 1032-1034, 1036-1038, 1040-1042, 1044-1046, 1048-1050, 1052-1054, 1056-1058, 1060-1062, 1064-1066, 1068-1070, 1072-1074, 1076-1078, 1080-1082, 1084-1086, 1088-1090, 1092-1094, 1096-1098, 1100-1102, 1104-1106, 1108-1110, 1112-1114, 1116-1118, 1120-1122, 1124-1126, 1128-1130, 1132-1134, 1136-1138, 1140-1142, 1144-1146, 1148-1150, 1152-1154, 1156-1158, 1160-1162, 1164-1166, 1168-1170, 1172-1174, 1176-1178, 1180-1182, 1184-1186, 1188-1190, 1192-1194, 1196-1198, 1200-1202, 1204-1206, 1208-1210, 1212-1214, 1216-1218, 1220-1222, 1224-1226, 1228-1230, 1232-1234, 1236-1238, 1240-1242, 1244-1246, 1248-1250, 1252-1254, 1256-1258, 1260-1262, 1264-1266, 1268-1270, 1272-1274, 1276-1278, 1280-1282, 1284-1286, 1288-1290, 1292-1294, 1296-1298, 1300-1302, 1304-1306, 1308-1310, 1312-1314, 1316-1318, 1320-1322, 1324-1326, 1328-1330, 1332-1334, 1336-1338, 1340-1342, 1344-1346, 1348-1350, 1352-1354, 1356-1358, 1360-1362, 1364-1366, 1368-1370, 1372-1374, 1376-1378, 1380-1382, 1384-1386, 1388-1390, 1392-1394, 1396-1398, 1400-1402, 1404-1406, 1408-1410, 1412-1414, 1416-1418, 1420-1422, 1424-1426, 1428-1430, 1432-1434, 1436-1438, 1440-1442, 1444-1446, 1448-1450, 1452-1454, 1456-1458, 1460-1462, 1464-1466, 1468-1470, 1472-1474, 1476-1478, 1480-1482, 1484-1486, 1488-1490, 1492-1494, 1496-1498, 1500-1502, 1504-1506, 1508-1510, 1512-1514, 1516-1518, 1520-1522, 1524-1526, 1528-1530, 1532-1534, 1536-1538, 1540-1542, 1544-1546, 1548-1550, 1552-1554, 1556-1558, 1560-1562, 1564-1566, 1568-1570, 1572-1574, 1576-1578, 1580-1582, 1584-1586, 1588-1590, 1592-1594, 1596-1598, 1600-1602, 1604-1606, 1608-1610, 1612-1614, 1616-1618, 1620-1622, 1624-1626, 1628-1630, 1632-1634, 1636-1638, 1640-1642, 1644-1646, 1648-1650, 1652-1654, 1656-1658, 1660-1662, 1664-1666, 1668-1670, 1672-1674, 1676-1678, 1680-1682, 1684-1686, 1688-1690, 1692-1694, 1696-1698, 1700-1702, 1704-1706, 1708-1710, 1712-1714, 1716-1718, 1720-1722, 1724-1726, 1728-1730, 1732-1734, 1736-1738, 1740-1742, 1744-1746, 1748-1750, 1752-1754, 1756-1758, 1760-1762, 1764-1766, 1768-1770, 1772-1774, 1776-1778, 1780-1782, 1784-1786, 1788-1790, 1792-1794, 1796-1798, 1800-1802, 1804-1806, 1808-1810, 1812-1814, 1816-1818, 1820-1822, 1824-1826, 1828-1830, 1832-1834, 1836-1838, 1840-1842, 1844-1846, 1848-1850, 1852-1854, 1856-1858, 1860-1862, 1864-1866, 1868-1870, 1872-1874, 1876-1878, 1880-1882, 1884-1886, 1888-1890, 1892-1894, 1896-1898, 1900-1902, 1904-1906, 1908-1910, 1912-1914, 1916-1918, 1920-1922, 1924-1926, 1928-1930, 1932-1934, 1936-1938, 1940-1942, 1944-1946, 1948-1950, 1952-1954, 1956-1958, 1960-1962, 1964-1966, 1968-1970, 1972-1974, 1976-1978, 1980-1982, 1984-1986, 1988-1990, 1992-1994, 1996-1998, 2000-2002, 2004-2006, 2008-2010, 2012-2014, 2016-2018, 2020-2022, 2024-2026, 2028-2030, 2032-2034, 2036-2038, 2040-2042, 2044-2046, 2048-2050, 2052-2054, 2056-2058, 2060-2062, 2064-2066, 2068-2070, 2072-2074, 2076-2078, 2080-2082, 2084-2086, 2088-2090, 2092-2094, 2096-2098, 2100-2102, 2104-2106, 2108-2110, 2112-2114, 2116-2118, 2120-2122, 2124-2126, 2128-2130, 2132-2134, 2136-2138, 2140-2142, 2144-2146, 2148-2150, 2152-2154, 2156-2158, 2160-2162, 2164-2166, 2168-2170, 2172-2174, 2176-2178, 2180-2182, 2184-2186, 2188-2190, 2192-2194, 2196-2198, 2200-2202, 2204-2206, 2208-2210, 2212-2214, 2216-2218, 2220-2222, 2224-2226, 2228-2230, 2232-2234, 2236-2238, 2240-2242, 2244-2246, 2248-2250, 2252-2254, 2256-2258, 2260-2262, 2264-2266, 2268-2270, 2272-2274, 2276-2278, 2280-2282, 2284-2286, 2288-2290, 2292-2294, 2296-2298, 2300-2302, 2304-2306, 2308-2310, 2312-2314, 2316-2318, 2320-2322, 2324-2326, 2328-2330, 2332-2334, 2336-2338, 2340-2342, 2344-2346, 2348-2350, 2352-2354, 2356-2358, 2360-2362, 2364-2366, 2368-2370, 2372-2374, 2376-2378, 2380-2382, 2384-2386, 2388-2390, 2392-2394, 2396-2398, 2400-2402, 2404-2406, 2408-2410, 2412-2414, 2416-2418, 2420-2422, 2424-2426, 2428-2430, 2432-2434, 2436-2438, 2440-2442, 2444-2446, 2448-2450, 2452-2454, 2456-2458, 2460-2462, 2464-2466, 2468-2470, 2472-2474, 2476-2478, 2480-2482, 2484-2486, 2488-2490, 2492-2494, 2496-2498, 2500-2502, 2504-2506, 2508-2510, 2512-2514, 2516-2518, 2520-2522, 2524-2526, 2528-2530, 2532-2534, 2536-2538, 2540-2542, 2544-2546, 2548-2550, 2552-2554, 2556-2558, 2560-2562, 2564-2566, 2568-2570, 2572-2574, 2576-2578, 2580-2582, 2584-2586, 2588-2590, 2592-2594, 2596-2598, 2600-2602, 2604-2606, 2608-2610, 2612-2614, 2616-2618, 2620-2622, 2624-2626, 2628-2630, 2632-2634, 2636-2638, 2640-2642, 2644-2646, 2648-2650, 2652-2654, 2656-2658, 2660-2662, 2664-2666, 2668-2670, 2672-2674, 2676-2678, 2680-2682, 2684-2686, 2688-2690, 2692-2694, 2696-2698, 2700-2702, 2704-2706, 2708-2710, 2712-2714, 2716-2718, 2720-2722, 2724-2726, 2728-2730, 2732-2734, 2736-2738, 2740-2742, 2744-2746, 2748-2750, 2752-2754, 2756-2758, 2760-2762, 2764-2766, 2768-2770, 2772-2774, 2776-2778, 2780-2782, 2784-2786, 2788-2790, 2792-2794, 2796-2798, 2800-2802, 2804-2806, 2808-2810, 2812-2814, 2816-2818, 2820-2822, 2824-2826, 2828-2830, 2832-2834, 2836-2838, 2840-2842, 2844-2846, 2848-2850, 2852-2854, 2856-2858, 2860-2862, 2864-2866, 2868-2870, 2872-2874, 2876-2878, 2880-2882, 2884-2886, 2888-2890, 2892-2894, 2896-2898, 2900-2902, 2904-2906, 2908-2910, 2912-2914, 2916-2918, 2920-2922, 2924-2926, 2928-2930, 2932-2934, 2936-2938, 2940-2942, 2944-2946, 2948-2950, 2952-2954, 2956-2958, 2960-2962, 2964-2966, 2968-2970, 2972-2974, 2976-2978, 2980-2982, 2984-2986, 2988-2990, 2992-2994, 2996-2998, 3000-3002, 3004-3006, 3008-3010, 3012-3014, 3016-3018, 3020-3022, 3024-3026, 3028-3030, 3032-3034, 3036-3038, 3040-3042, 3044-3046, 3048-3050, 3052-3054, 3056-3058, 3060-3062, 3064-3066, 3068-3070, 3072-3074, 3076-3078, 3080-3082, 3084-3086, 3088-3090, 3092-3094, 3096-3098, 3100-3102, 3104-3106, 3108-3110, 3112-3114, 3116-3118, 3120-3122, 3124-3126, 3128-3130, 3132-3134, 3136-3138, 3140-3142, 3144-3146, 3148-3150, 3152-3154, 3156-3158, 3160-3162, 3164-3166, 3168-3170, 3172-3174, 3176-3178, 3180-3182, 3184-3186, 3188-3190, 3192-3194, 3196-3198, 3200-3202, 3204-3206, 3208-3210, 3212-3214, 3216-3218, 3220-3222, 3224-3226, 3228-3230, 3232-3234, 3236-3238, 3240-3242, 3244-3246, 3248-3250, 3252-3254, 3256-3258, 3260-3262, 3264-3266, 3268-3270, 3272-3274, 3276-3278, 3280-3282, 3284-3286, 3288-3290, 3292-3294, 3296-3298, 3300-3302, 3304-3306, 3308-3310, 3312-3314, 3316-3318, 3320-3322, 3324-3326, 3328-3330, 3332-3334, 3336-3338, 3340-3342, 3344-3346, 3348-3350, 3352-3354, 3356-3358, 3360-3362, 3364-3366, 3368-3370, 3372-3374, 3376-3378, 3380-3382, 3384-3386, 3388-3390, 3392-3394, 3396-3398, 3400-3402, 3404-3406, 3408-3410, 3412-3414, 3416-3418, 3420-3422, 3424-3426, 3428-3430, 3432-3434, 3436-3438, 3440-3442, 3444-3446, 3448-3450, 3452-3454, 3456-3458, 3460-3462, 3464-3466, 3468-3470, 3472-3474, 3476-3478, 3480-3482, 3484-3486, 3488-3490, 3492-3494, 3496-3498, 3500-3502, 3504-3506, 3508-3510, 3512-3514, 3516-3518, 3520-3522, 3524-3526, 3528-3530, 3532-3534, 3536-3538, 3540-3542, 3544-3546, 3548-3550, 3552-3554, 3556-3558, 3560-3562, 3564-3566, 3568-3570, 3572-3574, 3576-3578, 3580-3582, 3584-3586, 3588-3590, 3592-3594, 3596-3598, 3600-3602, 3604-3606, 3608-3610, 3612-3614, 3616-3618, 3620-3622, 3624-3626, 3628-3630, 3632-3634, 3636-3638, 3640-3642, 3644-3646, 3648-3650, 3652-3654, 3656-3658, 3660-3662, 3664-3666, 3668-3670, 3672-3674, 3676-3678, 3680-3682, 3684-3686, 3688-3690, 3692-3694, 3696-3698, 3700-3702, 3704-3706, 3708-3710, 3712-3714, 3716-3718, 3720-3722, 3724-3726, 3728-3730, 3732-3734, 3736-3738, 3740-3742, 3744-3746, 3748-3750, 3752-3754, 3756-3758, 3760-3762, 3764-3766, 3768-3770, 3772-3774, 3776-3778, 3780-3782, 3784-3786, 3788-3790, 3792-3794, 3796-3798, 3800-3802, 3804-3806, 3808-3810, 3812-3814, 3816-3818, 3820-3822, 3824-3826, 3828-3830, 3832-3834, 3836-3838, 3840-3842, 3844-3846, 3848-3850, 3852-3854, 3856-3858, 3860-3862, 3864-3866, 3868-3870, 3872-3874, 3876-3878, 3880-3882, 3884-3886, 3888-3890, 3892-3894, 3896-3898, 3900-3902, 3904-3906, 3908-3910, 3912-3914, 3916-3918, 3920-3922, 3924-3926, 3928-3930, 3932-3934, 3936-3938, 3940-3942, 3944-3946, 3948-3950, 3952-3954, 3956-3958, 3960-3962, 3964-3966, 3968-3970, 3972-3974, 3976-3978, 3980-3982, 3984-3986, 3988-3990, 3992-3994, 3996-3998, 4000-4002, 4004-4006, 4008-4010, 4012-4014, 4016-4018, 4020-4022, 4024-4026, 4028-4030, 4032-4034, 4036-4038, 4040-4042, 4044-4046, 4048-4050, 4052-4054, 4056-4058, 4060-4062, 4064-4066, 4068-4070, 4072-4074, 4076-4078, 4080-4082, 4084-4086, 4088-4090, 4092-4094, 4096-4098, 4100-4102, 4104-4106, 4108-4110, 4112-4114, 4116-4118, 4120-4122, 4124-4126, 4128-4130, 4132-4134, 4136-4138, 4140-4142, 4144-4146, 4148-4150, 4152-4154, 4156-4158, 4160-4162, 4164-4166, 4168-4170, 4172-4174, 4176-4178, 4180-4182, 4184-4186, 4188-4190, 4192-4194, 4196-4198, 4200-4202, 4204-4206, 4208-4210, 4212-4214, 4216-4218, 4220-4222, 4224-4226, 4228-4230, 4232-4234, 42

Notes



PLANNING



DATE	PROJECT	CLIENT	ARCHITECT
10/10/19	INVINIBLE ROAD, FARNBOROUGH	TRANS PERINS PROPERTIES	BOYLE & BURNERS
10/10/19			
10/10/19			

BOYLE & BURNERS	10/10/19	10/10/19	10/10/19
10/10/19	10/10/19	10/10/19	10/10/19
10/10/19	10/10/19	10/10/19	10/10/19
10/10/19	10/10/19	10/10/19	10/10/19

CLIENT	TRANS PERINS PROPERTIES
PROJECT	INVINIBLE ROAD, FARNBOROUGH
TITLE	Proposed Mezzanine Floor Plan

DATE	10/10/19
BY	10/10/19
CHECKED	10/10/19
DATE	10/10/19
BY	10/10/19
CHECKED	10/10/19

DATE	10/10/19
BY	10/10/19
CHECKED	10/10/19
DATE	10/10/19
BY	10/10/19
CHECKED	10/10/19

This drawing is a Boyle & Burners LLP and may not be reproduced, copied or stored in any way without written authority.