

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 Ingram   |
| Application No.              | 19/00873/FULPP   |
| Date Valid                   | 3rd December 2019  |
| Expiry date of consultations | 19th April 2020  |
| Proposal                     | Erection of 17 dwellings (11x 3 beds, 4x 2 beds and 2x 1 bed) with associated parking and landscaping, following the demolition of the existing industrial buildings |
| Address                      | <b>2 - 4 Mount Pleasant Road Aldershot</b>   |
| Ward                         | Manor Park   |
| Applicant                    | Mr N Cleere  |
| Agent                        | Mr Jason O'Donnell, Arktec Architectural Consultancy   |
| Recommendation               | <b>GRANT</b> subject to s106 Planning Obligation   |

### Description

The application site is a corner plot on the south western side of Mount Pleasant Road with a frontage of 48m to Mount Pleasant Road and 62m to Eddy Road. The ground levels fall across the site from north to south by approximately 2.5m. At the south western rear boundary there is another drop to Eddy Road of 2.5m which is supported by a retaining wall. The site is occupied by 1 and 2 storey redbrick industrial buildings and offices, some shipping containers and a staff car park. The site was recently vacated by a pen and promotional printing business. The only entrance to the site is on Mount Pleasant Road.

The area is residential. North west of the site on Mount Pleasant Road are 1-5 Breakspear Terrace, five three storey modern terraced houses erected following approval of planning application 13/00869/FULPP. Other housing on Mount Pleasant Road comprises a mix of Victorian terraced housing and more modern semi-detached dwellings. The south eastern and south western site boundaries are adjoined by Eddy Road, a cul-de-sac of 1960s/70s terraced houses. There is a row of 13 lock-up garages against the south western rear boundary wall serving properties here. The north western boundary is adjoined by the rear boundaries of Nos. 56 to 68 Windmill Road and 1-5 Breakspear Terrace.

Just prior to submission a row of semi-mature sycamore trees which were not protected were removed from the rear boundary.

The application proposes the demolition of all buildings and the erection of 17 dwellings laid out as follows:

- Eleven 3-bedroom three-storey terraced houses fronting Mount Pleasant Road and Eddy Road along the north eastern and south eastern boundaries (Units 1-11)
- A three-storey apartment block containing 6 flats for affordable housing (four 2- beds and two 1-bed flats) located to the rear of the site (Units 12-17)
- New vehicle crossovers would be created to access each of the proposed terraced houses and the existing vehicular entrance would be retained leading to the apartment building

The terraced dwellings (Units 1-11) would be set back from the highway boundary by 5m and provided with a forecourt area each of 5m x 5m wide to create two parking spaces. Each terrace would have a rear garden with a depth of 8.5m. The ground floor would comprise an integral single garage and kitchen/dining room with living room and bedrooms on the first and second floors. Each house would measure 5.7m wide x 10m deep with a ridge height of 10.5m with transverse ridged roofs with flat roof dormers to the front and rear. The elevations would be finished with red facing bricks under plain clay roof tiles. On Eddy Road the houses would be split into two attached groups (of 2 and 3 units) and on Mount Pleasant Road there would be a continuous group of six, stepped down to follow the change in ground level.

The apartment building would be located 1.7m from the side north western boundary and 4.2m from the rear south western boundary and set back from Mount Pleasant Road by 40m facing the site entrance. It would measure 16.2m wide x 11.5m deep and have a fully hipped roof with an eaves height of 8m and an apex height of 11.4m incorporating front and rear flat dormers. All the units would be affordable rented units as required by Policy LN2 (Affordable Housing) of the New Rushmoor Local Plan (2019). There would be a parking court in front of the building with 10 spaces to serve the flats. A cycle store for 10 cycles and a bin store would be against the north western side boundary. 4 visitor spaces would also be provided on the site.

The application is supported by a design and access statement, streetscene elevations, an ecological site survey, a preliminary geo-environmental risk assessment, site survey and on request, and a parking stress and availability survey.

The applicants are in the process of preparing and submitting a S106 Planning Obligation to secure the required financial contributions towards SPA mitigation, enhancement of public open space and transport contributions to comply with the Local Plan and Supplementary Planning Documents. An update of this will be provided at the Committee Meeting.

## **Consultee Responses**

|                                   |   |
|-----------------------------------|---|
| HCC Highways Development Planning | No objection subject to conditions and financial contribution towards installation of new restrictions secured by a S106 Agreement. |
| RBC Parks Development Officer     | No objection subject to a Public Open Space financial contribution being secured.   |
| RBC Contracts Manager, Community  | No objections.  |

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|--|--|
| RBC Ecologist Officer                    | No objection subject to conditions.                                      |
| HCC Surface Water Drainage Consultations | No objection subject to conditions following receipt additional details. |
| Thames Water                             | No objections.   |
| RBC Environmental Health                 | No objection subject to conditions.                                      |
| RBC Housing                              | No objection following receipt of amended plans.                         |
| Planning Policy                          | No planning policy objections  |

### Neighbours notified

In addition to posting a site notice and press advertisement, 60 individual letters of notification were sent to properties in Eddy Road, Windmill Road and Mount Pleasant Road.

### Neighbour comments

39 objections have been received from the occupants of 4, 5, 6, 8, 9, 10, 11, 12, 16, 18, 21, 23 and 24 Eddy Road; 50, 54, 58, 60 and 86 Windmill Road, 5, 8, 9, 23 and 86 Mount Pleasant Road and 442 Selbourne Road, 23 Friend Avenue, 26 Redan Road Aldershot; and 18 Cranford Avenue, Fleet.

The principal objection is to the removal of opportunities for street parking in Eddy Road and Mount Pleasant Road. A summary of the objections received is as follows:-

#### (a) Parking:

- There are already huge problems with parking on Eddy Road with residents fighting for spaces. Life will be unbearable if this scheme goes ahead;
- People are already forced to park on double yellow lines;
- The new homes will remove 10-15 street parking spaces which is not acceptable;
- 17 new homes will equate to a minimum of 34 cars, which is not viable;
- Displacement of vehicles from Eddy Road will add to already dire parking situation in the area;
- The loss of parking will cause an extreme adverse effect for residents which should not be underestimated;
- There should be a single entrance with a central parking area on the proposed site;
- Family sized properties often own more than 1 car and most properties on Eddy Road don't have off-street parking spaces and have 3 bedrooms;
- Old people or parents with youngsters sometimes have to park 2 streets away which is also unsafe;
- A parking stress survey should be carried out;
- The area is already overpopulated and will cause road congestion;
- It is hard to visit friends;
- Parking problems are exacerbated on Aldershot FC match days;
- This will significantly reduce the value of my property [*Officer note: a reduction in property value is not a matter that can be taken into consideration in determining*

*planning applications*];

- No doubt it will go ahead as objections were made regarding Breakspear Terrace which still went ahead;
- Money seems to be more important than human cost;
- Occupants of 1-5 Breakspear Terrace do not use their garages or forecourts for parking; and
- Councillors should view for themselves the difficulties residents have in the evenings.

(b) Highway Safety:

- Access for refuse lorries and emergency services will be almost impossible as people will park opposite the new driveways on Eddy Road;
- There are multiple incidences of cars being damaged as they turn or reverse up the road;
- The location of the driveways will remove any safe pedestrian pathway as both sides of the road will have traffic turning in and out; and
- More developments will make it unsafe for pedestrians and other road users.

(c) Neighbouring Amenity:

- Having the flat building so close to the rear boundaries of properties in Windmill Road will lead to gardens and the rooms at the rear of the properties being overlooked and will result in loss of natural light and sunlight;
- The block would sit directly on the south east boundary which already struggles to get enough sunlight for plants to grow;
- The windows on the side of the block will overlook the garden and rear facing windows of **XXXXXX**;
- The block will substantially block the view from my property on Windmill Road across the valley reducing property value [*Officer Note: loss of a private view is not a matter that can be taken into account in considering planning applications*];
- What is the need for a high-rise block of flats so close to the boundary with adjacent properties? There should be enough space to build without unduly infringing on neighbouring properties;
- Noise and dust during construction will lead to unacceptable disturbance to all including young children trying to sleep [*Officer Note: the impacts of the construction period of a development cannot be taken into consideration in the determination of planning applications*];
- Plots 4 -6 will directly look into the garden and hallway windows of 8 Mount Pleasant Road; and
- The flats will block light into the houses and look into the front windows of the houses on the south western spur of Eddy Road.

(d) Other:

- Bats are clearly observable in the area despite the fact the report states that 24-hour operation of the factory discourages them and the submitted ecological appraisal does not mention that the chimney on the site has been investigated;
- The trees along the south western boundary have been removed but the roots remain, and they have damaged the rear walls of the Eddy Road garages. They should be removed and garages repaired [*Officer Note: Alleged damage to property from existing development does not constitute a planning consideration in the determination of this application*];
- There is insufficient infrastructure in the town to support new houses;

- I question the need for the development as windfall sites are not necessary in order for the Borough to meet its housing allocation target [Officer Note : an allowance for housing provision from windfall sites' has to be incorporated into the Council's housing targets];
- Poor air quality will be worsened; and
- Given the recent sink hole in Eddy Road additional construction traffic makes this proposal a worry.

One letter of support from a property in Church Road, Aldershot.

## **Policy and determining issues**

The site is located within the built-up area of Aldershot. The site is not located within or near a Conservation Area and it does not contain a Listed Building or is near one.

Policies SS2 (Spatial Strategy), IN1 (Infrastructure and Community Facilities), IN2 (Transport), IN3 (Telecommunications), DE1 (Design in the Built Environment), DE2 (Residential Internal Space Standards), DE3 (Residential Amenity Space Standards), DE4 (Sustainable Water Use), DE6 (Open Space, Sport and Recreation), DE10 (Pollution), LN2 (Affordable Housing), NE1 (Thames Basin Heaths Special Protection Area), NE2 (Green Infrastructure), NE3 (Trees and Landscaping), NE4 (Biodiversity), NE6 (Managing Fluvial Flood Risk) and NE8 (Sustainable Drainage Systems) of the adopted New Rushmoor Local Plan (2014-2032) are relevant to this application.

The Council's adopted supplementary planning documents (SPD) on 'Planning Contributions - Transport' 2008, 'Car and Cycle Parking Standards', 2017, Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy (AMS) as updated July 2019, are also material considerations in the determination of the application. The National Planning Policy Framework (NPPF), which was revised in February 2019, is also relevant.

The main determining issues of this application are considered to be:-

1. The principle of development,
2. The visual impact
3. The impact on neighbours
4. The living environment created
5. Parking and highways considerations
6. Open space provision
7. The provision of affordable housing
8. The water environment and
9. Impact on nature.

## **Commentary**

### **1. The principle of development -**

The site has a long-established light industrial use (Class B1(c)) but is not designated as a Key or Strategic Employment Site by the New Local Plan (2019). Accordingly, there is no planning policy requirement for the existing commercial use to be retained. The site is not a Heritage Asset or within a Conservation Area. Located in the built-up area boundary of Aldershot the principle of residential development is accepted.

The National Planning Policy Framework (2019) at Paragraph 68 actively encourages the development of small to medium sized brownfield sites within existing settlements to provide land for homes. It is acknowledged that the continuation of the current commercial use is not wholly viable or suitable as it is located in a residential area.

With regards to ground contamination, the applicants have undertaken an initial site investigation which has identified elevated levels of certain contaminants in some samples such that it is recommended that further investigation be undertaken once the site has been cleared of buildings. The Council's Environmental Health Officer is satisfied with this approach and the conclusions of the report and raises no objection subject to the imposition of conditions to require further site investigation work to be undertaken and for any mitigation works to be implemented prior to the commencement of the construction works.

Having taken into account the policies in the Rushmoor Local Plan (2019) the proposal is considered acceptable in principle subject to all usual development control issues being satisfactorily resolved.

## **2. Visual impact -**

The predominant character is of terraced and semi-detached housing of a mix of ages. The proposed three storey terraced houses would have the greatest visual impact. The plot sizes and width and depth of the houses would be similar in scale to the surrounding built form and site layout. The dwellings have a ridge height of 10.5m and would be slightly taller than the two storey houses opposite, but not significantly so. The third storeys would be accommodated in the roof with the use of flat roofed dormers in the front and rear roof planes. The terraces take the same form and design as the modern adjacent houses at Breakspear Terrace on Mount Pleasant Road and match this development in terms of ridge, eaves, and fenestration heights and levels.

The houses would be set back from the highway boundary by 5m, matching the building line of Breakspear Terrace. The houses on Eddy Road would be split into two groups of 2 and 3 units reducing bulk and being more in keeping with variety of dwelling types in the street-scene. Units 6-11 on Mount Pleasant Road would be staggered in height to follow the changing levels on the road. The site entrance at the edge of the site provides a gap between the proposed dwellings and 1-5 Breakspear Terrace. The site layout plan shows some landscaping planting in the front of the properties to soften their appearance in the street.

Traditional and entirely conventional external finishes of facing red brick with stone cills and brick detailing under plain clay roof tiles would be used. These are not out of character with the area, although submission of samples of finishes would be required in the event of permission being granted.

The flat building would be 11.4m tall with a fully hipped roof. It would be 0.9m taller than the houses and set back from the front boundary by 40m. It is considered that there is sufficient space between the dwellings and the flat building so that there would not be a cramped appearance. Finishes and flat roof dormers on the front and rear would be the same as the terraces. The parking court would be mostly screened from the street-scene.

It is considered that the proposed terraced houses and apartment building would integrate satisfactorily into the surrounding area and overall the development would be consistent with the existing scale and character of the area and would therefore comply with Policy DE1 of the Rushmoor Local Plan (2019).

### **3. Impact on neighbours -**

The terraces would be 18m to 21m from houses on the opposite side of Mount Pleasant Road and Eddy Road. Notwithstanding objections raised, this is a standard separation and relationship between houses on opposite sides of a street; and would not cause an undue loss of privacy.

An objection has been raised that Units 5 and 6 will overlook the rear garden and side windows of 8 Mount Pleasant Road, which is on the corner of Eddy Road. This property has no substantial boundary treatment along its boundary with Eddy Road enclosing the rear garden; and it is reasonable to expect that the owner of this property could alleviate their concern by erection some form of screening. With regards to inter-looking from the side elevation of Unit no. 6, these windows are to circulation space and are 18m from 8 Mount Pleasant Road. Given these factors, it is considered there would be no material loss of privacy arising from the proposal to that property.

Concerns have been raised that the apartment building will result in an unacceptable loss of daylight, sunlight and privacy to the rear-facing gardens and rooms of nos. 58 and 60 Windmill Road. The flat building is 1.8m from the rear boundaries and 17m from the rear elevations of those properties. It has an eaves height of 8m and an apex roof height of 11.4m, with a fully hipped roof and a footprint of 11.5m along the boundary. The north western side elevation of the apartment block has three windows which serve bathrooms which can be obscure glazed by condition to satisfactorily address overlooking impact.

The building is largely to the east of the south-east facing gardens and given separation distances and its orientation and size, is considered that its impact by way of overshadowing would not be materially harmful. Loss of daylight to rear facing living areas and windows have been considered and calculated as to have a minimal impact.

The building will result in a loss of some outlook from the rear facing living areas and gardens of the Windmill Road properties however land levels at the Windmill Road dwellings are approximately 1m higher than the application site, and the living areas and decking are at first floor level (with garage and utility room at ground floor). Given this and the separation distances it is considered that the impact on neighbouring amenity from the apartment building would, on balance, be acceptable.

The proposed apartment block would be 22m away from the front elevations of dwellings on Eddy Road south west of the site. Although the trees have been removed along this boundary, it is considered this separation distance would not cause harmful interlooking contrary to the representations received. The proposed building would be set back 4m from the site boundary and the change in land levels and garages is also considered to provide a buffer.

Taking all matters into consideration it is considered that the proposal would have an acceptable impact on the amenity of the occupants of neighbouring properties by way of overlooking, loss of daylight and sunlight and of being overbearing, and in this regard would comply with Policy DE1 of the Rushmoor Local Plan (2019) and the relevant guidance in the NPPF (2019).

#### **4. The living environment created -**

The terraced houses are 3-bedroom (5 person) dwellings with gross internal floor areas of 124.73sqm each. They meet the minimum gross internal floor area, bedroom size and storage requirements of Policy DE2 (Internal Residential Space Standards). There is a route for the bins from the terraces to be brought to the front of each property for collection from the street on the appropriate day.

The flat building has four 2-bed (4 person) flats and two 1-bed (2 person) flats. The 2-bed flats each measure 70.5 sqm and the 1-bed flats measure 61sqm (which does not include floor space below a head height of 1.5m). All the flats meet the minimum floor area requirements and bedroom sizes and storage areas are also compliant. It is noted that Units 16-17 have an additional small study room. This is not a bedroom as it does not meet the minimum standard for being a single bedroom : as such, these units must not be advertised as 2-bed units.

Policy DE3 (Residential Amenity Space Standards) requires new development to 'provide good quality useable private outdoor space in the form of gardens, balconies and roof terraces'. The minimum requirement is 5sqm for a flat and 30sqm for a 2-plus bedroom house. Where private open space cannot be added due to site conditions, additional living space equivalent to the private open space requirement can be added.

There are no balconies in the flats as it is considered that balconies here would cause harmful overlooking to surrounding dwellings. The flats exceed the minimum internal floor area requirement by 5sqm in order to comply with Policy DE3. There is some communal landscaped amenity space to the rear of the apartment building with a depth of 4m. The terraced houses are served with adequately sized gardens of more than 60sqm each.

There is the potential for an impact on neighbouring amenity within the site. It is recommended that the windows in both side elevations of the flat building are obscure glazed to prevent overlooking to adjoining properties. The front elevation of the building would be located 16m from the rear boundaries of Units 9-11 and 27m from their rear elevations. It is considered the impact on loss of privacy would be acceptable taking into consideration these separation distances. The flat building would be 1.5m from the rear property boundaries of Units 1 and 2 and 12m from their rear elevations. There will be some impact by way of being overbearing and overshadowing. The purchasers will be aware of the impact and the overshadowing will not be so harmful on amenity given the orientation of the buildings as to require a rearrangement of the layout. It is recommended that the windows on the north eastern side elevation of terrace no. 5 are obscure glazed to prevent overlooking into the rear garden of units 6-8

The application is considered to create an acceptable living standard for future occupiers and taking into consideration all the site constraints will comply with Policies DE1, DE2 and DE3 of the Rushmoor Local Plan (2019).

#### **5. Parking and highways -**

The site entrance from Mount Pleasant Road would remain unchanged to serve the proposed flats. Vehicular crossovers would be created on Eddy Road and Mount Pleasant Road for each of the proposed new terraced houses.

The proposed houses would each be provided with 2 forecourt parking spaces which meet the minimum standards and required bay dimensions in the Rushmoor Car and Cycle Parking



Standards SPD (2017). The forecourt layouts allow for a separate pedestrian pathway to each dwelling entrance door of an adequate width.

The parking area in front of the proposed apartment building would have 10 spaces to serve the flats, complying with the adopted parking standards. Four visitor parking spaces would be located around the site to comply with requirements of the Parking Standards in this regard. It is noted that the integral garages do not count towards the required car parking standards due to Principle 10 of the Parking Standards SPD.

Secure cycle parking provision is permissible in the garages. A covered and secure cycle store with stands measuring 1.7m x 6.1m and providing for 10 cycles would be erected on the north western side boundary to serve the proposed apartment building. It is considered that this meets the requirements of the Parking Standards SPD.

The Council's Waste Contracts Manager has raised no concern with the size of the communal bin store and given advice on the numbers and sizes of bins to be provided on the site.

As existing, there is the opportunity for unrestricted street parking along the Mount Pleasant and north eastern Eddy Road street frontages of the application site for approximately 14 vehicles; which the proposed new vehicle crossovers would remove. The majority of objections received are concerned with the removal of these spaces; and care mainly residents of Eddy Road. Principle 5 of the Rushmoor Car and Cycle Parking Standards SPD (2017) states that the loss of on-street parking spaces to facilitate a new access should be re-provided or accommodated on street.

Nos. 1-21 Eddy Road do not have space on-site for parking. Nos. 1 to 6 are only accessible by a pedestrian footpath. There is a bay at the southern end of Eddy Road for 5 vehicles and a row of 13 lock up garages opposite Nos. 12-21. On-site parking on Mount Pleasant Road is more readily apparent, although there are some terraces with no private parking.

A parking stress survey has been submitted to seek to assess existing levels of street parking and parking availability within a 200 metre radius walking distance of Eddy Road and the application site. The 200m distance is extended where appropriate to the nearest road junctions. The scope of the survey includes Windmill Road, Eddy Road, Mount Pleasant Road, Waterloo Road, Staff Road and Holly Road. It was carried out on Tuesday 17 and Wednesday 18 March between 12.30am and 05.30am. The Parking Standards SPD requires surveys to be conducted in two-week intervals, although it is accepted that the chosen days were not during a school holiday or on any statutory holiday.

The survey found that overnight levels of parking stress were 92% on Tuesday and 94% on Wednesday. In total there were 15 spaces available on Tuesday and 17 on Wednesday. The largest numbers of available spaces were on Windmill Road. The survey indicates that whilst the levels of parking stress are high there is spare on-street capacity to accommodate the displaced parking on Eddy and Mount Pleasant Road in accordance with the principle.

Despite the objections received, the street parking is not in private ownership and those whom use it cannot expect it, at any time, to remain available solely for their own personal use. It is also noted that in this location the applicant could install the dropped kerbs without needing planning permission as the roads onto which the proposed access would be created are not classified roads. All that is required is a licence from the Highway Authority (Hampshire County Council), which is an entirely separate matter considered under Highways legislation. HCC

Highways has not indicated that such consent would be denied to the applicants in responding to the consultation from this Council in respect of the current planning application.

Although there is limited on-site parking, there is a row of 13 lock-up garages opposite Nos. 11-21 Eddy Road available to some of the households on the street, although it is acknowledged that several of these are currently used for storage purposes and the garages were undoubtedly built to house cars of a smaller size than is the norm nowadays.

It is Government guidance that denying planning permissions on highways grounds is only justified and appropriate where the safety or convenience of highway users would be subject to 'severe' harm. The County Highway Authority have reviewed the application. They calculate that there would be a small increase in traffic during peak hours above the existing use, but that it is not significant and would not have a detrimental impact on the safety of the local or strategic highway network. HCC Highways raise no overall objection on highways grounds. As the proposal allows for adequate off street parking provision, would not cause undue congestion and adequate street parking has been demonstrated to be available in the vicinity to replace opportunities on Eddy Road and Mount Pleasant Road it is considered that the proposal complies with Policy IN2 of the Rushmoor Local Plan (2019) and are acceptable in highways terms.

## **6. Open Space Provision -**

The New Rushmoor Local Plan (2019) seeks to ensure that adequate open space provision is made to cater for future residents in connection with new residential developments. Policy DE6 refers to the Council's standard and in appropriate circumstances, requires a contribution to be made towards the enhancement and management or creation of open space, for part or all of the open space requirement.

The current scheme presents a circumstance where a contribution towards off-site provision by way of a planning obligation is appropriate, since the proposals are for a 'major' (i.e. 10 units or more) development. The Council's Parks Development Officer has reviewed the proposals and considers financial contribution towards either playground renewal of Manor Park or Redan Hill Gardens is appropriate, to be secured by way of a planning obligation. The applicant is in the process of completing such an agreement. Subject to this the proposal is acceptable within the terms of Policy DE6.

## **7. Affordable Housing -**

Policy LN2 of the Local Plan requires, subject to viability, a minimum of 30% of dwellings on sites of 11 or more dwellings to be provided as affordable homes of a tenure to best meet local needs. In accordance with the Council's Strategic Housing Market Assessment (SHMA) (2016), the local need is for 70% subsidised rent and 30% intermediate ownership.

The proposal development would provide a block of 6 flats for affordable rent. This amount would provide the 30% affordable housing requirement of Policy LN2 in full. The ratio of tenure does not strictly comply with the SHMA (2016) in terms of tenure mix, but in this circumstance is considered acceptable as a mix of tenure in small blocks is not normally feasible for Registered Housing Providers due to management issues and 1 and 2 bedroom units are in demand in the Borough.

It is considered that the proposal is acceptable having regard to the requirements of Policy LN2 of the New Rushmoor Local Plan.

## **8. The water environment -**

The site is located within Flood Zone 1; i.e. land at least risk of fluvial flooding. The application is supported by a Schematic Surface Water Drainage Strategy.

Policy NE8 (Sustainable Drainage Systems) of the Rushmoor Local Plan (2019) states that 'the implementation of integrated and maintainable SUDS (using the SUDS management train principles) in all flood zones for both brownfield and greenfield sites is required. The submitted Surface Water Drainage Strategy indicates that surface water run-off will be managed through permeable paving and an on-site cellular storage system, with discharge to the public sewer network south of the site at a maximum rate of 2l/s.'

Hampshire County Council as the Lead Local Flood Authority (LLFA) sought further detail from the applicants to demonstrate that the system could be implemented without increasing flood risk on or off the site and that the proposed run off rate could be achieved. Following submission of these details, the LLFA has raised no further objection subject to a condition that a document outlining the long-term maintenance regime of the SUDS system be approved in writing by the Local Planning Authority prior to occupation. It is considered that, subject to the imposition of such a condition, the proposed development is acceptable having regard to New Rushmoor Local Plan Policy NE8.

## **9. The impact on Wildlife -**

### Special Protection Area

The European Court of Justice judgement in 'People Over Wind, Peter Sweetman v Coillte Teoranta C-323/17' in April 2018 established the legal principle that a full appropriate assessment (AA) must be carried out for all planning applications involving a net gain in residential units in areas affected by the Thames Basin Heaths SPA, and that this process cannot take into account any proposed measures to mitigate any likely impact at the assessment stage. This process, culminating in the Council's Appropriate Assessment of the proposals, is overall described as Habitats Regulation Assessment (HRA).

Undertaking the HRA process is the responsibility of the decision maker (in this case, Rushmoor Borough Council) as the 'Competent Authority' for the purposes of the Habitats Regulations. The following paragraphs comprise the Council's HRA in this case:-

### HRA Screening Assessment under Regulation 63(1)(a) of the Habitats Regulations

The Thames Basin Heaths SPA is designated under the E.C Birds Directive for its lowland heathland bird populations. The site supports important breeding bird populations, especially Nightjar *Caprimulgus europaeus* and Woodlark *Lullula arborea*, both of which nest on the ground, often at the woodland/heathland edge; and Dartford Warbler *Sylvia undata*, which often nests in gorse *Ulex* sp. Scattered trees and scrub are used for roosting.

Heathland is prone to nitrogen deposition due to increases in Nitrogen Oxide. Calculations undertaken for the Rushmoor Borough Council Local Plan found that there will be no in-combination impacts on the habitats as a result of development in the Local Plan, including an allowance for 'windfall' housing developments. However within the screening process it will need to be ascertained whether development outside the Local Plan within 200m of the SPA will increase vehicle movements to above 1000 extra trips/day or exceed the Minimum Critical

Load by over 1% either alone or in-combination with the Local Plan.

The bird populations and nests are very prone to recreational disturbance, with birds vacating the nests if disturbed by members of the public. This leaves the young unprotected and increases the risk of predation. Dogs not only disturb the adults, but can directly predate the young.

Visitor surveys have shown that the visitor catchment area for the Thames Basin Heath SPA is 5km, with any proposals for residential development within this catchment contributing to recreational pressure on the SPA. The research also evidenced that residential development within 400m of the SPA would cause impacts alone due to cat predation of adult and young birds.

The retained South East Plan Policy NRM6 and adopted New Rushmoor Local Plan (2014-2032) Policy NE1 (Thames Basin Heaths Special Protection Area) and Thames Basin Heaths Avoidance & Mitigation Strategy (2019)], state that residential development within 400m of the SPA should be refused and development within 5km of the SPA should provide Strategic Alternative Natural Greenspace (SANG) of 8ha/1000 additional population and contributions to Strategic Access Management and Monitoring Measures (SAMM) dependant on the number of bedrooms.

It is considered that there is sufficient information available with the planning application provided by the applicants with which the Council can undertake the HRA process. In this case the proposed development involves the creation of 17 net new residential units within the Aldershot urban area. As such, the proposed development is located within the 5km zone of influence of the SPA but outside the 400-metre exclusion zone. The proposed development is neither connected to, nor necessary to the management of, the Thames Basin Heaths SPA. Furthermore, the proposed development would not result in a net increase in traffic movements in excess of 1000 vehicular movements per day in proximity to the SPA.

All new housing development within 5 km of any part of the Thames Basin Heaths SPA, is considered to contribute towards an impact on the integrity and nature conservation interests of the SPA. This is as a result of increased recreation disturbance. Current and emerging future Development Plan documents for the area set out the scale and distribution of new housebuilding in the area up to 2032. A significant quantity of new housing development also results from 'windfall' sites, i.e. sites that are not identified and allocated within Development Plans. There are, therefore, clearly other plans or projects for new residential development that would, together with the proposals the subject of the current planning application, have an 'in-combination' effect on the SPA. On this basis it is clear that the proposals would be likely to lead to a significant effect on European site (i.e. the Thames Basin Heaths SPA) integrity.

#### Appropriate Assessment under Regulation 63(1) of the Habitats Regulations

If there are any potential significant impacts upon the Thames Basin Heaths SPA, the applicant must suggest avoidance and/or mitigation measures to allow an Appropriate Assessment to be made. The Applicant must also provide details that demonstrate any long-term management, maintenance and funding of any such solution.

The project the subject of the current planning application being assessed would result in a net increase of dwellings within 5 km of a boundary of part of the Thames Basin Heaths SPA. In line with Natural England guidance and adopted Rushmoor Local Plan Policy NE1 and the Thames Basin Heaths Avoidance & Mitigation Strategy (2019), a permanent significant effect

on the SPA due to an increase in recreational disturbance as a result of the proposed new development is likely. As such, in order to be lawfully permitted, the proposed development will need to secure a package of avoidance and mitigation measures.

Rushmoor Borough Council formally adopted the latest version of the Thames Basin Heaths SPA Avoidance & Mitigation Strategy (AMS) in May 2019. The AMS provides a strategic solution to ensure the requirements of the Habitats Regulations are met with regard to the in-combination effects of increased recreational pressure on the Thames Basin Heaths SPA arising from new residential development. This Strategy is a partnership approach to addressing the issue that has been endorsed by Natural England.

The AMS comprises two elements. Firstly the maintenance of Suitable Alternative Natural Greenspace (SANG) in order to divert additional recreational pressure away from the SPA; and, secondly, the maintenance of a range of Strategic Access Management and Monitoring Measures (SAMMs) to avoid displacing visitors from one part of the SPA to another and to minimize the impact of visitors on the SPA. Natural England raises no objection to proposals for new residential development in the form of Standing Advice provided that the mitigation and avoidance measures are in accordance with the AMS.

In order to meet the requirements of Policy NE1 and the AMS applicants must:-

- (a) secure an allocation of SPA mitigation capacity from either the Council's SANGS schemes, or from another source acceptable to Natural England and to the Council; and
- (b) secure the appropriate SANG and/or SAMM in perpetuity by making the requisite financial contribution(s) by entering into a satisfactory s106 Planning Obligation that requires the payment of the contribution(s) upon the first implementation of the proposed development.

These requirements must be met to the satisfaction of Natural England and Rushmoor Borough Council (the Competent Authority) before the point of decision of the planning application.

In this case the applicants have received an allocation of SANG capacity from the Council's Southwood Country Park SANG scheme sufficient for the new units proposed. The attendant SPA financial contribution can be secured by the applicants entering into a satisfactory s106 Planning Obligation to require payment of £130,125 towards SPA mitigation and avoidance (comprising £ 119,402 SANGS and £ 10,723 SAMMS contributions) upon the implementation of the proposed development. Accordingly, subject to the necessary s106 being completed, it is considered that the impact upon the SPA will have been satisfactorily addressed.

#### Conclusions of Appropriate Assessment

On this basis, subject to the s106 being completed, the Council are satisfied that the applicants can satisfactorily mitigate for the impact of their proposed development on the Thames Basin Heaths SPA in perpetuity in compliance with the requirements of New Rushmoor Local Plan Policy NE1 and the AMS. Accordingly it is considered that planning permission can be granted for the proposed development on SPA grounds.

#### Site Specific Protected Species

An ecological survey report has been submitted in respect of the site and buildings dated March 2018 and April 2019, which has paid particular attention to any evidence of bats or features that could provide potential roosts. Evidence of other species of note or protected

species were also surveyed. The reports concluded that no evidence of bats was found and the site is of low ecological value. Following receipt of some objections that bats had been seen on the site, an addendum report dated 17 February 2020 was submitted which inspected the chimney on the site. This also found no evidence of bats or other protected species following a careful inspection.

The Council's Ecology Officer is satisfied with the findings of the reports, noting that Redan Road Cemetery 176m from the site contains green infrastructure (grasslands and semi-improved grasslands). A condition that biodiversity enhancement measures are included in the landscape plan to be submitted prior to occupation of the proposal is recommended to secure biodiversity gain in accordance with Policy NE2 of the Local Plan and relevant provisions of the NPPF (2019).

### **Conclusions -**

The proposal is considered acceptable in principle, would have an acceptable impact on the visual character and appearance of the area, have no materially adverse impact on neighbours, would provide an acceptable living environment, is acceptable in highway terms and provides adequate storm water drainage. A financial contribution will be secured to provide for off-site open space provision and the adequate number of on-site affordable dwellings are provided in compliance with affordable housing policy. Subject to the provision of a contribution towards the Southwood Country Park SANG mitigation scheme to be secured by the s106 Planning Obligation, the proposals would have no significant impact upon the nature conservation interest and objectives of the Thames Basin Heaths Special Protection Area. It is not considered that the site harbours any significant protected wildlife, nevertheless appropriate biodiversity gain can be secured as a result of the development. The proposals are thereby considered acceptable having regard to Policies SS2, DE1, DE2, DE3, DE6, DE10, LN2, IN1, IN2, IN3, NE2, NE3, NE4, NE6 and NE8 of the adopted New Rushmoor Local Plan (2014-2032).

### **Full Recommendation**

It is recommended that subject to the completion of a satisfactory Planning Obligation under Section 106 of the Town and Country Planning Act 1990 by 31 May 2020 to secure Special Protection Area and Public Open Space financial contributions and on-site provision of 6 affordable housing units as set out in the report the Head of Planning in consultation with the Chairman be authorised to **GRANT** planning permission subject to the following conditions and informatives:-

However, in the event that a satisfactory s106 Agreement is not received by 31 May 2020, the Head of Planning, in consultation with the Chairman, be authorised to refuse planning permission on the grounds that the proposal does not provide a financial contribution to mitigate the effect of the development on the Thames Basin Heaths Special Protection Area in accordance with The Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy and adopted New Rushmoor Local Plan Policy NE1; an appropriate financial contribution in respect of Public Open Space in accordance with Policy DE6 of the adopted New Rushmoor Local Plan (2014-2032); and appropriate provision of on-site affordable housing in accordance with Policy LN2 of the adopted New Rushmoor Local Plan (2014-2032).

- 1 The development hereby permitted shall be begun before the expiration of one year 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, to reflect the objectives of the Council's Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy as amended August 2019 and to accord with the resolution of Rushmoor's Cabinet on 17 June 2014 in respect of Planning Report no PLN1420.

- 2 The permission hereby granted shall be carried out in accordance with the following approved drawings, Drawing numbers:

P17/20/300 Location Plan, P17/20/S/301 Rev A Site Layout and Roof Plans, P17/20/S/302 Rev A Streetscene elevations, P17/20/S/310 Rev A Floor Plans and Elevations Plots 1-2, P17/20/S/320 Rev A Floor plans and elevations Plots 3-5, P17/20/S/330 Rev A Floor plans Plots 6-11, P17/20/S/331 Elevations Plots 6-11, P17/20/S/340 Rev A Floor plans and elevations plots 12-17, P17/20/S/350 Bin/Cycle store plans, 426:001 Rev P1 Schematic Drainage Layout , 688 - 01 Existing level plan

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

- 3 Construction of the following elements of the development hereby approved shall not start until a schedule and/or samples of the materials to be used in them have been submitted to, and approved in writing by, the Local Planning Authority. Those elements of the development shall be carried out using the materials so approved and thereafter retained:

- External walls
- Roofing materials
- Window frames

Reason - To ensure satisfactory external appearance. \*

- 4 Surfacing of access driveways, forecourts or other paths and hard surfaces within the development hereby approved shall not start until a schedule and/or samples of the surfacing materials to be used for them have been submitted to, and approved in writing by, the Local Planning Authority. Those elements of the development shall be carried out using the materials so approved and thereafter retained

Reason - To ensure satisfactory external appearance and drainage arrangements. \*

- 5 Prior to occupation or use of the development hereby approved, screen and boundary walls, fences, hedges or other means of enclosure shall be installed in accordance with details to be first have been submitted to and approved in writing by the Local Planning Authority. The development boundary treatment shall be completed and retained in accordance with the details so approved.

Reason - To safeguard the amenities of neighbouring property. \*

- 6 No works of construction of the buildings hereby approved shall start until plans showing details of the existing and proposed ground levels, proposed finished floor levels, levels of any paths, drives, garages and parking areas and the height of any retaining walls within the application site have been submitted to and approved in writing by the Local Planning Authority. The development shall be completed and retained in accordance with the details so approved.

Reason - To ensure a satisfactory form of development in relation to neighbouring property.\*

- 7 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:

- (i) A programme of and phasing of demolition (if any) and construction work;
- (ii) The provision of long-term facilities for contractor parking;
- (iii) The arrangements for deliveries associated with all construction works;
- (iv) Methods and phasing of construction works;
- (v) Access and egress for plant and machinery;
- (vi) Protection of pedestrian routes during construction;
- (vii) Location of temporary site buildings, compounds, construction material, and plant storage areas.

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

Reason - In the interests of amenity and highway safety\* works on the amenity of the locality.

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

i. a desk top study carried out by a competent person documenting all previous and existing uses of the site and adjoining land, and potential for contamination, with information on the environmental setting including known geology and hydrogeology. This report should contain a conceptual model, identifying potential contaminant pollutant linkages.

ii. if identified as necessary; a site investigation report documenting the extent, scale and nature of contamination, ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study.

iii. if identified as necessary; 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.

Where step iii) above is implemented, following completion of the measures identified in the approved remediation scheme a verification report that demonstrates the



effectiveness of the remediation shall be submitted for 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. \*

- 9 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

- 10 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.

- 11 The cycle parking facilities and refuse bin storage areas as shown on the approved plans shall be constructed, completed and made available for use in full accordance with the approved details before any part of the development is occupied and retained thereafter for their respective purposes as approved.

Reason - In the interests of visual amenity and to ensure adequate provision of these facilities before the proposed new residential accommodation is occupied.

- 12 No dwelling shall be occupied until the off-street parking facilities to serve the proposed dwellings shown on the approved plans have been constructed, surfaced and made available to occupiers of and visitors to the development hereby approved. The parking spaces for the flats shall be allocated as indicated on the plans hereby approved. All spaces thereafter be retained solely for parking purposes and be kept available at all times for parking and, in the interests of clarity, shall not be used for the storage of caravans, boats or trailers.

Reason - For the avoidance of doubt and to ensure the provision, allocation and retention of adequate on-site car parking facilities within the development. \*

- 13 The drainage system shall be constructed in accordance with the Schematic Surface Water Drainage Layout ref: 426:001 P2. Surface water discharge to the public sewer network shall be limited to 2.0 l/s. Any changes to the approved documentation must be submitted to and approved in writing by the Local Planning Authority and Lead Local

Flood Authority. Any revised details submitted for approval must include a technical summary highlighting any changes, updated detailed drainage drawings and detailed drainage calculations.

Reason: To reflect the objectives of Policy NE8 of the Rushmoor Local Plan (2019)

- 14 No dwelling shall be occupied on site until a fully detailed landscape, planting and biodiversity enhancement scheme (to include, where appropriate, sufficient biodiversity mitigation and enhancement measures recommended in the ecological survey report submitted with the application prepared by AA Environmental Consultants and dated April 2019 ) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed and retained in accordance with the details so approved. Any tree/shrub removed, dying or becoming seriously diseased within five years of planting shall be replaced by trees/shrubs of similar size and species to those originally required to be planted.

Reason - To ensure the development makes an adequate contribution to visual amenity; and to ensure biodiversity net gain and green infrastructure is provided in line with para 170, 174, 175 of the NPPF and Policy NE4 of the Rushmoor Local Plan (2019). \*

- 15 Notwithstanding any details submitted with the application, details for the long-term maintenance arrangements for the surface water drainage system shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the dwellings. The submitted details shall include:
- a) maintenance schedules for each drainage feature type and ownership
  - b) details of protection measures

Reason - To reflect the objectives of Policy NE8 of the Rushmoor Local Plan (2019) \*

- 16 Notwithstanding any details submitted in the application, no dwelling shall be occupied until details of the telecommunications provision and any aerial or satellite facilities for the development, including high-speed broadband, have been submitted to and approved by the Local Planning Authority. Details shall demonstrate the impact on neighbouring and visual amenity has been minimised. The approved system shall then be installed and made operational before the relevant dwellings are occupied. \*

Reason - In the interests of the visual amenity of the area.

Reason - To ensure satisfactory external appearance and provide for appropriate telecommunications provision. \*

- 17 Prior to the first occupation of any of the dwellings in the apartment building the communal amenity space shall be provided, made available for use and thereafter retained for its designated purpose.

Reason - To meet the recreational needs of future residents.

- 18 In the event that demolition works are not to take place concurrently as part of the construction of the proposed development, a demolition strategy shall be submitted to the Local Planning Authority for approval. Once approved demolition and associated mitigation measures shall be undertaken in accordance with the approved strategy.

Reason - In the interests of the visual and residential amenities of the area and highway safety.

- 19 The first- and second-floor windows in the side elevations of the apartment building serving the en-suite bathrooms to Units 14-17, and the first- and second floor windows in the north eastern side elevation of Unit 5 hereby approved, shall be non-opening and permanently obscurely glazed in their entirety up to a height of at least 1.7m above the internal floor level.

Reason - To preserve the privacy and amenities of neighbouring properties.

- 20 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) (England) 2015, (or any Order revoking and re-enacting that Order) no development falling within Classes, A, B, C and D of Part 1 of Schedule 2 shall be carried out without the prior permission of the Local Planning Authority.

Reason - To protect the amenities of neighbouring residential properties and allow for retention of sufficient parking facilities on site.

- 21 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 buildings demolished during the bird breeding season (March-September inclusive) they should first be inspected by an experienced ecologist to ensure that no active nests are present. If an active nest is discovered, it should be left in situ until the young have fledged.

Reason - to prevent harm to breeding birds

## INFORMATIVES

- 1 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.
- 2 INFORMATIVE - REASONS FOR APPROVAL- The Council has granted permission because The proposal is considered acceptable in principle, would have an acceptable impact on the visual character and appearance of the area, have no materially adverse impact on neighbours, would provide an acceptable living environment, is acceptable in highway terms and provides adequate storm water drainage. A financial contribution will be secured to provide for off-site open space provision and the adequate number of on-site affordable dwellings are provided in compliance with affordable housing policy. Subject to the provision of a contribution towards the Southwood Country Park SANG mitigation scheme to be secured by the s106 Planning Obligation, the proposals would have no significant impact upon the nature conservation interest and objectives of the Thames Basin Heaths Special Protection Area. It is not considered that the site harbours any significant protected wildlife, nevertheless appropriate biodiversity gain can be secured as a result of the development. The proposals are thereby considered acceptable having regard to Policies SS2, DE1, DE2, DE3, DE6, DE10, LN2, IN1, IN2, IN3, NE2, NE3, NE4, NE6 and NE8 of the adopted New Rushmoor Local Plan (2014-2032).

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.

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.

- 3 INFORMATIVE - This permission is subject to a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended).
- 4 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.

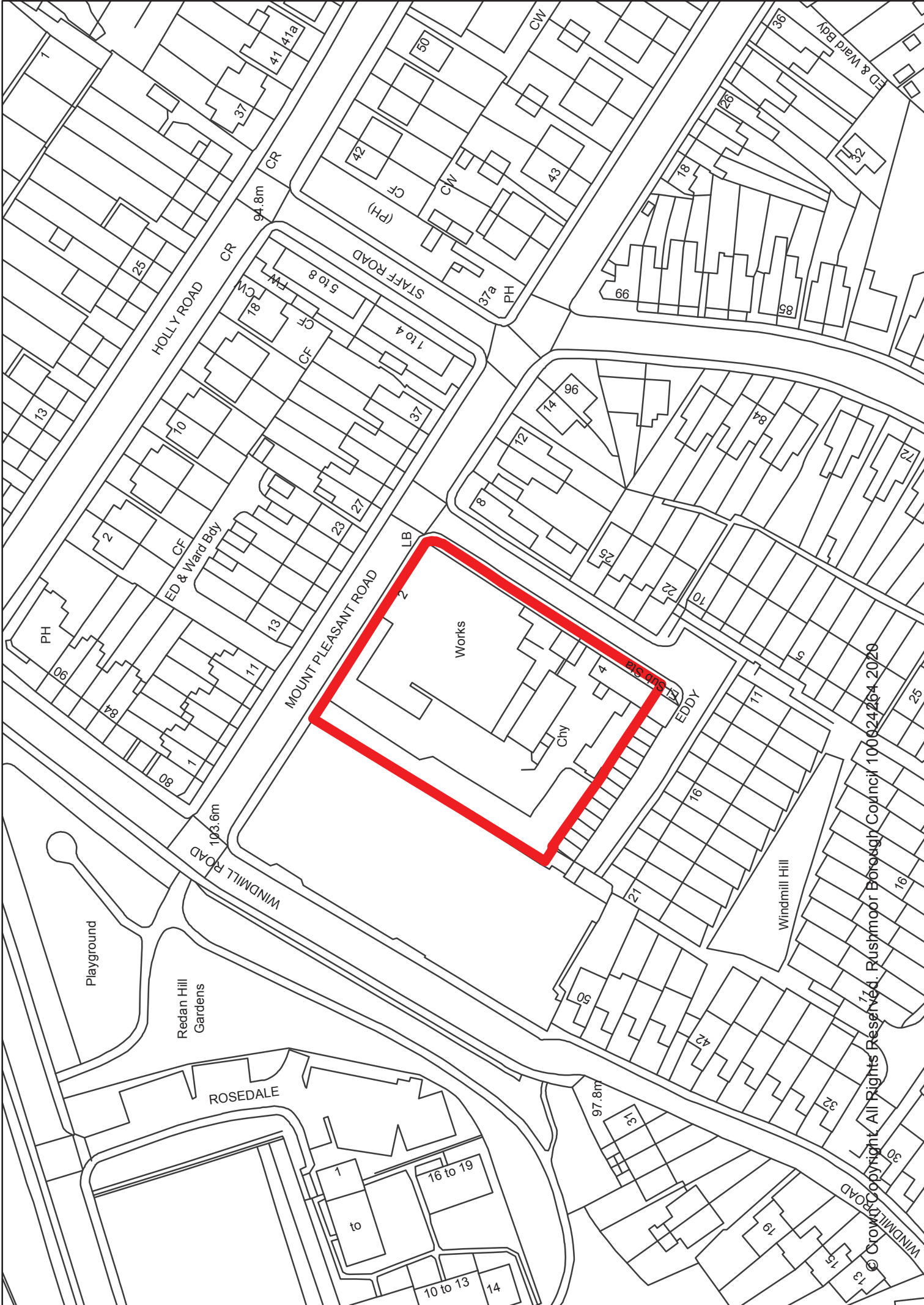
Development started, carried out or occupied without first meeting the requirements of these conditions is effectively development carried out WITHOUT PLANNING PERMISSION.

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.

- 5 INFORMATIVE - The planning permission hereby granted does not authorise the applicant, or his agents, to construct a new/altered access to, or other work within, the public highway. A separate consent for works within the highway must first be obtained from the highway authority who may be contacted at the following address:- Hampshire County Council Highways Sub Unit, M3 Motorway Compound, Hook, Hampshire, RG27 9AA.
- 6 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.
- 7 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.

- 8      INFORMATIVE - The applicant is recommended to achieve maximum energy efficiency and reduction of Carbon Dioxide emissions by:
  - a)      ensuring the design and materials to be used in the construction of the building are consistent with these aims; and
  - b)      using renewable energy sources for the production of electricity and heat using efficient and technologically advanced equipment.
  
- 9      INFORMATIVE - The applicant is advised to follow good practice in the demolition of the existing buildings on site including the re-use of all material arising from demolition as part of the redevelopment wherever practicable.
  
- 10     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.
  
- 11     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.
  
- 12     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.
  
- 13     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.



Works

Sub Site

Playground

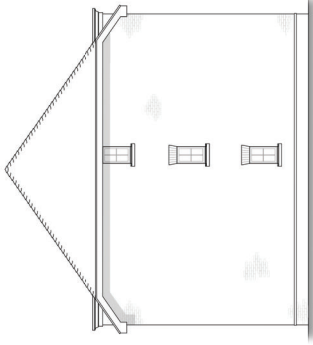
Redan Hill  
Gardens

ROSEDALE

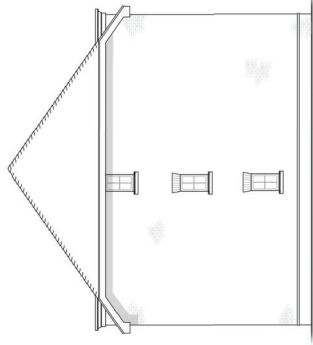
Windmill Hill

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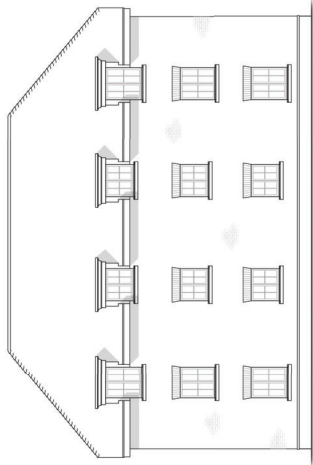
**FRONT ELEVATION** (plots 12-17)  
 Scale 1:100 @ A1



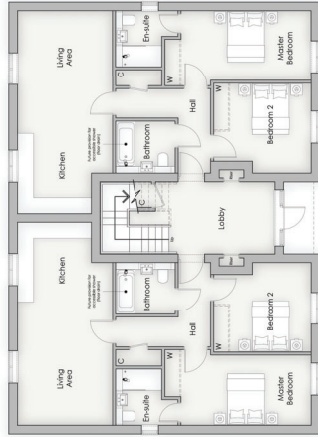
**SIDE ELEVATION** (plots 12-17)  
 Scale 1:100 @ A1



**FRONT ELEVATION** (plots 12-17)  
 Scale 1:100 @ A1

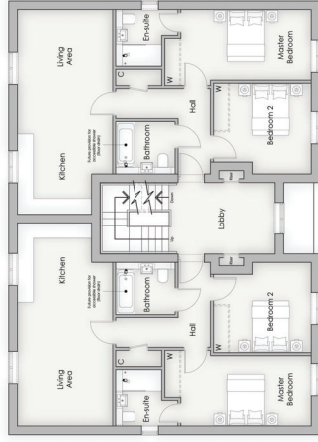


**REAR ELEVATION** (plots 12-17)  
 Scale 1:100 @ A1



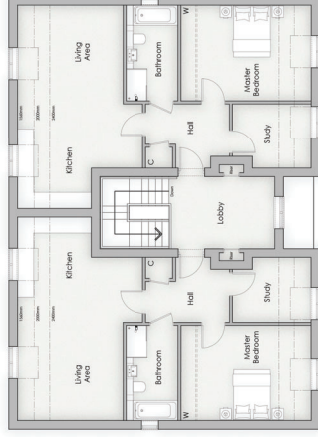
**Plot 12**

**GROUND FLOOR PLAN** (plots 12-17)  
 Scale 1:100 @ A1



**Plot 14**

**FIRST FLOOR PLAN** (plots 12-17)  
 Scale 1:100 @ A1



**Plot 17**

**SECOND FLOOR PLAN** (plots 12-17)  
 Scale 1:100 @ A1

| Rev | Date     | Comments  | Details |
|-----|----------|---|---------|
| A   | 18/03/20 | Minor amendments to internal layouts in line with core officers |         |

# PLANNING

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Client: MR N.CLEERE  
 Project: 2-4 MOUNT PEASANT ROAD  
 ALDERSHOT, HAMPSHIRE  
 Drawing: FLOOR PLANS & ELEVATIONS  
 PLOTS 12-17  
 Scale: 1:100 @ A1  
 Date: 26/11/19

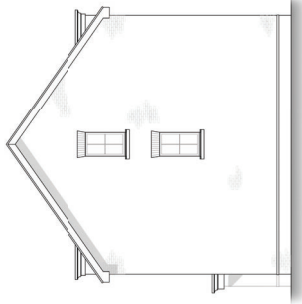
Drawing Number: **P17/20/S/340**  
 Revision: **A**



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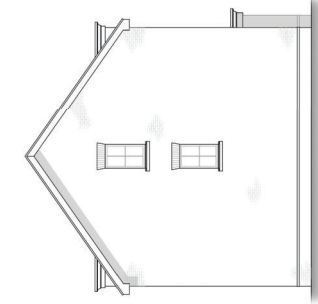
**FRONT ELEVATION (plots 3-5)**  
 Scale: 1:100 @ A1



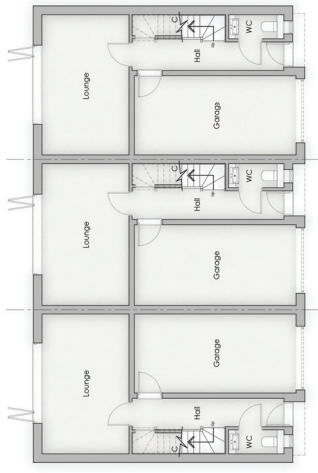
**SIDE ELEVATION (plots 3-5)**  
 Scale: 1:100 @ A1



**REAR ELEVATION (plots 3-5)**  
 Scale: 1:100 @ A1



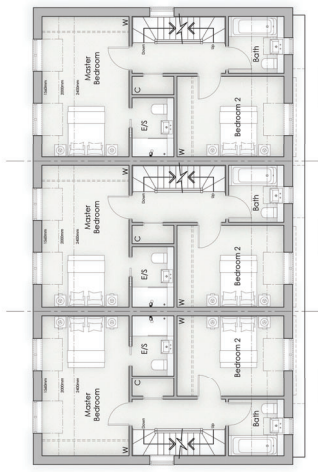
**SIDE ELEVATION (plots 3-5)**  
 Scale: 1:100 @ A1



**GROUND FLOOR PLAN (plots 3-5)**  
 Scale: 1:100 @ A1



**FIRST FLOOR PLAN (plots 3-5)**  
 Scale: 1:100 @ A1



**SECOND FLOOR PLAN (plots 3-5)**  
 Scale: 1:100 @ A1



| Rev | Date     | Comments  |
|-----|----------|---|
| A   | 18/03/20 | Minor amendments to internal layouts in line with core officers |

# PLANNING

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**Client:** MR N.CLEERE  
**Project:** 2-4 MOUNT PLEASANT ROAD  
 ALDERSHOT, HAMPSHIRE  
**Drawing:** FLOOR PLANS & ELEVATIONS  
**Plots:** PLOTS 3-5  
**Scale:** 1:100 @ A1  
**Date:** 26/11/19

Drawing Number: **P17/20/S/320**  
 Revision: **A**





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Ordinance Survey  
 License Number 031107151

| Rev | Date     | Details  |
|-----|----------|--|
| A   | 18/03/20 | Minor amendment to plot & parking spaces in line with core officers comments |

# PLANNING

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Client: MR N CLEERE  
 Project: 2-4 MOUNT PLEASANT ROAD  
 ALDERSHOT, HAMPSHIRE  
 Drawing: SITE LAYOUT & ROOF PLANS  
 Scale: 1:250 @ A1 Date: 26/11/19

Drawing Number: **P17/20/S/301**  
 Revision: **A**