

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	David Stevens
Application No.	24/00634/FULPP
Date Valid	21st October 2024
Expiry date of consultations	19th November 2024
Proposal	Change of use from office (Use Class E) to a private healthcare, diagnostics and wellness facility (mixed Use Class E(e), Class C2 and Class C1), together with external alterations, an extension at ground floor podium level, alterations to landscaping and vehicular access, together with associated works [amended mix of proposed uses and additional physical works to those approved with planning permission 23/00852/FULPP dated 21 August 2024]
Address	Royal Pavilion Wellesley Road Aldershot
Ward	Wellington
Applicant	R20 Advisory Limited
Agent	JLL
Recommendation	Grant subject to s106 Legal Agreement

Description

The Royal Pavilion Site is located on a relatively isolated site to the south-west of the Wellington Roundabout at the junction of the A325 Farnborough Road with Wellesley Road. The site measures approximately 14 hectares and contains a 'Campus'-style complex of Class E commercial office floorspace totalling approximately 19,000 sqm, together with a multi-storey car park providing approximately 775 spaces serving the offices. Although large buildings, they are situated within a large and well-screened landscape setting containing many mature trees and woodland. Vehicular access into the site is solely by two accesses from Wellesley Road with private roads providing vehicular circulation within the site.

The site is situated outside the defined urban area of Aldershot. The nearest neighbouring properties are either (a) residential dwellings at Beaumont Grove, which is a small modern housing estate located on the opposite side of Farnborough Road (south-east of the Wellington Roundabout) and, at this point, enclosed within a substantial Statutorily Listed wall that used to be the boundary wall of a Victorian Military Riding Stables. Or (b) All Saints Church and an adjacent military residence on the north side of Wellesley Road. However, all neighbours are

situated some distance from the site on the opposite sides of roads; and the buildings within the site are located some distance away beyond woodland areas such that they are not readily visible from the roads or from neighbouring properties.

The current proposal is for ***“Change of use from office (Use Class E) to a private healthcare, diagnostics and wellness facility (mixed Use Class E(e), Class C2 and Class C1), together with external alterations, an extension at ground floor podium level, alterations to landscaping and vehicular access, together with associated works [amended mix of proposed uses and additional physical works to those approved with planning permission 23/00852/FULPP dated 21 August 2024]”***. In this respect, the principle of the change of use to a mixed Class E(e) and Class C2 use has already been established with the granting of planning permission 23/00852/FULPP (Royal Pavilion Scheme #1) in August 2024. However, what is now proposed is that the new mixed use of the application property be amended to also include reference to Use Class C1; i.e. “hotels or boarding or guest house where no significant element of care is provided”. Class C1 use is distinct from Use Class C2 (“residential institutions: provision of residential accommodation and care to people in need of care other than a use within Class C3”) and is being sought as part of the mix in order that the proposed mix of uses comprising the proposed private healthcare facility clearly incorporates and enables provision of accommodation for family or friends supporting/accompanying persons whom are receiving care at the facility; and/or to allow for patients undergoing non-medical treatments for example, massage and yoga where there would not need to be any element of care provided.

In response to the initial consultation response of Natural England that requested that the extent of the proposed C1 use be quantified, in March 2025 the applicants’ agents confirmed that the maximum number of C1 units that could potentially be utilised at any one time is 63 rooms, representing 25% of the total rooms (252 rooms) that would be available. They also clarified that the C1 use was intended to be ancillary to the operation of the Class E/C2 healthcare, diagnostic, and wellness facility, and its inclusion is primarily to accommodate relatives and friends of patients who wish to stay nearby during treatment periods.

Also proposed with the current application are some further proposed physical alterations, as follows:-

- Creation of a ground floor podium floor extension to link all four wings of the existing building and an opening to the outdoor area to the south. The proposed podium space would include a reception with lounge, restaurant, and bar for the overall facility and would provide a total 1,655sqm (GIA) of additional floorspace;
- The re-design of the vehicular drop-off area for the main entrance, which would be part of the new podium area;
- An outdoor wellness pool and external treatment pods in the Wellness Zen Garden area.

The existing vehicular access arrangements for the site would be retained intact and unchanged. They would maintain access to the existing internal circulation roads, the multi-storey car park and drop-off areas. It is, however, proposed that a new drop-off area be provided in front of the western wing of the building complex. A total of 72 secure cycle parking spaces would be provided within a compound area – 42 for members of staff and 30 for users of the facility. In terms of car parking, the existing site has a total of 775 car parking spaces provided by the multi-storey car park, which would be reduced to 713 as a result of allocating

more space for cycle parking.

There is a Statutory listed building on-site to the east, a Grade II Listed Guard House (ref. 1339671), and the gates to the former Royal Pavilion to the east along Farnborough Road are locally listed. No works are proposed to these heritage assets, and they would be undisturbed by the proposals.

The application is accompanied by an Agents' Covering Letter, Planning Statement, Design & Access Statement, Transport Assessment, Framework Travel Plan, Flood Risk Assessment & Drainage Statement, Arboricultural Impact Assessment, Heritage Impact Assessment, Statement of Community Involvement, Noise and Vibration Assessment, Biodiversity Impact Assessment and BNG Metric 4.0, Habitats Regulation Assessment, and an Energy & Sustainability Statement.

Relevant Planning History

An Outline planning permission for "Redevelopment to provide 35,315 sqm headquarters office complex (Use Class B1(a) and B1(b)) with access from Wellesley Road" in respect of the former Queen Anne's Royal Auxiliary Nursing Corps (QARANC) building and site was granted in March 1999. The Reserved Matters submissions in respect of this outline permission were subsequently approved in 2000.

Planning permission 23/00852/FULPP was granted in August 2024, subject to conditions and a s106 Agreement with Hampshire County Council to secure the implementation and monitoring of a Travel Plan, for the retention of the existing buildings and the change of use of the entire development from its current office use (Use Class E (i) to a mixed use as a private healthcare, diagnostics and wellness facility (Use Classes E(e) and C2, with the latter C2 element of residential care comprising patients in recovery following medical procedures or with on-going medical procedures and care. This proposal included internal alterations to the building reflecting the requirements of the proposed new use. The lower ground and ground floor were proposed to be a private healthcare and diagnostic facility, where the specialist treatment and consultation rooms would be located. The lower ground and ground floor would also have featured a spa area to enhance the wellness aspect of the facility, to include a swimming pool, sauna, steam room and spa treatment rooms. The existing upper and lower ground floor would have provided an ancillary restaurant and bar available for those using the clinic. Canopies were also approved at ground floor level to create additional cover to external amenity terrace areas. The upper ground floor was to include additional private healthcare facilities, as well as a fitness suite and lounge; and the upper levels of the four building 'wings' would be re-purposed as 'recovery' rooms.

Although primarily a change of use permission with no changes to the height, footprint or massing to be made to the existing building, the already approved scheme permits some significant elevational alterations to the existing 'wing' elements of the building, generally to swap some glazed elevations for 'solid' elevations to provide mutual privacy to users of the building from other adjoining wings of the building. There would, however, be some inset balconies created to recovery rooms, albeit carefully angled to prevent any loss of privacy to adjacent parts of the facility.

A Screening Opinion Request in respect of the proposals the subject of the current application confirmed in September 2024 that the proposed development was not EIA development that would require the submission of an Environmental Impact Assessment, 24/00567/SCREEN.

Consultee Responses

Ecology Team More information needed: I note the applicant has submitted the following ecological information in support of this application; 'Brindle & Green Habitats Regulations Assessment (Screening Opinion) October 2024'; 'Brindle & Green Preliminary Ecological Appraisal August 2024'; 'Brindle & Green Biodiversity Impact Assessment October 2024'; and 'Royal Pavilion Aldershot BNG Statutory Metric REV 1'. The above referenced reports all appear appropriate in scope and methodology.

The application site is located within 400m of Thames Basin Heaths SPA. Affects from the development have been considered in the previous, now approved application. Advice provided by Natural England in response to the previous consented permission as per their letter dated 11th May 2023 should be implemented in full, with regards to this current application. Implementation of Natural England recommendations will ensure that the proposed development will not have an adverse effect on the conservation objectives of Thames Basin Heaths SPA. No likely significant effect is expected on the international sites considered as part of the HRA screening and further assessment is therefore not expected.

The above referenced Biodiversity Impact Assessment report and associated Statutory Metric have identified that indicative post-development habitat creation/enhancement calculates a +14.45% change in habitat units, which is compliant with the Biodiversity Net Gain statutory obligations of the Environment Act 2021. Rushmoor Borough Council determine the proposed woodland enhancements constitute significant onsite enhancement. Some of proposed woodland management is on SINC land, and management should be completed in accordance with recommendations of the relevant SINC report which can be obtained from HBIC. Restoration of remnant mire within the woodland would be advantageous. Significant enhancements need to be supported by a draft indicative Habitat Management and Monitoring Plan, following the principles of the Natural England template (found here [Habitat Management and Monitoring Plan Template - JP058](#)). This needs to be submitted to Rushmoor, alongside a post-development habitat map / plan, prior to determination.

Within section 7 of the PEA report, there are recommendations for habitats and protected species on site, and the control of invasive plant species, these should be adhered to if this application proceeds. This ensures the applicant remains compliant with relevant protected species legislation referenced within the report (Appendix 5 of the PEA).

HCC Highways
Development
Planning No highway objections subject to conditions and a s106 Agreement to secure Travel Plan implementation and monitoring. The application proposes the change of use from office to a private health care, diagnostics and wellness facility along with external alterations, an extension at the ground floor podium level and alterations to landscaping. This application follows a previous application (23/00852/FULPP) which was approved in August 2024 and proposes the creation of a ground floor podium to link all four wings, a redesign of the vehicle drop-off at the main entrance and the

creation of an outdoor wellness pool and external treatment pods. The vehicular accesses to the site are unchanged and remain located off of Wellesley Road forming an eastern access and a western access. The vehicular drop-off has been redesigned since the previous application in order for it to reach the main entrance of the site and is considered to be acceptable.

A TRICS assessment has been undertaken for the extant use and compared with a first principles assessment of the proposed use. This has calculated that as a result of the proposals, there is anticipated to be a significant reduction in vehicle trips across the peak hours. Therefore, the level of trip generation as a result of the proposals is not considered to result in a significant impact to the safety or operation of the local highway network.

Whilst the multi-story car park is to be retained, in order to provide for 72 cycle parking spaces, a reduction of 62 car parking spaces is proposed, resulting in a total car parking provision of 713 car parking spaces. A first principles approach based on the proposed staffing and guest accommodation schedule suggests that the maximum parking accumulation is expected to reach 609 vehicles from 14:00-15:00 during the staff change-over period. As such the Highway Authority have no concern in relation to overspill parking.

A Framework Travel Plan has been provided and is agreed, however, it will need to be secured via a s106 agreement.

A section 106 Agreement will need to be entered into to secure the following obligations: Full Travel Plan to be secured along with HCC's approval fees (£1,500) and monitoring fees (£15,000) and a cash deposit (£52,000).

Planning Condition:

No development shall take place, (including any works of demolition), until a Construction Method Statement has been submitted to, and approved in writing by, the LPA. The approved statement shall include scaled drawings illustrating the provision for -

- 1) The parking of site operatives and visitors vehicles.
- 2) Loading and unloading of plant and materials.
- 3) Management of construction traffic and access routes.
- 4) Storage of plant and materials used in constructing the development.

Reason: In the interests of highway safety.

Environmental Health	No Environmental Health objections. The submitted Noise and Vibration Assessment has investigated the existing ambient noise environment and has proposed cumulative noise limits for all external plant. Environmental Health consider the report to be satisfactory. Provided these limits are not exceeded then there should be no adverse impact on nearby sensitive receptors.
RBC Employment And Skills	No comments received.
Hampshire Fire & Rescue Service	Unfortunately, due to circumstances outside of HIWFRS control we are currently unable to engage in non-statutory consultation work. We will therefore not be able to issue a formal consultation response on this occasion. Please note that this is a temporary measure and we anticipate

that we will be able to engage with non-statutory consultations again in the near future.

Thames Water	No comments received.
Arboricultural Officer	No objections: as with the previous application 23/00852/FULPP no trees worthy of retention would be affected by the proposals.
Natural England	<p>Response #1 (15 November 2024) : More Information required: to determine the impacts on Thames basin Heaths Special Protection Area (SPA). As submitted, the application could have potential significant effects on Thames Basin Heaths Special Protection Area (SPA). Natural England requires further information in order to determine the significance of these impacts and the scope for mitigation. The following information is required:</p> <ul style="list-style-type: none">• Details of the total or maximum number of C1 units proposed at this development. <p>Without this information, Natural England may need to object to the proposal. Please re-consult Natural England once this information has been obtained.</p> <p>Response #2 (2 March 2025): No Objection - subject to appropriate mitigation being secured. We consider that without appropriate mitigation the application would:</p> <ul style="list-style-type: none">• have an adverse effect on the integrity of Thames Basin Heaths Special Protection Area• damage or destroy the interest features for which Bourley and Long Valley Site of Special Scientific Interest has been notified. <p>In order to mitigate these adverse effects and make the development acceptable, the following mitigation measures are required / or the following mitigation options should be secured:</p> <ul style="list-style-type: none">• Submission of a Construction Environmental Management Plan (CEMP) to detail measures in place to avoid construction impacts on adjacent designated sites• Adherence to the control measures within the submitted Noise and Vibration Assessment (October 2024)• Secure all mitigation measures detailed in the submitted Habitats Regulation Assessment (October 2024);<ul style="list-style-type: none">- Maximum length of stay at three weeks to ensure short term stays only- Controlled and restricted access to the car park with barriered/gated access to ensure usage is for staff, patients and visitors only- Maintaining that the site remains securely fenced in its entirety to restrict movement from within the site into the adjacent SPA- Provision of information boards and leaflets to inform visitors of on-site and nearby green spaces and SANGs, and to educate on the SPA sensitivities• Restriction of the maximum number of C1 units to 63 rooms at any given time. <p>We advise that an appropriate planning condition or obligation is attached to any planning permission to secure these measures.</p>

Further advice on mitigation: Natural England have engaged with the applicant through our Discretionary Advice Service (DAS) throughout this

application process due to the proximity of the site to Thames Basin Heaths Special Protection Area (SPA), specifically Bourley and Long Valley Site of Special Scientific Interest (SSSI). Natural England has worked with the applicant to ensure that the proposals are compatible with the nature conservation objectives of the above designated sites. This has been achieved through the inclusion of specific mitigation measures which are designed to protect the designated sites from potential recreation and urbanisation impacts.

Natural England are pleased to receive receipt of the further information requested in our previous response, dated 15 November 2024, regarding C1 and C2 occupancy and are content with outlined figures. Natural England has assessed this application and considered its former usage and occupancy capacity when determining an appropriate level of redevelopment on site. Natural England are of the opinion that the predicted occupancy of the healthcare facility is reasonably precautionary. Natural England would wish to see an appropriate planning condition or obligation to ensure that the maximum number of rooms used as C1 remains at 63 rooms on any given date. This will be important when considering any potential future uses of the site.

Construction Environmental Management Plan (CEMP):

Natural England advises a Construction Environmental Management Plan (CEMP) should be submitted to, and approved in writing by, the district ecologist/biodiversity officer that identifies the steps and procedures that will be implemented to avoid or mitigate constructional impacts on species and habitats. The CEMP should particularly address the following impacts:

- Storage of construction materials, chemicals, vehicles and equipment,
- Dust suppression,
- Waste storage and disposal,
- Noise, visual and vibrational impact
- Timings of works

The approved CEMP should be secured via an appropriately worded condition attached to any planning consent and shall be adhered to at all times, unless otherwise first agreed in writing with the Local Planning Authority.

Please note that if your authority is minded to grant planning permission contrary to the advice in this letter, you are required under Section 28I (6) of the Wildlife and Countryside Act 1981 (as amended) to notify Natural England of the permission, the terms on which it is proposed to grant it and how, if at all, your authority has taken account of Natural England's advice. You must also allow a further period of 21 days before the operation can commence.

Neighbours notified

In addition to usual application publicity and posting of site notices, a total of 20 notification letters were sent to residential properties within a radius of the application site.

Neighbour comments

A single representation has been received, as follows:-

66 Dinorben Avenue, Fleet Objection: I am concerned that there is no safe crossing provision for pedestrians and cyclists in respect of the A325 Farnborough Road on or in the vicinity of the Wellington Roundabout in this respect. I suggest either a subway or bridge is required at this point as part of the redevelopment of The Royal Pavilion site. The A325 is a very busy road with fast traffic and it beggars' belief that the application apparently makes no reference to this issue.

Policy and determining issues

The site is designated as a Strategic Employment Site within the adopted Rushmoor Local Plan 2014-2032 (February 2019). The Local Plan Proposals Map also identifies the application site as being 'Countryside' and partially as a Site of Importance for Nature Conservation (SINC). The application site is situated close to a Site of Special Scientific Interest (SSSI) at Caesars' Camp, which is a component part of the Thames Basin Heaths Special Protection Area (SPA). A small lodge building located near the north-east corner of the site abutting the Wellington Roundabout is a Grade II Listed Building. The Farnborough Road (A325), which adjoins the application site to the east, is a 'green corridor'

Policies SS1 (Presumption Favour of Sustainable Development), SS2 (Spatial Strategy), SP1 (Aldershot Town Centre), PC1 (Economic Growth and Investment), PC2 (Strategic Employment Sites), IN2 (Transport), HE1 (Heritage), DE1 (Design in the Built Environment), PC8 (Skills, Training & Employment), NE1 (Thames Basins Heaths Special Protection Area), NE2 (Green Infrastructure : 'Green Corridors'), NE3 (Trees & Landscaping), NE4 (Biodiversity), and NE5 (Countryside) are relevant.

In addition to some further physical alterations to the site, the main element of the proposals with the current application is a variation on the existing extant planning permission (Royal Pavilion #1) approved with planning permission 23/00852/FULPP to incorporate Class C1 (hotel) use into the mix of uses to define the proposed use. In this context, the main determining issues are the principle of the proposals, the visual impact including impact upon trees, heritage impact, impact on neighbours, highways considerations, and impacts upon wildlife and biodiversity.

Commentary

1. Principle –

Whilst the Local Plan considers the protection and retention of Strategic Employment Sites for traditional B-class employment uses to be critical to the economy of Rushmoor [Local Plan Policies PC1 and PC2] it had to be acknowledged in considering the Royal Pavilion #1 application that the Local Plan and these policies predated the coming into effect of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020. This made significant changes to the Town and Country Planning (Use Classes) Order 1987 by re-classifying certain uses of property and land, including the incorporation of the former B1 business employment Use Class within a broader commercial, business and service use (Use Class E : Commercial, Business & Service). The advent of Use Class E means that references to the affected former B-Class uses must now be considered simply to be Class E uses.

The Local Plan does not exist in a vacuum and, like any planning policy document it is inevitable with time that it would, in some respects, become out-dated by subsequent events, most notably changes in Planning legislation. The introduction of Use Class E also applies to any future occupiers of the site, who could comprise any of the commercial, business and service uses that now fall within Use Class E – accordingly there will be no new occupiers of the Royal Pavilion site that will be seeking a B1 use in any event since that land-use class no longer exists.

It is further noted that the original planning permission for the Royal Pavilion development (99/00035/OUT) granted planning permission for a “35,315 sqm headquarters office complex (Use Class B1(a) and B1 (b))”, but that no condition was imposed with this permission to restrict the use of the development specifically to these uses or, indeed, to any specific B-Class use. None of the subsequent Reserved Matters approvals imposed any restriction on the nature of the uses of the approved development either. On this basis there is nothing in the planning history of the development that has the effect of applying any restriction on the nature of the use of the development with the advent of Use Class E.

A significant consequence of the introduction of Use Class E after the adoption of the Local Plan, is that the Government has changed, through legislation, the whole nature of the Council’s designated employment sites in terms of both the existing use, but also the Planning use that potential occupiers would need. In any event, both the Royal Pavilion #1 and #2 proposals would still involve providing significant employment in terms of jobs and opportunities in the area, which is the primary objective of the Council’s Strategic Employment Sites.

The proposed use of the site already approved with Royal Pavilion #1 is for a private healthcare, diagnostics and wellness facility that would be a sui generis mixed use comprising elements of Use Classes E(e) [provision of medical or health services, principally to visiting members of the public], but also C2 [provision of residential accommodation and care to people in need of care]. Accordingly, a significant element of the proposed new mixed use would otherwise have Class E use with both Royal Pavilion #1, but also now with Royal Pavilion #2. Indeed, planning permission would not be required if the current proposed change of use were solely for “provision of medical or health services, principally to visiting members of the public”, which is the predominant element of the proposed new use with both schemes #1 and #2. It is considered, however, that the proposed new mixed use would retain the employment generating use of the site and, indeed, maintain a prestigious use of the site that would benefit the strategic nature of the designated employment site.

The Royal Pavilion #1 scheme also incorporated within the mixed overall sui generis use that has been approved a component of residential use to account for the provision of care to patients recovering following medical treatment, thereby an element of C2 use. This was subject to the imposition of conditions requested by Natural England to ensure that there would be no material harm of the nature conservation interests and integrity of the adjoining portion of the Thames Basin Heaths Special Protection Area.

What is now additionally proposed with the current Royal Pavilion #2 scheme is the expansion of the sui generis mixed-use defining the overall use of the site to additionally incorporate a C1 use element. This is to enable the occupation of a restricted amount of the on-site overnight accommodation to allow either for stays by clients whom do not require provision of any significant care post their treatment; or for people accompanying/supporting clients whom are receiving treatment and/or care, but whom, themselves would not be undergoing any significant treatment and/or receiving care during their stay.

However, this addition to the overall mix of uses for the proposed facility gives rise to the further question of whether or not this triggers the need for the applicants to address the 'Sequential Test' relating to town centre uses as required by the NPPF. This is on the basis that a C1 use is a 'main Town Centre' use that is, in this case, proposed in an 'out of centre' location, being more than 300 metres from Aldershot Town Centre. In turn, Policy SS2 (Spatial Strategy) of the adopted Local Plan states that town centre uses *"will be located within Aldershot and Farnborough town centres to support their vitality, viability and regeneration, in line with policies SP1 and SP2"*. Policies SP1 (Aldershot Town Centre) and SP2 (Farnborough Town Centre) then set out strategies for the regeneration and revitalisation of Rushmoor's town centres and seek to concentrate development for leisure, entertainment, cultural, tourism, retail, supporting services, restaurants and other town centre uses within the town centres.

In accordance with the requirements of the NPPF, a Sequential Test is required for a proposed Class C1 hotel use. Undertaking a Sequential Test supports the viability and vitality of town centres by placing existing town centres foremost in both plan-making and decision-taking. The NPPF (para. 91) states that 'local planning authorities should apply a Sequential Test to planning applications for main town centre uses which are neither in an existing centre nor in accordance with an up-to-date plan'. It states that 'main town centre uses should be located in town centres, then in edge-of-centre locations; and only if suitable sites are not available (or expected to become available within a reasonable period) should out-of-centre sites be considered'. It states (para. 92) that *"...when considering edge-of-centre and out-of-centre proposals, preference should be given to accessible sites which are well connected to the town centre"* and that *"applicants and local planning authorities should demonstrate flexibility on issues such as format and scale, so that opportunities to utilise suitable town centre or edge-of-centre sites are fully explored"*. It also states (para. 95) that an application *"should be refused"* if it *"fails to satisfy the Sequential Test"*. As highlighted by National Planning Practice Guidance (NPPG), *"it is for the applicant to demonstrate compliance with the Sequential Test"* (para. 011, ref. ID: 2b-011-20190722). In the absence of a Sequential Test submission, the NPPG notes that *"failure to undertake a Sequential Assessment could in itself constitute a reason for refusing permission"*.

The NPPG (para. 011, ref. ID: 2b-011-20190722) sets out the considerations that should be taken into account in determining whether a proposal complies with the Sequential Test, as below:-

- With due regard to the requirement to demonstrate flexibility, has the suitability of more central sites to accommodate the proposal been considered? Where the proposal would be located in an edge-of-centre or out-of-centre location, preference should be given to accessible sites that are well connected to the town centre. It is important to set out any associated reasoning clearly.
- Is there scope for flexibility in the format and/or scale of the proposal? It is not necessary to demonstrate that a potential town centre or edge-of-centre site can accommodate precisely the scale and form of development being proposed, but rather to consider what contribution more central sites are able to make individually to accommodate the proposal.
- If there are no suitable sequentially preferable locations, the Sequential Test is passed.

The NPPF and NPPG provide limited guidance on the appropriate area of search for sequentially preferable sites. However, it is widely accepted that sequential sites should serve the same or similar catchment area as the application site. Taking into account the proposed

use and the likely users of the development, the catchment would be expected to cover all of Rushmoor and, indeed, likely extend beyond the Borough boundaries.

The Royal Pavilion #2 application is not accompanied by a Sequential Test Assessment in support of their proposal on the basis that they do not consider that it is appropriate given the unique circumstances of the proposals and, indeed, fundamentally, because the proposed Class C1 (hotel) component of the sui generis mixed-use sought with the application is not stand-alone and is to operate, subject to restrictive planning conditions, purely ancillary to the operation of the Class E and C2 healthcare, diagnostic, and wellness facility already approved with Royal Pavilion #1 and also proposed with Royal Pavilion #2. Furthermore, it would not be appropriate to consider the disaggregation (i.e. whether there is scope for flexibility in the format) of the C1 element of the proposals. The applicants' agents have advised that only 25% of the total rooms proposed (an absolute maximum of 63 out of 252 rooms) would be designated for C1 use. They also state that: *"Importantly, the inclusion of the C1 use is primarily to accommodate relatives and friends of patients who wish to stay nearby during treatment periods. This integrated C2/flexible C1 model is tailored to enhance patient experience while supporting the effective operation of the medical and wellness centre. Considering the specialised nature of this business model, which cannot be adequately accommodated within the town centre, we believe that a Sequential Test should not be applied on this occasion."*

In the circumstances it is considered that there would be little to be gained from insisting that the applicants submit a Sequential Test. In effect, disaggregation already exists in that there are existing town centre and edge of centre hotels in the vicinity of the application site that could be used by some friends and family of persons staying at the proposed wellness facility if they wish. Additionally, in any event, it is considered that there are no current other sites for proposed hotel development in or on the edge of the Town Centre in prospect that could be affected by the very specialist and specific mixed-use proposals the subject of the current application.

Impact Assessment : Policy LN7 (Retail Impact Assessment) of the Local Plan sets out a locally set floorspace threshold for carrying out an impact assessment in respect of retail developments but does not define a threshold for leisure developments. For leisure developments, the NPPF requires an impact assessment if the development is over 2,500 square metres of gross floorspace. However, having regard to the NPPF definition of main town centre uses, it is noted that hotels are not counted as an example of leisure development. Accordingly it is considered that an Impact Assessment is not required in this case.

As with Royal Pavilion #1, the proposed development would not result in any material diminution of the open character and appearance of the countryside or harmful physical or visual coalescence between built-up areas, thereby complying with the requirements of Local Plan Policy NE5.

In the circumstances, it is considered that the proposals are acceptable in principle having regard to the detailed matters the subject of the following paragraphs.

2. Visual Impact –

The buildings at the Royal Pavilion Site are situated well within the confines of a secluded wooded and landscaped site such that views of the buildings are limited only to distant glimpses of the building from the western-most access road entrance and possibly from Farnborough Road through the screening vegetation there. Despite this, the existing office

building is of high architectural quality. Although the Royal Pavilion #1 planning permission has already approved changes to the external appearance of the building these would be of high-quality architectural design and use of materials befitting the quality of the existing building. It is considered that the further external additions and changes the subject of the current application would be equally acceptable in visual and design terms.

No trees worthy of retention would be harmed as a result of the proposals and standard tree protection conditions can be imposed to ensure that the construction period would not cause any harm in this respect. Accordingly, it is considered that the visual character and appearance of the area as a whole would not be subject to any material harm and the proposals would have an acceptable visual impact.

3. Heritage Impact –

It is not considered that the proposals the subject of the current application would have any material impact upon the Listed Guardhouse building situated at the eastern side of the site well removed from the principal buildings on the site. Accordingly, it is considered that the architectural and historical interest of the Listed Building and its setting would be retained unharmed and intact.

4. Impact on Neighbours –

It is considered that the secluded location of the site, the limited changes proposed to the building and the low-key discreet nature of the proposed new use would ensure that no material harms to the amenities of occupiers of all neighbouring properties in the vicinity would arise.

Since no details of the external plant and equipment to be installed has been submitted with the application and this has the potential to be audible at a distance despite the separation from the nearest residential neighbours the Council's Environmental Health Team recommend the imposition of a suitably-worded condition to secure these details – this is considered appropriate.

5. Highways Considerations –

The vacancy of the site has resulted in minimal traffic generation associated with the site for some time. Notwithstanding the comments made by the objector, the existing office use of the Royal Pavilion site clearly still has the potential to, once again, generate significant traffic movements to and from the site (approximately 800 parking spaces are provided as existing on site) were it to be re-occupied in office use. This would not require planning permission and is a clear fall-back position for the applicants.

Nevertheless, it is considered that the proposed new use would be likely to generate fewer, and certainly no more, traffic movements to and from the site than the potential of the existing office use. Further, it must be remembered that the site already benefits from the approval of the Royal Pavilion #1 scheme. The #2 proposals would continue to use the existing vehicular entrances/exits to and from the site. Accordingly, it is considered that the current proposals would not worsen the existing situation in terms of traffic generation on the highway network beyond what could happen with resumed office use. In this respect it is noted that the Highway Authority (Hampshire County Council: HCC) agrees with this analysis (and indeed the Applicants' Transport Assessment) such that they have not sought a Transport Contribution.

The proposed development makes provision for on-site car and cycle parking for the proposed new use at a level and arrangement that accords with the Council's adopted parking standards. Furthermore, HCC notes that it is their own assessment that the maximum accumulation of parking for the proposed use would be substantially less than the number of parking spaces to be retained (609 versus 713 spaces) such that the proposed parking provision is considered likely to be sufficient such that the proposals are considered unlikely to give rise to any overspill parking on adjoining roads.

Arrangements for the servicing of the new use would continue to take place within the confines of the site as they do as existing.

The application has submitted a Framework (i.e. draft) Travel Plan with the application in order to introduce and retain measures to seek to encourage the use of non-car modes to transport. HCC Highways has confirmed to the Applicants the necessary Travel Plan financial contributions that would be payable to HCC in respect of the monitoring of the Travel Plan. The Travel Plan requirements and financial contributions required by HCC were secured with the Royal Pavilion #1 scheme by use of a s106 Planning Obligation to be completed with HCC. This will need to be subject to modification in respect of the #2 scheme now proposed

Subject to the modified #2 Travel Plan and Travel Plan financial contributions being secured with a s106 Planning Obligation as agreed between the Applicants' and HCC it is considered that the proposals would be acceptable in highways terms.

6. Impacts upon Wildlife & Biodiversity –

(a) **Site Specific Wildlife** : Given that the proposals are essentially for the change of use of an existing modern building, albeit involving some external elevational alterations, it is considered that the #2 proposals (like the preceding #1 proposals) have no significant implications for protected species. As such it is considered that the risk of encountering roosting bats or other protected species on site during the implementation of the development is low. It is therefore considered that it is also appropriate in this case to address the extent of the risk on this issue with a standard advisory informative.

(b) **Thames Basin Heaths Special Protection Area (TBH SPA)**: The application proposals involve the introduction of classes C1 (hotel) and C2 (residential care) uses, being people attending the site and receiving care that may involve a short stay at the site for recovery; and the application site is located within 400m of TBH SPA. As such, the proposals could, conceivably, have a likely significant effect on the designated features of the SPA. Indeed, within the 400-metre zone it is Natural England's (NE's) view that there can be no means of satisfactorily mitigating for the impact of any proposed new C3 (i.e. general needs) residential development, either alone or in combination, upon the integrity and nature conservation interest of the SPA. In respect of institutional residential accommodation falling within Use Class C2, it is NE's policy to consider very carefully the likely mobility of residents in order to assess whether or not there would be any likelihood of any recreational use of the SPA. Accordingly, the Applicants sought and received Discretionary Advice from NE at pre-application stage concerning their #1 scheme proposals, which concluded that there would be no SPA objections subject to the implementation and retention of mitigation measures for the lifetime of the development.

For context, the Royal Pavilion Site spans approximately 14 hectares and consists of four interconnected 6-storey buildings, linked by a 2-storey podium block, constructed in 2002. The site includes a multi-storey car park with 775 spaces. The existing buildings provide roughly

19,000 sqm (NIA) of office and R&D space, currently classified under Class E of the Town and Country Planning (Use Classes) Order 1987 as amended. At maximum capacity, the existing building accommodated around 1,500 people, any of whom could, potentially, have availed themselves of a recreational walk in the adjacent SPA land from the application site.

Assessing the worst-case scenario for the proposed #2 development, the maximum occupancy at any given time would equate to just 315 people – based on 189 C2 rooms (189 people) and an absolute maximum of 63 C1 units (accommodating up to 126 people, i.e. up to 2 people per room). This represents a significant reduction compared to the existing office's maximum occupancy of 1,500 people, thereby lessening any potential impact on the SPA by approximately one-fifth (20%).

In addition, it is proposed that any potential adverse effects on the SPA can be further avoided or mitigated through measures such as physical fencing, short-term stays, informational leaflets/noticeboards, and car parking access/capacity restrictions, all of which have been addressed with the planning application submissions. NE's consultation response to the Council in respect of the current application re-states this conclusion and advises that, in order to mitigate these adverse effects and make the development acceptable that the following mitigation measures are secured by way of planning conditions and/or a s106 Planning Obligation:-

- Submission of a Construction Environmental Management Plan (CEMP) to detail measures to be put in place to avoid construction impacts on the nearby SPA. It is considered that this can be secured by condition;
- Adherence to the control measures set out within the submitted Noise and Vibration Assessment (November 2023). This report considers operational and construction noise sources. It is considered that the CEMP would address construction noise impacts and, as operational noise would be principally from the new plant to be installed in or on the building and would be subject to conditions submission for details;
- Maintaining that the site remains securely fenced in its entirety to restrict movement from within the site into the adjacent SPA. The site is already fenced and secured at its perimeter and it is considered that a condition can be used to secure this matter;
- Car parking to be controlled with barriered/gated access to restrict parking on site to staff, patients and visitors only. It is considered that there are already existing controls on unauthorised car parking within the site since the whole site is privately owned and the nature of the new use is considered likely to require additional security in any event. Nevertheless, it is considered that a condition can be imposed to require the submission of details of appropriate control measures in this respect;
- The use of information boards and leaflets throughout the facility to inform visitors of on-site and nearby green spaces and SANGs, and to educate on the SPA sensitivities. This is also possible to achieve through imposition of a condition;
- Securing that no permanent or prolonged stays are authorised for patients, staff or visitors to reside within the facility longer than required; i.e. no more than 3 weeks. In this respect the proposed use is for a mixed use falling within Use Classes E, C1 and C2 and it is considered that this can be specified and restricted by a suitably-worded planning condition to this effect. It is considered that over-stays are unlikely and that this condition would preclude the creation of a C3 residential use;

- Restricting the maximum number of C1 units to 63 rooms at any given time; and
- Secure all mitigation measures detailed through the submitted Habitats Regulation Assessment (November 2023) : this report concluded that no significant impacts upon the SPA would arise as a result of the other control measures set out in the list as above being secured.

In addition to the measures required by NE it is also considered that the following SPA mitigation measures are also required and can be secured with conditions:-

- No ancillary staff residential accommodation to be provided on site; and
- No cats or dogs to be kept on site (except guide or sensory dogs).

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.

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 change of use of an existing 'campus'-style office complex occupying a site situated within 400 metres of the boundary of a component part of the Thames Basin Heaths Special Protection Area (SPA) into a private healthcare, diagnostics and wellness facility (Use Classes E(e), C1 and C2; with the latter C2 element of residential care comprising patients in recovery following medical procedures or with on-going medical procedures and care; and the C1 element being restricted by condition to being an ancillary element of hotel-type use. 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.

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. In this case the proposals do not involve the creation of new C3 residential accommodation and, in consultation with Natural England, the applicants have, through their own assessment of SPA impact, set out a range of mitigation measures to ensure that (a) C3 residential accommodation and/or de facto additional general needs accommodation and recreational residential activity would not be likely to arise as a result of the C1 hotel and C2 care elements of the proposed use; and (b) that the proposed development would not facilitate or encourage in any way additional recreational pressure on the SPA. It is considered that all of these mitigation measures to prevent impact upon the SPA can be secured for the lifetime of the development by the imposition of suitably-worded planning conditions.

Conclusions of Appropriate Assessment.

It is considered that it is possible to satisfactorily address the potential impact of the proposed development on the Thames Basin Heaths SPA in perpetuity in compliance with the requirements of adopted Local Plan Policy NE1 by imposition of planning conditions. Accordingly, it is considered that planning permission can be granted for the proposed development on SPA grounds.

(c) **Biodiversity Net Gain (BNG):** Whilst the Royal Pavilion #1 scheme was submitted some time before mandatory BNG requirements came into effect, even then Paragraph 175 of the National Planning Policy Framework required that *"opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity"*. Accordingly, a Biodiversity Impact Calculation Metric was submitted with the #1 application demonstrating that there would be no net loss of biodiversity at the site because of the proposals, but that there would not be 10% biodiversity net gain. In the circumstances presented by the #1 scheme case, namely limited biodiversity loss on a substantial site where alternative biodiversity could easily be accommodated, it was considered that the imposition of a condition requiring the submission of a biodiversity enhancement scheme for the site would be an appropriate response having regard to the requirements of Local Plan Policy NE4.

By contrast, the #2 application was submitted sometime after the introduction of mandatory BNG requirements. However, the proposed development itself still largely involves the change of use of the land and building(s) at the site with only some limited physical works. Accordingly, the Biodiversity Impact Assessment Report and associated Statutory Metric submitted with the application have identified that indicative post-development habitat creation/enhancement calculates a +14.45% change in habitat units, which is compliant with the Biodiversity Net Gain statutory obligations of the Environment Act 2021.

The proposed woodland enhancements constitute significant on-site enhancement since some of proposed woodland management is on SINC land. Accordingly, management should be completed in accordance with recommendations of the relevant SINC report which can be obtained from Hampshire Biodiversity Information Centre (HBIC). Restoration of remnant mire within the woodland would be advantageous. Significant enhancements need to be supported by a draft Indicative Habitat Management & Monitoring Plan, following the principles of the

Natural England template that needs to be submitted to the Council, alongside a post-development Habitat Map/Plan, prior to determination of the application. The Council's Ecology Officer has also noted that, within Section 7 of the submitted Preliminary Ecological Assessment (PEA) report, there are recommendations for habitats and protected species on site, and the control of invasive plant species. These should be implemented as proposed in order to ensure the Applicants remain compliant with relevant protected species legislation referenced within the report (Appendix 5 of the PEA). The applicants and their agents are aware of the need for the post-determination receipt of the additional BNG documentation and the receipt of this material is expected shortly.

Subject to the additional BNG submissions requested, it is considered that the proposals would satisfactorily address the ecology and BNG requirements in compliance with the requirements of Local Plan Policies NE1 and NE4.

Other Issues –

Access for People with Disabilities : It is considered that there is no reason why the proposed facility would be unable to provide adequate access for people with disabilities in accordance with the Building Regulations – indeed, to enhance the existing access provisions. In the circumstances it is considered that adequate facilities would be provided for people with disabilities using the proposed development.

Skills & Employment : The Council holds National Skills Academy for Construction status and works in partnership with the construction industry to generate skills, training and employment opportunities on large development sites in the Borough. In addition to benefitting local employment opportunities, this initiative also benefits employers, especially where there are skill shortages that make it difficult to find appropriately skilled staff. Where it is considered appropriate to do so, early engagement with developers is fostered, often through commencing a dialogue with developers even when planning applications are still under consideration: consequently, this process must generally operate outside of the planning system and the consideration of planning applications. In this case the proposed development may generate opportunities for local employment and a condition requiring the production of a Skills & Employment Plan was imposed with Royal Pavilion #1. Accordingly, it is considered appropriate to repeat this provision in respect of the current #2 proposals also. Additionally, the Council's Employment & Skills Officer has been alerted to the proposals and able to seek a dialogue with the applicants to discuss training and employment opportunities for local people.

Conclusions –

The proposals are considered acceptable in principle, visual terms, heritage impact, and impacts upon neighbours. Furthermore, subject to conditions, the proposals are considered to have no harmful impacts upon on-site ecology or upon the nature conservation interests and integrity of the Thames Basin Heaths Special Protection Area. Furthermore, subject to the receipt of satisfactory additional BNG submissions, the proposals are considered to have no adverse implications for biodiversity net gain. Following the satisfactory completion of a s106 Planning Obligation with the Highway Authority (Hampshire County Council) to secure appropriate Travel Plan financial contributions, and Travel Plan implementation and monitoring it is considered that the proposals are acceptable in highway terms. The proposals are thereby considered acceptable having regard to Policies PC1, PC2, DE1, IN2, LN7, NE1, NE4 and NE5 of the adopted Rushmoor Local Plan (2014-2032).

Full Recommendation

It is recommended that **SUBJECT** to:-

1. The receipt of the awaited further BNG submissions (a draft Indicative Habitat Management & Monitoring Plan and a post-development Habitat Map/Plan) and no objections being raised by the Council's Ecology Officer;
2. The completion of a satisfactory tri-partite Legal Agreement with both Rushmoor Borough Council and Hampshire County Council as signatories under Section 106 of the Town and Country Planning Act 1990 by 31 May 2025 or such later date as agreed by an extension of time to secure:-
 - (a) appropriate Travel Plan financial contributions, and Travel Plan implementation and monitoring; and
 - (b) requirements for the management and monitoring of the biodiversity improvements to be provided with the proposed development for a minimum period of 30 years, including provision of an appropriate BNG monitoring fee;

the Executive Head of Property and Growth 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 completed by 31 May 2025 and no Extension of Time has been agreed, the Executive Head of Property and Growth, in consultation with the Chairman, be authorised to refuse planning permission on the grounds that the proposal does not secure statutory biodiversity net gain and a Travel Plan to mitigate the highways impacts of the proposed development.

Suggested Conditions:

- 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 The permission hereby granted shall be carried out in accordance with the following approved drawings and documents:- PL01000 PL1; PL01110 PL1; PL01200 PL1; PL01201 PL1; PL01300 PL1; PL01301 PL1; PL01302 PL1; PL1303; PL1304; PL011L0 PL1; PL01100 PL1; PL01101 PL1; PL01102 PL1; PL01103 PL1; PL01104 PL1 & PL01105 PL1; PL021600 PL1; PL21601 PL1; PL21650 PL1; PL21651 PL1; PL21652 PL1; PL61653 PL1; PL21654 PL1; PL21655 PL1; 21660 PL1; PL21661 PL1; 21662 PL1; 21670 PL1; PL03000 PL1; PL031LO PL1; PL03100 PL1; & PL03101 PL1; PL03102 PL1; PL03103 PL1; PL03104 PL1; & PL03105 PL1; PL03106 PL1; PL03150 PL1; PL03200 PL1; PL03201 PL1; PL03300 PL1; PL03301 PL1; & PL03302 PL1; Planning Statement; Design & Access Statement; Transport Assessment; Flood Risk Assessment & Drainage Strategy; Arboricultural Impact Assessment; Heritage Statement; Statement of Community Involvement; Noise and Vibration Assessment; Biodiversity Impact Assessment & BNG Metric Spreadsheet; [draft Indicative Habitat Management & Monitoring Plan and a post-development Habitat Map/Plan]; Habitats Regulation

Assessment; Energy & Sustainability Statement; Agents' Covering Letter; and Framework Workplace Travel Plan.

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

- 3 Construction of the proposed elevational changes to the building(s) hereby approved shall not start until a schedule and/or samples of the external 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.

Reason - To ensure a satisfactory quality external appearance. *

- 4 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 and nearby properties.

- 5 All plant and machinery to be installed within the application site shall be enclosed with soundproofing materials and mounted in a way which will minimise transmission of structure-borne sound in accordance with a scheme to be first submitted to and approved in writing by the Local Planning Authority.

Reason - To protect the amenity of neighbouring occupiers. *

- 6 The site of land and/or building(s) the subject of this permission shall be securely fenced in its entirety at all times to restrict movement from within the site into the adjacent Special Protection Area.

Reason - To ensure that no impact upon the nature conservation interests and objectives of the Thames Basin Heaths Special Protection Area would arise.

- 7 For the avoidance of doubt, no permanent or prolonged stays (i.e. longer than 3 weeks) shall be authorised for patients, staff or visitors to reside within the facility hereby permitted. Further, there shall be no self-contained or staff or visitor accommodation provided within the use of the land and/or building(s) the subject of this permission. The C1 (hotel) element of the accommodation hereby permitted shall be restricted to the use of no more than 63 rooms within the development at all times.

Reason - To ensure that there is no creation of self-contained and/or ancillary staff or visitor residential accommodation; and to ensure that no impact upon the nature conservation interests and objectives of the Thames Basin Heaths Special Protection Area would arise.

- 8 The use hereby permitted shall not commence until plans and details as appropriate of the following have been submitted to and approved in writing by the Local Planning Authority:-

(a) The means and measures by which access to the on-site car parking will be restricted to staff, patients and visitors only;

- (b) The provision of information boards and leaflets within the facility to inform staff, patients and visitors of on-site and nearby green spaces and Suitable Alternative Natural Green Spaces (SANGS), and to educate on SPA sensitivities;
- (c) A Construction Environmental Management Plan (CEMP) to detail measures to be put in place to avoid construction impacts on the nearby SPA; and
- (d) The provision to be made for Electric Vehicle charging at the development.

Those details as may be approved shall be implemented in full and retained thereafter at all times.

Reason - In the interests of the amenities of the area; to ensure that no impact upon the nature conservation interests and objectives of the Thames Basin Heaths Special Protection Area would arise; and in the interests of sustainability. *

- 9 There shall be no dogs or cats kept within the land and/or building(s) of the development hereby approved at any time (other than assisted living dogs).

Reason - To ensure that no impact upon the nature conservation interests and objectives of the Thames Basin Heaths Special Protection Area would arise.

- 10 The development the subject of this permission shall not be brought into use until the 713 car parking and 72 secure cycle spaces to be provided and/or made available for staff, patients and/or visitors have been provided, marked out and made available for such uses. Thereafter the car and cycle parking spaces shall be kept available at all times for such parking purposes and the car parking spaces shall not be used at any time for the parking/storage of boats, caravans or trailers.

Reason - For the avoidance of doubt and to ensure the provision and retention of adequate car and cycle parking to serve the development at all times.

- 11 The existing trees, hedges and shrubbery on and adjoining the application site which are to be retained shall be adequately protected from damage during site clearance and works in accordance with the following:-

(a) stout exclusion fencing erected and retained for the duration of the site clearance and construction period located outside the extent of the root protection area(s) of any trees/hedges/shrubbery to be retained in proximity to an element of the proposed clearance and development works hereby permitted;

(b) no building materials, plant or equipment shall be stored during the site clearance and construction period within the rooting zone of any trees or hedges on or adjoining the application site;

(c) no burning of materials shall take place on site; and

(d) care should be taken to ensure that any vehicles entering or leaving the site, or deliveries made to the site, do not cause damage (including ground compression within rooting zones) of any trees on or adjoining the application site.

These measures shall be put in place as appropriate before any excavation, construction, vehicle parking or storage of building materials commences.

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

- 12 No sound reproduction equipment, conveying messages, music, or other sound which is audible outside the premises shall be installed on the site.

Reason - To protect the amenities of the area and ensure that no impact upon the nature conservation interests and objectives of the Thames Basin Heaths Special Protection Area would arise.

- 13 Prior to first occupation or use of the development hereby approved a fully detailed landscape and biodiversity enhancement scheme shall be first submitted to and approved in writing by the Local Planning Authority. The approved scheme shall subsequently be implemented in full and retained thereafter.

Reason - In the interests of biodiversity and to meet the requirements of adopted Local Plan Policy NE4. *

Note: The developer is encouraged to incorporate the following measures into the biodiversity enhancement scheme required pursuant to this condition:-

Targeted management of the County important onsite woodland selected as Site of Importance for Nature Conservation (SINC), in line with SINC management recommendations. Recommended management actions to be undertaken with the advice of a suitably qualified ecologist are as follows:

- Small scale restoration of existing remnant heathland and mire habitats
- Creation of glades within existing woodland
- Targeted removal of rhododendron, an invasive non-native species - in line with the requirements of Section 14 the Wildlife and Countryside Act (as amended) 1981, which requires the landowner to prevent the growth of Rhododendron in the wild.

Providing species habitat enhancements such as bird nesting and bat roosting provision erected on or integral within the building(s); and reptile and amphibian hibernacula.

Using native species or species of known biodiversity benefit when planting new trees and shrubs, preferably of local provenance. Planting should focus on nectar-rich flowers and/or berries as these can also be of considerable value to wildlife.

- 14 Prior to the first commencement of the use hereby permitted a Skills & Employment Plan to be implemented shall be submitted to and approved in writing by the Local Planning Authority. The approved Skills & Employment Plan shall be implemented in full and the measures introduced retained thereafter.

Reason - To maximise opportunities for associated of skills and employment in the local area. *

Informatives:

- 1 INFORMATIVE - The Council has granted permission because:-

The proposals are considered acceptable in principle, visual terms, heritage impact, and impacts upon neighbours. Furthermore, subject to conditions, the proposals are considered to have no harmful impacts upon on-site ecology or upon the nature conservation interests and integrity of the Thames Basin Heaths Special Protection Area. Furthermore, the proposals are considered to have no adverse implications for biodiversity net gain. Following the satisfactory completion of a s106 Planning Obligation with the Highway Authority (Hampshire County Council) to secure appropriate Travel Plan financial contributions, and Travel Plan implementation and monitoring it is considered that the proposals are acceptable in highway terms. The proposals are

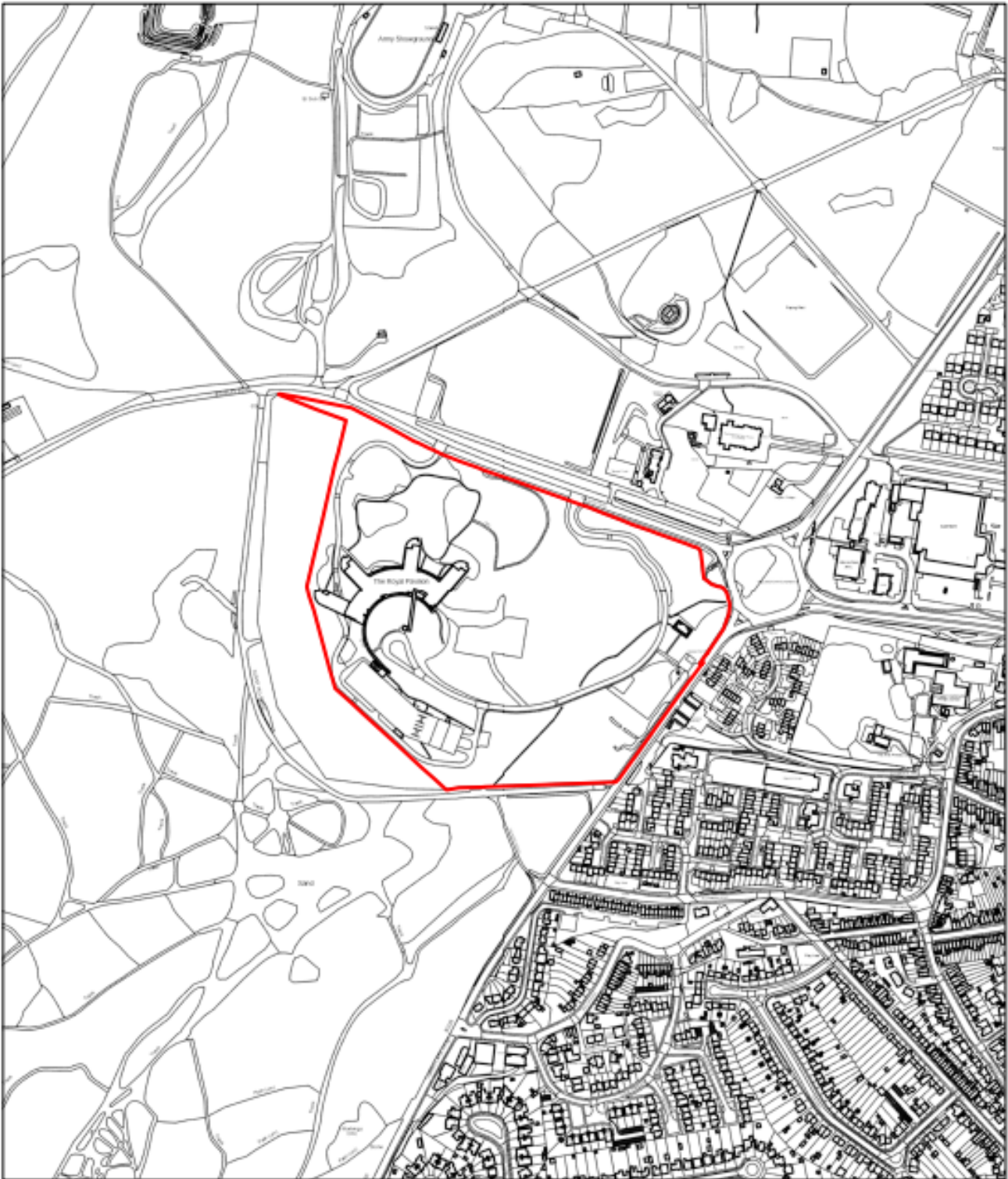
thereby considered acceptable having regard to Policies PC1, PC2, DE1, IN2, LN7, NE1, NE4 and NE5 of the adopted Rushmoor Local Plan (2014-2032).

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.

- 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 - This permission is subject to a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended) between the developer and Hampshire County Council.
- 4 INFORMATIVE – For the avoidance of doubt the land and/or building(s) the subject of this permission comprise a sui generis mixed use including uses otherwise within Classes E(e), C1 and C2 only. Accordingly, separate planning permission would be required for the alteration of the mix of uses for the land and/or buildings the subject of this permission.
- 5 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.
- 6 INFORMATIVE - The applicant is advised to follow good practice in the re-use of all material arising from demolition as part of the proposed works wherever practicable.
- 7 INFORMATIVE - The applicant is reminded that under the provisions of the Food Safety Act 1990 there is a requirement to register all food premises with the Local Authority at least 28 days before the commencement of any business operations. The applicant must therefore contact the Head of Operational Services for advice.
- 8 INFORMATIVE - The applicant is reminded that the premises should be made accessible to all disabled people, not just wheelchair users, in accordance with the duties imposed by the Equality Act 2010. This may be achieved by following recommendations set out in British Standard BS 8300: 2009 "Design of buildings and their approaches to meet the needs of disabled people - Code of Practice". Where Building Regulations apply,

provision of access for disabled people to the premises will be required in accordance with Approved Document M to the Building Regulations 2000 "Access to and use of buildings".

- 9 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 land and properties. For further information, please contact the Head of Operational Services.
- 10 INFORMATIVE - It is an offence to kill, injure or disturb an individual bat; damage, destroy or obstruct access to a breeding site or resting place of that individual. Destruction of a bat roost is therefore an offence, regardless of whether a bat is present at the time of roost removal. The grant of planning permission does not supersede the requirements of the legislation below and any unauthorised works could 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 in order to avoid breach of legislation 'The Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended)'.
- 11 INFORMATIVE - Part I of the Wildlife and Countryside Act 1981 (as amended), makes it an offence to intentionally kill, injure or take any wild bird, or intentionally to damage, take or destroy its nest whilst it is being built or in use. Development activities such as vegetation or site clearance should be timed to avoid the bird nest season of March to August inclusive. If this is not possible and only small areas of dense vegetation are affected, the site should be inspected for active nests by an ecologist within 24 hours of any clearance works. If any active nests are found they should be left undisturbed with a buffer zone around them, until it can be confirmed by an ecologist that the nest is no longer in use.
- 12 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.



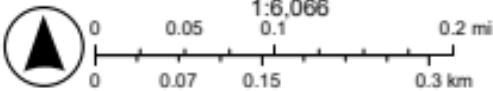
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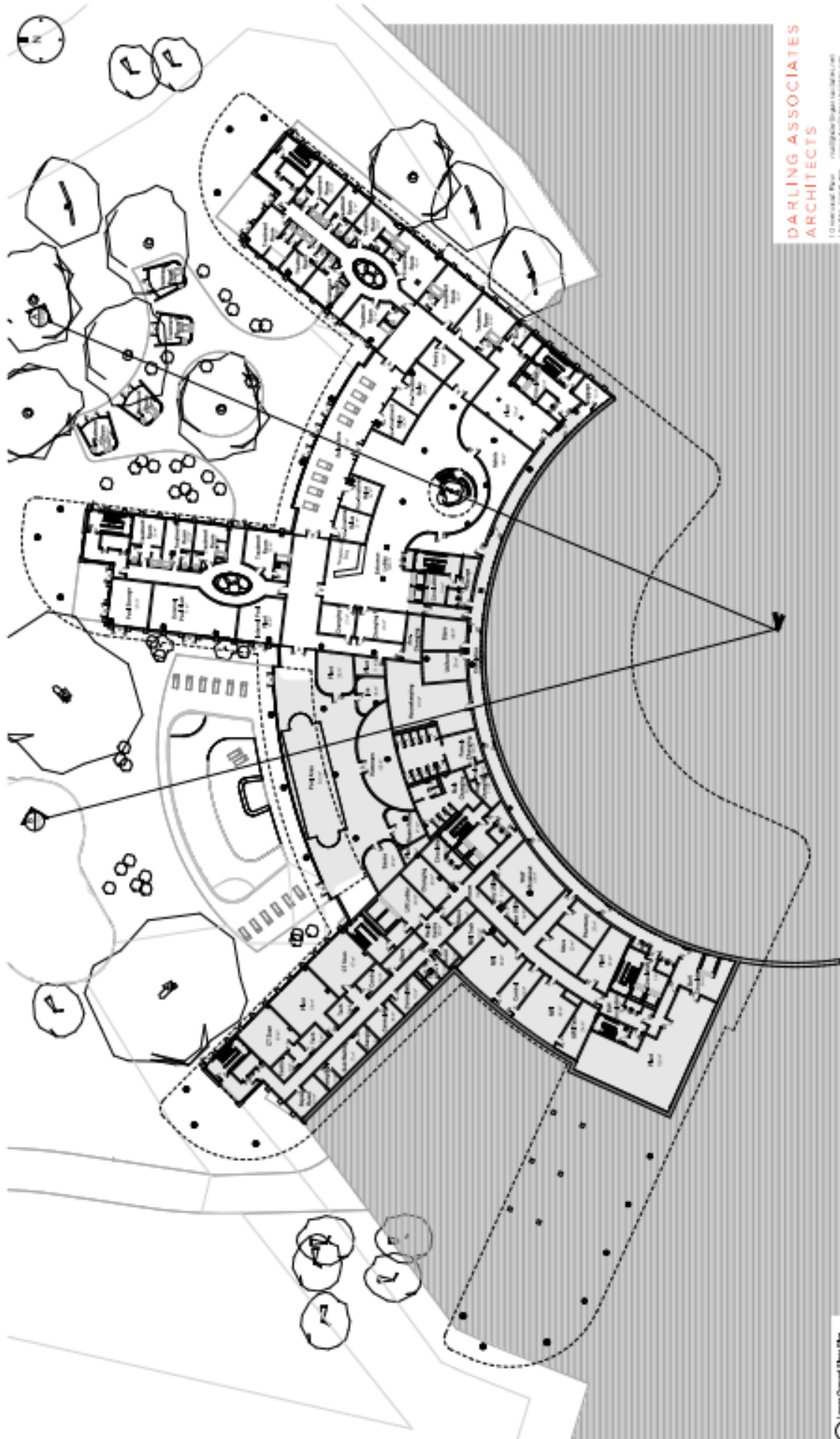
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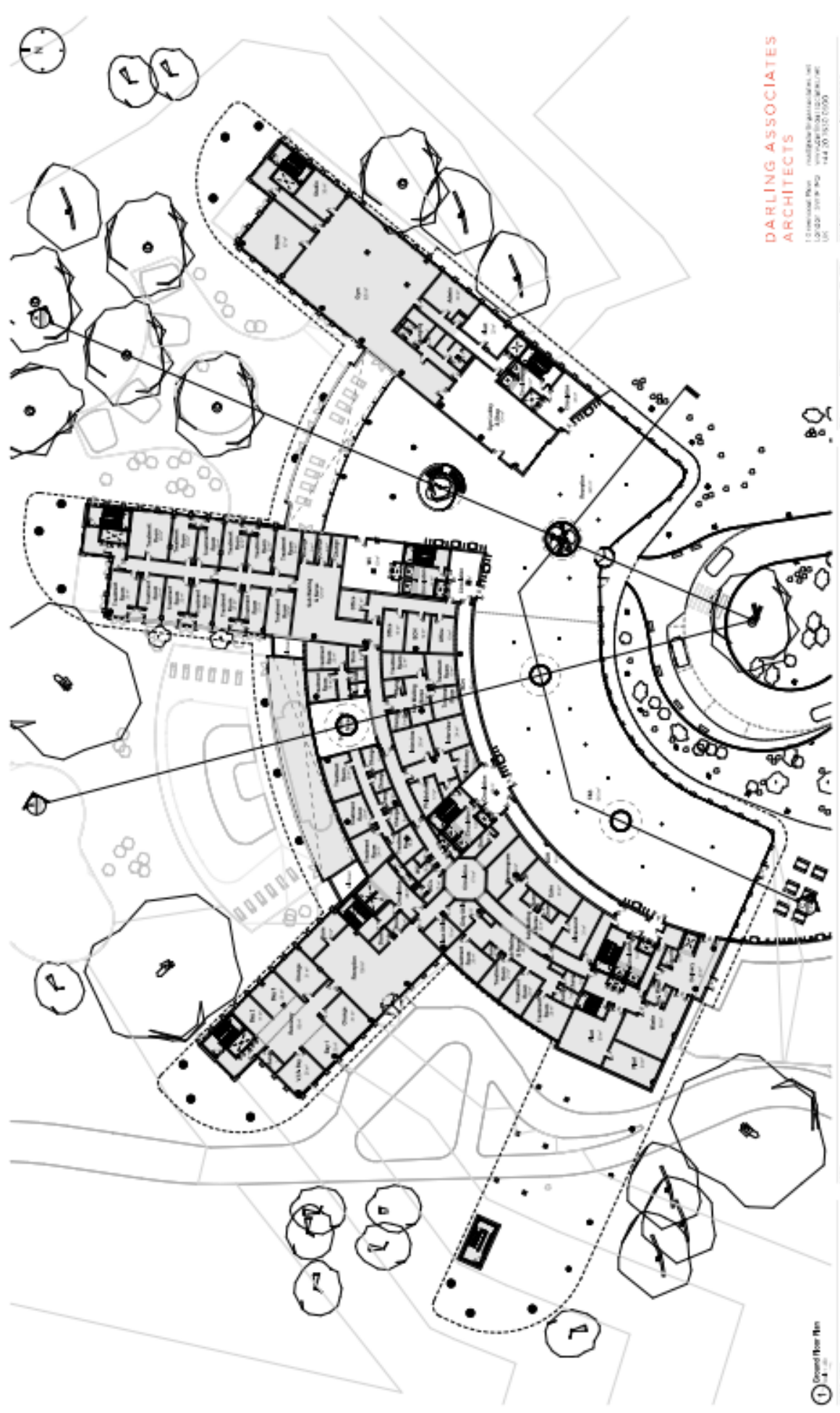


1 Level Ground Floor Plan

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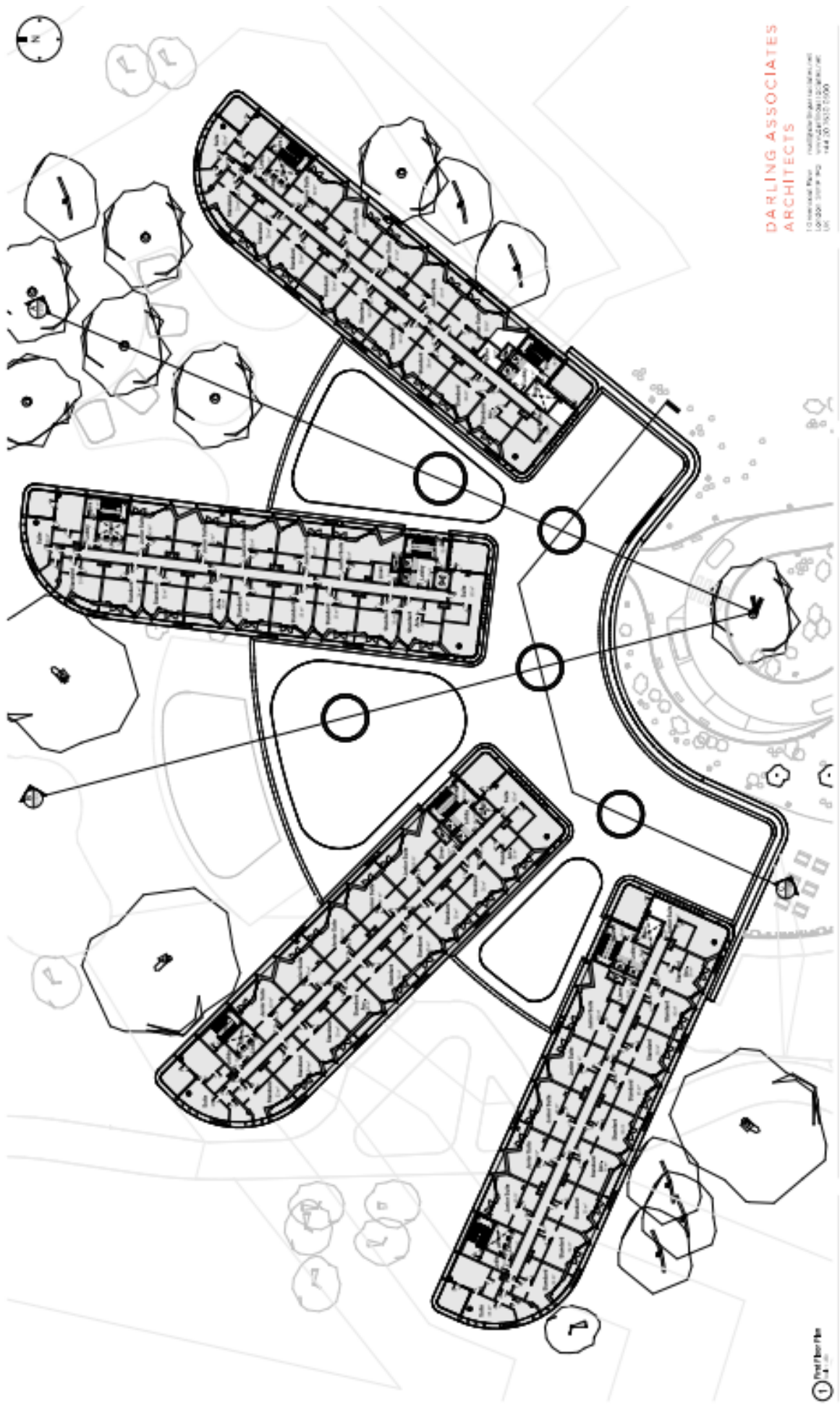
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1 Ground Floor Plan

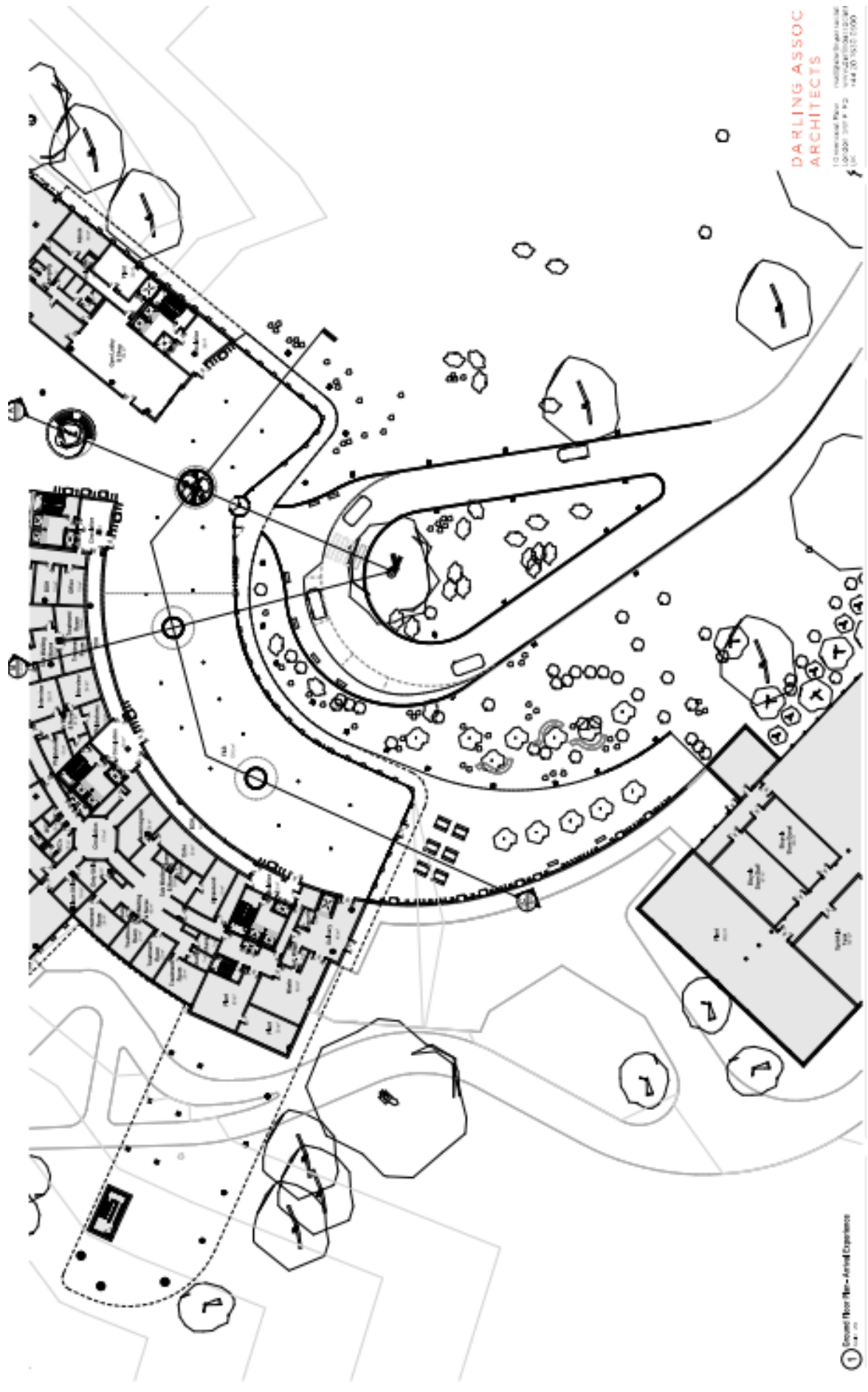
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1 Ground Floor Plan - Aerial Experience

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