

The information, recommendations and advice contained in this report are correct as at the date of preparation, which is more than two weeks in advance of the Committee meeting. Because of these time constraints some reports may have been prepared in advance of the final date given for consultee responses or neighbour comment. Any changes or necessary updates to the report will be made orally at the Committee meeting.

Case Officer	Maggie Perry
Application No.	25/00287/REMPP
Date Valid	23rd May 2025
Expiry date of consultations	30 <sup>th</sup> September 2025
Proposal	APPROVAL OF RESERVED MATTERS for the construction of 90 residential dwellings (including the conversion of Bradgate House to provide 6 flats) together with associated landscape, access and parking in Development Zone G (Pennefathers) pursuant to Condition 4 (1 to 22), attached to Hybrid Outline Planning Permission 12/00958/OUT dated 10th March 2014.
Address	<b>Land At Zone G Pennefathers, Aldershot Urban Extension, Alisons Road, Aldershot, Hampshire</b>
Ward	Wellington
Applicant	Miller Homes And Grainger (Aldershot) Limited
Agent	Mr Peter Warren
Recommendation	<b>GRANT</b>

## **1. DESCRIPTION**

### *Background & Site:*

- 1.1 On the 10th March 2014 hybrid outline planning permission (ref: 12/00958/OUT) was granted for the redevelopment of land at the Ministry of Defence's former Aldershot Garrison for up to 3,850 no. dwellings together with associated infrastructure, including a neighbourhood centre, employment provision, schools and a suite of Suitable Alternative Natural Greenspace (SANG). The Aldershot Urban Extension is known as Wellesley.
- 1.2 The Wellesley Master Plan, approved as part of hybrid outline planning permission ref: 12/00958/OUT, is divided into a series of manageable areas called Development Zones. Condition 4 of the outline planning permission sets out the reserved matters that require approval prior to the commencement of each development zone.

- 1.3 The Reserved Matters Application site, extending to approximately 3.5 hectares, is located within the south-western part of Wellesley and comprises the entirety of Development Zone G (Pennefather's). The zone is bounded by Pennefather's Road and Development Zone B (Corunna) to the north, Knollys Road to the south-east, and Farnborough Road to the west. The eastern corner of the site is visible from Queen's Avenue at its junction with Pennefather's Road and Hospital Hill.
- 1.4 The site has previously been cleared of buildings, with the exception of the Bradgate Headquarters Office (removed from the RBC Local List in 2020), which is to be retained and converted to residential use as part of the proposals. The southern and western boundaries are defined by established woodland. Other notable features within the site include the Tumulus (M2), located within the wooded area, and the locally listed Memorial to IRA Victims (Locally Listed Reference No. LL5072).
- 1.5 The site lies within the Aldershot Military Conservation Area (CA). Most of the land is also subject to the Wellesley Article 4 Direction, which restricts certain permitted development rights, although Knollys Road and Bradgate House are excluded from the Direction while remaining within the CA. The Grade II Listed British Army 2nd Division World War I Memorial lies just outside the site boundary, but within its setting, at the corner of Knollys Road.

### *The Proposal*

- 1.6 This Reserved Matters Application (RMA) is submitted part pursuant to Condition 4 (1 to 21), attached to hybrid outline planning permission 12/00958/OUT dated 10th March 2014.
- 1.7 The application seeks reserved matters approval for the construction of 90 residential dwellings, together with associated landscaping, public open space, access, and parking. The development would comprise a mix of houses and flats, ranging in height from two to three storeys, with single-storey garages and ancillary stores. A total of 32 units would be delivered as affordable housing. Vehicular and pedestrian access to the site would be taken from Pennefather's Road to the north.
- 1.8 During the consideration of the application, a number of amendments have been made to the proposals in response to consultee feedback and to ensure compliance with relevant planning policies and guidance. The nature of these changes is addressed in the relevant sections of this report.

### *Reserved Matters*

- 1.9 Condition 4 of the hybrid outline planning permission sets out the 'reserved matters' that require approval prior to the commencement of each Development Zone, as follows:
  - 1) Scale and external appearance;
  - 2) Landscaping (hard and soft);
  - 3) Ecology;
  - 4) Remediation;
  - 5) Air quality (if required);
  - 6) Heritage Trail Details;
  - 7) Infrastructure and Drainage ;
  - 8) Trees;

- 9) Levels;
- 10) Construction Environmental Management Plan;
- 11) Construction Traffic Management Plan;
- 12) Statement of Compliance with Design Code 3;
- 13) The layout of the development, including the positions and widths of roads and footpaths;
- 14) Landscaping, including a landscaping design showing the planting proposed to be undertaken, the means of forming enclosures, the materials to be used for paved and hard surfaces and the finished levels in relation to existing levels;
- 15) The design and external appearance of all buildings, plant and tanks, including details of the colour and texture of external materials to be used, together with samples of all external facing and roofing materials;
- 16) The layout of foul sewers and surface water drains;
- 17) The measures to be taken to protect adjacent areas from excessive noise;
- 18) Measures to protect the occupiers of residential property from external noise;
- 19) The provision to be made for street lighting including measures to prevent spillage and light pollution;
- 20) The provision to be made for the storage and removal of refuse from the premises,
- 21) Archaeological watching brief.
- 22) Proposals for and statement of compliance with The Wellesley Biodiversity Enhancement Strategy

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

- Planning Statement (Savills, May 2025)
- Design & Access Statement (Omega Architects, May 2025)
- Wellesley Affordable Housing Strategy (AHS) Revision 10 (Grainger, August 2025)
- Affordable Housing Development Zone & Reserved Matters Statement (Savills, May 2025);
- Arboricultural Method Statement ref: JFA9015 (JFA, May 2025);
- Written Scheme of Investigation for Archaeological Watching Brief (TCMS Heritage Ltd, May 2025)
- Pennefather's Road: Heritage (Trails) Note ref: TCMS:2098 (TCMS Heritage, May 2025);
- Conditions 4 & 5 Statement of Compliance with Biodiversity Enhancement Strategy Version 1 (Holbury Consultancy Services, May 2025);
- Ecological Impact Assessment (LC Ecological Services, May 2025);
- Landscape Management Plan REV01 ref: 402.065663.00001.012 (SLR, 16<sup>th</sup> May 2025);
- Plant Schedule ref: 402.065663.00001.011-Wellesley-Pennefathers Road (SLR, May 2025);
- Pennefather's Zone Additional Investigation (Contamination Report Phase III) ref: SC/22/2843 (LEAP Environmental, 20<sup>th</sup> April 2022);
- Flood Risk & Drainage Technical Note Issue 3 ref: MHPENNEFATHERS.23 (Mayer Brown, July 2025);
- Construction Environmental Management Plan ref: MHPennefathers(CEMP).9 (Mayer Brown, May 2025);

- Construction Traffic Management Plan ref: MHPennefathers.1 REVA (Mayer Brown, May 2025);
- Construction Surface Water Management Plan ref: MHPennefathers.10/CSWMP (Mayer Brown, May 2025);
- Noise Impact Assessment ref: 425.066537.00001 REV02 (SLR, 9<sup>th</sup> May 2025);
- Lighting Design Report & Appendix A, B & C ref: 416.066041.00001 REV02 (SLR, 20<sup>th</sup> May 2025); and
- Energy Statement (Energy & Design, 15<sup>th</sup> May 2025)

## 2. NOTIFICATION

### 2.1 Application Publicity & Neighbours Notified

2.1.1 As part of the statutory consultation process, a site notice was displayed and a press advertisement published. In addition, 132 notification letters were issued to neighbouring owners and occupiers and re-consultation was undertaken to specific addresses following the submission of amended plans. The re-consultation period ended on 30 September 2025.

2.1.2 A total of 13 representations have been received (11 objections and 2 neutral). The representations are primarily from residents within the Corunna Development Zone B, to the north side of Pennefather's Road. A representation has also been received from one address within Cambridge Military Hospital Development Zone C and one address within Stanhope Lines East Development Zone K.

2.1.3 The representations include a number of queries regarding the proposals, which have been responded to directly by the Case Officer. Comments relating to non-material planning considerations, such as property sales and values, have not been taken into account and are therefore not included within this report.

2.1.4 The objections received are summarised below:

- The area is overwhelmed by continuous building works

*Case Officer's Response: The site falls with the Aldershot Urban Extension (Wellesley) which will deliver 3850 homes over a period of approximately 18 years (permission granted in 2014).*

- The application site was not supposed to have housing on it.

*Case Officer's Response: The site, Pennefather's Development Zone G, is identified in the 2014 Outline Planning Permission for the delivery of 123 residential units. However, due to the constraints of the site, including mature trees to be retained, the current scheme has been reduced to 90 units.*

- Infrastructure, local services and green space haven't improved at the same rate as the house building.

*Case Officer's Response: The Outline Planning Permission's s106 legal agreement secured provision for infrastructure together with appropriate timeframes for its delivery.*

- Concerns regarding construction related traffic and noise disturbance

*Case Officer's Response: Planning Conditions are proposed in respect of construction hours and to secure the implementation of a Construction Traffic Management Plan (CTMP).*

- Concern that the new junctions and access/dropped kerbs on Pennefather's Road will adversely impact highway safety;
- Pennefather's Road should be widened when it is completed;
- Concern that Pennefather's Road has not yet been adopted by the Highway Authority;
- Pennefather's road would benefit from traffic calming measures such as speed cameras and speed bumps
- Users of the Health Centre park their cars in Pennefather's Road causing congestion; and;
- Parking should be banned on Pennefather's Road.

*Case Officer's Response: Please see the relevant section of this committee report for highway considerations and assessment. Hampshire County Council (HCC), as the Local Highway Authority, have been consulted in respect of the proposals and have provided detailed advice to the Applicant. The Pennefather's Road layout was previously approved and implemented in connection with the adjacent Corunna Development Zone B (the main carriage way falls outside of the current application's red line). HCC have not recommended any alterations to Pennefather's Road in connection with this Reserved Matters Application. Pennefather's Road will ultimately be adopted by HCC, subject to a S38 Application.*

## 2.2 Consultees & Other Bodies

HCC Highways Development Planning:	Comments provided on 26/06/2025, 03/09/2025 and 19/09/2025. Amended plans were received in response to the comments.
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19/09/2025 – Confirmed no objection subject to planning conditions and informatives.

HCC Surface Water Management (Lead Local Flood Authority):	Comments provided on 09/07/2025 and 15/09/2025. Amended documents were received in response to the comments.
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15/09/2025 - “ We consider that the information provided is sufficient to address most of our previous comments, but we require further evidence that proposed surface water discharge rates will be below existing rates...

*Case Officer's Response:* Condition 13 of the outline planning permission already requires the approval of detailed drainage arrangements prior to commencement of development. This matter can therefore be addressed by Condition 13 and it is not

considered necessary to impose any further conditions in this regard.

HCC Senior Archaeologist:	Confirmed no objection.
Natural England:	Confirmed no objection.
Hampshire Fire and Rescue Service	Provided detailed advice which has been forwarded to the developer for consideration. No objections were raised.
Designing Out Crime Officer:	No comments received.
Severn Trent Services Ltd:	No comments received.
South East Water Ltd:	No comments received.
Southern Gas Network:	No comments received.
Thames Water:	No comments received.
Aspire Defence Services Ltd:	No comments received.
Aldershot Garrison:	No comments received.
Basingstoke Canal Authority:	No comments received.

## **2.3 Internal Consultees**

RBC Environmental Health:	Confirmed no objection.
RBC Housing Enabling Officer:	Confirmed no objection following satisfactory amendments to the internal layout and access to the amenity space of the proposed Wheelchair Flat and subject to a planning condition to secure updates to the Affordable Housing Strategy.
RBC Ecology Officer:	Confirmed no objection.
RBC Community - Contracts:	Provided detailed advice which has been forwarded to the developer for consideration. No objection raised.

## **3. POLICY AND DETERMINING ISSUES**

- 3.1 Section 70(2) of the Town and Country Planning Act 1990 requires that, in dealing with an application for planning permission, the local planning authority shall have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations.

- 3.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires regard to be had to the provisions of the development plan in the determination of planning applications unless material considerations indicate otherwise.
- 3.3 The *Rushmoor Local Plan* was formerly adopted by the Council on 21st February 2019. In addition to the *Rushmoor Local Plan*, the development plan for Rushmoor includes the *Hampshire Minerals and Waste Plan* (adopted in October 2013) and saved Policy NRM6 of the *South East Plan* (adopted in May 2009).
- 3.4 The following policies of the Rushmoor Local Plan are relevant to this proposal:
- SS1 Presumption in Favour of Sustainable Development
  - SS2 Spatial Strategy
  - SP5 Wellesley
  - IN1 Infrastructure & Community Facilities
  - IN2 Transport
  - HE1 Heritage
  - HE3 Development within or adjoining a Conservation Area
  - HE4 Archaeology
  - DE1 Design in the Built Environment
  - DE2 Residential Internal Space Standards
  - DE3 Residential Amenity Space Standards
  - DE4 Sustainable Water Use
  - DE6 Open Space, Sport & Recreation
  - DE10 Pollution
  - LN1 Housing Mix
  - LN2 Affordable Housing
  - NE1 Thames Basin Heaths Special Protection Area
  - NE2 Green Infrastructure
  - NE3 Trees and Landscaping
  - NE4 Biodiversity
  - NE8 Sustainable Drainage Systems
- 3.5 The Council's adopted supplementary planning documents (SPDs) 'Car and Cycle Parking Standards', 2024, Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy (AMS) April 2025, Aldershot Military Conservation Area Appraisal and Management Plan (RBC, February 2021) and Locally Listed Heritage Assets SPD (2020) are relevant.
- 3.6 The *National Planning Policy Framework (NPPF)*, which came into force on 19th February 2019 (updated 7<sup>th</sup> February 2025), and The Department for Communities and Local Government's Technical Housing Standards (March 2015) are also material considerations.
- 3.7 The proposals have been assessed against the policy framework outlined above and all other relevant material considerations. The main determining issues in the assessment of the proposals are:
- The principle of development
  - Housing tenure, mix and distribution
  - Design & Impact on Heritage Assets
  - Transport, parking & access

- Impact on neighbours
- Living environment created for future residents
- Nature conservation and trees
- Pollution & remediation
- Flood risk & drainage
- Sustainable construction & renewable energy
- Archaeology

## **4. COMMENTARY**

### **4.1 The principle of development –**

- 4.1.1 The site falls within the defined urban area of Aldershot and forms part of the wider Aldershot Urban Extension (Wellesley) development as described in Policy SP5 (Wellesley) of the Rushmoor Local Plan. The Aldershot Urban Extension is a key part of Rushmoor's strategy for meeting the Borough's long-term housing needs and for supporting the economic growth and regeneration of Aldershot Town Centre.
- 4.1.2 The approved Wellesley Master Plan is divided into a series of Development Zones. Condition 4 of the outline planning permission sets out the reserved matters that require approval prior to the commencement of each development zone. A set of Design Codes was approved as part of the outline planning application. Design Code Document 1 sets out general design code principles and Design Code Document 2 provides definitions and technical specifications. These documents apply to the entire AUE (Wellesley) site, whereas a Design Code Document 3, providing zone-specific requirements, is required for each Development Zone (secured by Condition 3 of the outline permission).
- 4.1.3 The principle of the residential redevelopment of the application site and specifically Development Zone G - Pennefather's was established with Hybrid Outline Planning Permission 12/00958/OUT. The Illustrative Delivery Plan for Wellesley (included in the latest approved Affordable Housing Strategy Rev 9) identifies Development Zone G as delivering 122 residential units. Due to the constraints of the site, which are discussed later in this report, the current scheme proposes a reduced total of 90 residential units.
- 4.1.4 A Design Code Document 3 and Arboricultural Method Statement was approved for Pennefather's Development Zone G on 18<sup>th</sup> June 2025 (ref: 25/00237/CONDPP). These documents have informed the design of the Reserved Matters Application proposals. The Design and Access Statement submitted with the Reserved Matters Application demonstrates how the scheme complies with the approved Design Principles (Design Code Document 3), in accordance with the requirements of Condition 4 of the outline permission.
- 4.1.5 In summary, the Reserved Matters proposals, as revised during the course of the planning application; are consistent with the terms of the outline planning permission, the approved parameter plans, and the principles set out in the Design Code Documents. The proposed development is considered acceptable in principle, subject to a detailed assessment against the relevant national and local planning policies and guidance.



## 4.2 Housing tenure, mix and distribution –

- 4.2.1 The proposed scheme for 90 dwellings at Zone G (Pennefather's) comprises 58 Private Units and 32 Affordable Housing Units. The table below provides details of tenure and mix:

Dwelling type	1-bed	2-bed	3-bed	4-bed	Total
<b>Affordable Flats</b>	8	7	-	-	<b>15</b>
<b>Affordable Houses</b>	-	7	7	3	<b>17</b>
<b>Private Flats</b>	2	4	0	0	<b>6</b>
<b>Private Houses</b>	2	10	35	5	<b>52</b>
<b>Totals</b>	<b>12</b>	<b>28</b>	<b>42</b>	<b>8</b>	<b>90</b>

**Table 1: Accommodation schedule**

- 4.2.2 The proposed development would provide a significant proportion of family-sized dwellings. This housing mix has been informed by the site-wide approach established through the Hybrid Outline Planning Permission and aligns with the updated Affordable Housing Strategy. The proposed mix is considered appropriate within the context of the Strategic Housing Market Assessment (SHMA) 2016, which identifies both the scale and type of housing required across the Hart, Rushmoor and Surrey Heath Housing Market Area to address future needs. Specifically, the SHMA indicates that the highest demand in Rushmoor between 2014 and 2032 will be for two- and three-bedroom properties. Accordingly, the proposal is consistent with Policy LN1 (Housing Mix).

### *Affordable Housing*

- 4.2.3 Whilst Policy LN2 (Affordable Housing) of the Local Plan requires a minimum of 30% of dwellings to be provided as affordable homes on sites of 11 or more dwellings, Policy SP5 requires a minimum of 35% of all residential units at Wellesley to be provided as affordable housing. This is reflected within the s106 legal agreement associated with hybrid outline permission 12/00958/OUT. The Wellesley s106 legal agreement further specifies that 60% of the affordable housing shall be affordable/social rented and 40% intermediate (shared ownership).
- 4.2.4 Paragraphs 2.11, 2.12 and 2.13 of the Wellesley legal agreement require an Affordable Housing Development Zone Strategy (AHDZS) to be submitted to the Council for approval with the first Reserved Matters Application in any Development Zone. The strategy should set out the number of estimated Reserved Matters Applications within the Development Zone and the proposed quantum of affordable housing units provided for each application to be applied within that Development Zone.
- 4.2.5 Each subsequent Reserved Matters application should be accompanied by a statement confirming that the proposed affordable housing provision within the application area accords with the approved Affordable Housing Strategy (AHS). In order to provide an

element of flexibility, Schedule 16 of the Wellesley Section 106 Agreement allows for a variance of up to 5% in affordable housing delivery between individual Development Zones. Accordingly, each Development Zone is required to deliver between 30% and 40% affordable housing, thereby enabling adjustments to respond to site-specific constraints.

- 4.2.6 In accordance with the requirements set out above, an updated Affordable Housing Development Zone Strategy (AHS REV10), together with a Reserved Matters Statement, has been submitted in support of the current application. The AHS incorporates adjustments to the strategy that have been agreed with the Council's Housing Enabling Officer. Condition 13 is proposed to ensure that the development is implemented fully in accordance with the updated Affordable Housing Strategy.
- 4.2.7 The Development Zone would deliver 35.5% Affordable Housing (AH) in accordance with the agreed % variance built into the Affordable Housing Strategy. 32 of the total units proposed would deliver affordable housing (AH), of which 20 (63%) would be affordable rented and 12 (37%) intermediate/shared ownership. The Council's Housing Enabling Officer has confirmed the numbers and the tenure split would accord with the AHS.
- 4.2.8 The scheme has been designed on a tenure-blind basis, with all affordable units confirmed as meeting the Nationally Described Space Standards, in line with Local Plan Policy DE2. At pre-application stage, amendments were secured to the mix and layout of the affordable dwellings to ensure compliance with the Affordable Housing Strategy in respect of unit sizes and tenure mix. Changes were also made to improve the distribution of affordable units across the development, thereby supporting the creation of an integrated, mixed and balanced community in accordance with Local Plan Policies LN1 (Housing Mix) and LN2 (Affordable Housing).
- 4.2.9 To accord with the Wellesley Affordable Housing Strategy, all affordable units must meet the Optional Standards set in Part M4(2) of the Building Regulations. There is a further requirement that within the s106 that 10% of the affordable rented dwellings within any Reserved Matters Area are designed as wheelchair user homes, in accordance with Building Regulations Part M4(3) and having regard to guidance produced by Habinteg.
- 4.2.10 In the revised scheme, the applicant has confirmed that two affordable rented wheelchair units are proposed to meet these standards. These comprise one two-bedroom flat and one two-bedroom house, each with an allocated disabled parking space located nearby. During the course of the application, the layout of the wheelchair flat was amended to provide direct level access to the rear communal amenity space, in line with the advice of the Council's Housing Enabling Officer.
- 4.2.11 In conclusion, the proposed development would deliver affordable housing provision in accordance with the requirements of the Wellesley s106 legal agreement, the Affordable Housing Strategy and Local Plan Policy SP5. The scheme provides an overall level of 35.5% affordable housing, with an appropriate tenure split and two wheelchair user units, thereby meeting identified needs. The proposals have been designed on a tenure-blind basis, with all affordable homes meeting the Nationally Described Space Standards, and the distribution of units across the site would contribute to the creation of a mixed, balanced and inclusive community. The affordable

housing provision is therefore considered acceptable and in compliance with Local Plan Policies LN1, LN2, DE2 and SP5.

### 4.3 Design, Appearance & Impact on Heritage Assets –

#### *The Design Codes*

4.3.1 The Reserved Matters application area encompasses the entirety of Pennefather's Development Zone G. The Development Zones Matrix, set out within the approved *Design Code Document 1 – General Design Principles (DCD1)* attached to the Outline Planning Permission, identifies the character areas and corresponding level of code control applicable to each of the Wellesley Development Zones. In this respect, hot areas have the most code control and cold areas have minimal control.

4.3.2 DCD1 describes the key elements of Pennefather's as:

- Residential Use
- Maximum 5 storey heights
- Character Areas C & F
- Code control HOT / WARM
- Within Aldershot Military Conservation Area
- Listed Monuments
- Demolition of existing buildings
- Woodland Areas

4.3.3 Pennefather's Development Zone G is predominantly situated within Character Area F, *The Ridge*. This part of Wellesley is defined by varied east–west topography along an existing ridgeline and is characterised by low-density development within a woodland setting.

4.3.4 Within *Design Code Document 1 – General Design Principles (DCD1)*, Area C1 (Smith Dorrien) is described as “one of the main entrance gateways into the site, at the junction of Queen's Avenue and Hospital Road; a crossroads between the hospital, Hill and Queen's Avenue, framed with prominent heritage and new buildings.”

4.3.5 Area F2 (*Pennefather's Heights*) is defined as a “distinct area on high ground backed by woodland to the south, with long views to the north.” Development in this area is intended to be characterised by “simple, low-scale buildings fronting the street, with variable setbacks and a medium degree of frontage enclosure.”

4.3.6 The Design Code also stipulates that “the memorial to the Victims of the IRA Bombing and its existing setting shall be sensitively incorporated into the design as a local focal point within an area of publicly accessible open space. The existing Tumulus (Prehistoric Barrow) along the southern boundary of the Character Area shall be retained and sensitively incorporated as an area of publicly accessible open space.”

#### *Code Compliance – Layout, Design and Appearance*

4.3.7 The Design & Access Statement submitted with the application, demonstrate the scheme's compliance with the approved Design Codes for each Character/ Sub-Character area within the Development Zone.

4.3.8 The DAS explains how the development responds to the Design Codes and the emerging character of Wellesley. The proposed scheme would range from 2 to 3 storeys in height (with single-storey garages and stores) and would comprise of a mix of detached, semi-detached and terraced houses and flats together with landscaping, access and parking. A significant woodland area and a centralised area of open space would wrap around the southern and western boundaries of the site.

4.3.9 The Design and Access Statement describes the following key features of the layout of the proposed site layout:

- A broad range of homes in the form of 1 & 2-bed apartments and 1-4-bed houses, of which 35% is affordable;
- Existing road utilised to form primary vehicle route through the scheme, via existing and new site accesses;
- North-western parcel accessed via existing site access;
- 2.5 & 3 Storey buildings front Pennefather's Road to mirror existing buildings opposite;
- Principle frontage set back from boundary with Pennefather's Road is within 2m;
- Frontage enclosure to Pennefather's Rd in line with WDC3;
- Block depths within 39m across entire scheme;
- Parking court included as part of pedestrian link between Pennefather's Road and the Memorial Square;
- Viewing corridor of memorial Square and its retention is incorporated at heart of the
- scheme. Designed as a distinct space, adhering to the 'heritage' palette set out in WDC2;
- Building set backs predominantly 6m from the street in Woodland and Memorial Square sub-character areas;
- Roads throughout the Woodland sub-character area weave through the retained trees, serving isolated pockets of development and resulting in parking courts in front of dwellings. Parking bays are limited to runs of no more than 6 spaces;
- Woodland walk created that connects with the footpath network on site;
- Block A set back no more than 6m from Pennefather's Road/site boundary, whilst articulating at the corner to be symmetrical with Arnhem House opposite;
- Block B positioned in north-west corner of Site to create marker building whilst
- providing an acoustic defence from the noise of Farnborough Road (A325);
- Bradgate House retained and converted into 1 & 2 bed apartments; and
- Existing trees and vegetation retained and enhanced where feasible.

4.3.10 In conclusion, the scheme is consistent with the illustrative Wellesley Masterplan and the approved parameter plans, including the road hierarchy set out in Drawing PP7. The submitted Design and Access Statement demonstrates general compliance with the prescribed setbacks, street frontage enclosure and material palettes contained within the Design Codes. Building heights also accord with the Outline Planning Permission's Maximum Building Heights Parameter Plan (PP4), which permits development of up to 3–5 storeys or 20 metres. The tallest elements of the scheme are the apartment blocks, which are limited to three storeys with ridged and hipped roofs, thereby remaining comfortably within the approved parameters.

### *Impact on the Character and Appearance of the Area and Heritage Assets*

- 4.3.11 During the pre-application process, the applicant, Miller Homes, engaged closely with Rushmoor Borough Council to secure amendments and improvements to the layout, detailed design, and overall character and appearance of the proposed development.
- 4.3.12 A key driver of the revised layout has been the objective of retaining as many mature trees as possible within this development zone. In order to achieve this, the number of residential units has been reduced to 90, representing a significant decrease from the 123 units identified in the illustrative delivery plan approved under the Outline Planning Permission in 2014 (122 units in AHS Revision 9).
- 4.3.13 Particular consideration has been given to existing Heritage Assets that fall within the reserved matters area. For example, to the positioning and setting of the proposed development in relation to the Locally Listed IRA Victims' Memorial Square, which occupies a central location within the site. In this regard, the design incorporates a 'viewing corridor' between development parcels, together with additional landscaping and improved pedestrian access from Pennefather's Road to the northeast, thereby enhancing the prominence and accessibility of this important local focal point. A further example is the existing Tumulus (Prehistoric Barrow) located along the southern boundary of the Character Area within the woodland, which has been sensitively incorporated into the proposed area of public open space.
- 4.3.14 Arguably the most sensitive frontage of the site is located at the eastern end of the Pennefather's Development Zone, where the development will be visible from Queen's Avenue, which runs through the centre of Wellesley and the Aldershot Military Conservation Area (CA). This prominent frontage will incorporate the retained and converted Bradgate House and will be viewed within the setting of other off-site heritage assets, including The Grade II Listed British Army 2nd Division World War I Memorial located just outside the site boundary, at the corner of Knollys Road and the adjoining Heritage Character Area which includes the Grade II Listed Smith Dorrien Building and Maida Gymnasium, both located on the eastern side of Queen's Avenue.
- 4.3.15 The Planning Statement describes the character of this part of Wellesley as requiring particular care in its design treatment, and maintains *"The Smith Dorrien sub area comprises the junction of Queen's Avenue, Pennefather's Road and Hospital Hill, forming the southern entrance gateway into Wellesley. It is the only 'hot' area [maximum level of code control] within the site, which has been translated into the soft and hard landscape palette, including street furniture and lighting, reflecting the 'heritage' palette as set out in WDC2. The application of materials and boundary treatments should seek to achieve a consistent appearance around the entrance gateway to Wellesley, enhancing and responding to the rhythm and materiality of the new buildings that address Pennefather's Road and Knolly's Road."*
- 4.3.16 Given the above considerations, during the course of the application, amendments have been secured in relation to the external detailing of apartment Block A. This block will occupy a prominent part of the development in an area subject to the highest level of Design Code control. In this regard, the originally proposed projecting balcony structures have been replaced with less obtrusive Juliet balconies, the brick banding has been simplified, and a substantial plinth has been introduced at the base of each apartment building to reinforce some more grounded and visually robust architectural character. For consistency, the same approach has been taken to the design of the

external appearance of apartment Block B, which is located towards the western end of Pennefather's Road.

- 4.3.17 In terms of the overall character of the proposed development, the dwellings have been designed with predominantly red-brick elevations and grey slate or red-tiled roofs, ensuring that the architecture and detailing complement the character and quality of the adjoining residential development at Wellesley and existing heritage buildings within the CA. Notwithstanding this, in order to ensure a high standard of design and finish, planning conditions are recommended requiring the submission of full details and samples of external materials, together with detailed specifications of brickwork and associated architectural detailing. Proposed planning conditions 3 and 4 will allow the Council to exercise appropriate control over the final appearance of the development, ensuring that the completed scheme is of high quality and remains consistent with the character of the Wellesley Development and its wider heritage setting.

#### *Heritage Trail*

- 4.3.18 Condition 4 of the Hybrid Outline Planning Permission, together with the associated Section 106 Agreement, requires that all Reserved Matters applications include details of the relevant section of the Wellesley Heritage Trail as it relates to the Development Zone concerned.
- 4.3.19 In accordance with this requirement, the submitted Design and Access Statement (DAS) sets out the proposed route of the Heritage Trail through the application site. The route would follow the new tertiary road before looping back to connect with Queen's Avenue. Along its course, the trail would pass through the southern woodland area, incorporating the Tumulus, and continue on to Memorial Square.
- 4.3.20 The DAS further confirms that a series of "nodes" have been identified along the route to accommodate finger posts and interpretation boards. These measures are intended to draw visitors from the existing Wellesley Heritage Trail 3, which runs along Pennefather's Road, onto the proposed Heritage Trail 5. This new section would provide access to key heritage features, including the IRA Bomb Victims' Memorial (within Memorial Square) and the Tumulus within the woodland (identified as H31 and H30 respectively on the map of Proposed Heritage Trail 5).

#### *Conclusion*

- 4.3.21 The proposed development is considered to accord with the approved Outline Planning Permission parameter plans and the principles established within Design Code Documents 1, 2 and 3. The detailed design is broadly consistent with the material palettes and design approaches prescribed by the Codes, reflecting the differing levels of design code control and the designated character areas. The scale, layout and detailed design responding sensitively to the architecture and setting of nearby heritage buildings, monuments and adjoining phases of Wellesley.
- 4.3.22 It is considered that the scheme would deliver a high-quality form of development that would respect and enhance the character of the Wellesley Development, preserve the character and appearance of the Aldershot Military Conservation Area, and would not harm the setting of existing heritage assets. The proposals are therefore consistent with Local Plan Policies SP5, HE1, HE3 and DE1.

#### 4.4 Transport, parking & access –

- 4.4.1 Details of the site layout, roads and footpaths, parking plan, refuse and recycling storage together with a Construction Traffic Management Plan have been submitted with the Reserved Matters Application, in accordance with the requirements of Condition 4.
- 4.4.2 A Transport Assessment (including Travel Plans and Public Transport Strategy) was approved as part of the outline planning permission for Wellesley. Road hierarchy and design principles for the AUE site were established with the approval of the Design Codes and drawing PP7.
- 4.4.3 Vehicular and pedestrian access to the development would be from Pennefather's Road to the north. This road is outside of the red-line of the current reserved matters application and does not form part of the application for consideration. It is considered that proposed layout of the roads within the reserved matters scheme is consistent with the principles and road hierarchy established in the approved Design Codes.
- 4.4.4 Policy IN2 (Transport) requires new development to provide appropriate parking provision in accordance with the Council's 'Car and Cycle Parking Standards' supplementary planning document (SPD) (March 2024). In terms of residential car parking, *"there is 'a presumption that the parking standard (including the visitor parking requirement) should be provided in full'"* (para.5.1).
- 4.4.5 The standards require one car parking space per 1 bedroom dwelling, two spaces for 2/3 bedroom dwellings and three spaces for every residential property of 4 or more bedrooms. For visitor parking there should be 1 visitor parking space for every 3 x 1 bedroom properties and 1 visitor parking space for every 5 properties of 2 or more bedrooms. Parking spaces designed to wheelchair standards should be provided to serve all proposed wheelchair units.
- 4.4.6 The proposed development, as amended, would fully comply with the Council's adopted parking standards. A total of 201 car parking spaces are proposed across the site, comprising 181 residential spaces and 20 unallocated/visitor spaces. While a significant number of dwellings would also benefit from a private garage, in accordance with Principle 10 of the Council's Car and Cycle Parking Standards these have not been counted towards the car parking provision. However, the garages are capable of providing secure cycle storage and have therefore been included within the cycle parking calculations
- 4.4.7 Private parking spaces for the houses would be provided within the curtilage of each property on driveways. Parking for the apartment blocks would be provided within shared courtyards. Some areas of on-street parking are proposed to deliver the required visitors' parking spaces. During the course of the Reserved Matters application, the scheme was amended to include an additional four visitor spaces, ensuring full compliance with the Council's adopted parking standards. The submitted parking plan also confirms the provision of wheelchair-accessible spaces in accordance with relevant design standards.
- 4.4.8 The Planning Statement confirms that cycle storage would be provided in accordance with the Council's standards of 1 space per 1-bed dwelling and 2 spaces per 2, 3 and 4-bed dwelling. In the case of individual houses, bicycles would be stored within private

gardens, sheds or garages within the curtilage of the dwelling. Cycle parking for the occupants of the apartments would be provided in secure cycle storage areas within or close to the block to which they serve.

- 4.4.9 Hampshire County Council, as Highway Authority, were consulted on the application and provided detailed advice to the developer. As discussed above, it is important to note that the design and layout of Pennefather's Road was previously approved and implemented in connection with the adjacent Corunna Development Zone B and the main carriage way falls outside of the current application's site boundary. HCC have not recommended any alterations to the width of Pennefather's Road in connection with this Reserved Matters Application.
- 4.4.10 Formal adoption of Pennefather's Road under the Section 38 process is dependent on the approval of a scheme for the Pennefather's Development Zone and the finalisation of the vehicle access points. Once these elements are in place Grainger/MOD will be able to initiate the adoption process and complete the footpath cycle path already approved along the side of the road, adjacent application site. Following completion of the adoption process, Hampshire County Council will assume responsibility for Pennefather's Road and may implement and enforce any traffic management measures they consider appropriate or necessary.
- 4.4.11 As the internal roads within the application site are also intended for adoption under the Section 38 process, a number of amendments and clarifications were sought during the course of the application. In response, the applicant submitted various supplementary transport notes and amended drawings to address the matters raised. These included revisions to the construction traffic management plan, provision of visibility splays, addition of suitably located visitors' parking spaces, adjustments to tracking for service vehicles, and confirmation of footway widths and internal road surfacing. Hampshire County Council have now confirmed that these issues are satisfactorily addressed subject to appropriate planning conditions relating to visibility splays and turning areas (Condition 9) and compliance with the Construction Traffic Management Plan (Condition 18). Conditions 11 and 12 are also proposed to ensure that the parking spaces and cycle stores are implemented and allocated as detailed on the approved plans and retained for that purpose for the life of the development.
- 4.4.12 On this basis, the development is considered acceptable in transport and access terms, consistent with Local Plan Policies IN2 (Transport), DE1 (Design in the Built Environment) and the adopted Car and Cycle Parking Standards SPD (2024).

#### *Refuse and Recycling Storage*

- 4.4.13 The proposed development would be serviced by the Council's Community Contracts Team and they have been consulted in relation to the detail of the proposals. Drawing no. 3308-A-1701-PL-E (Refuse Plan) provides details of the refuse strategy for the development.
- 4.4.14 The strategy demonstrates that the private refuse storage for houses is generally located in private gardens and would be moved by residents on collection day to kerbside (on curtilage) or communal refuse collection points. Private refuse collection would be from kerbside adjacent to the dwelling boundary or from communal refuse collection points. Communal internal refuse storage is provided for Apartment Blocks A and B. An external bin store would be provided for the flats within Bradgate House.



4.4.15 The submitted drawings confirm that the proposed collection points/stores would be within 25m walking distance of the nearest point that the bin lorry can stop safely in the case of individual bins or bags and in the case of larger communal bins, within 15 m. The application is also supported by updated tracking diagrams that HCC have confirmed demonstrate sufficient turning widths for refuse vehicles. An informative is recommended to advise the developer that, where refuse vehicles are expected to enter private courtyard areas, the road surface must be constructed to accommodate a 32-tonne vehicle. In addition, the Council's Community Contracts Team has provided further guidance to the applicant on the type and size of bins required, together with design and access considerations for bin storage areas.

4.4.16 It is therefore considered that the refuse and recycling storage arrangements, including provision for both individual dwellings and communal facilities, would be appropriately designed and located to enable safe and efficient collection. The proposals are consistent with the provisions of Local Plan Policies IN2 (Transport) and DE1 (Design in the Built Environment).

#### **4.5 Impact on neighbours –**

4.5.1 The closest adjoining residential properties are located to the north of the application site within the Corunna Development Zone, separated by the carriageway of Pennefather's Road. Representations of objection have been received from four (4) of the occupants of the Corunna Development Zone. The points of objection are summarised and addressed in the consultation section above and in the relevant sections of this report. The concerns primarily relate to highway and traffic concerns.

4.5.2 Given the design and scale of the proposed development, together with the separation distance and width of the adjoining highway, it is not considered that the scheme, once completed, would give rise to any unacceptable impacts on neighbouring properties in terms of overlooking, loss of outlook or loss of privacy.

4.5.3 To safeguard residential amenity during the construction phase, planning conditions are recommended to restrict the hours of construction (Condition 23) and to secure compliance with the submitted Construction Traffic Management Plan (Condition 18).

4.5.4 Having regard to the site context and the residential character of the proposed use, the development is considered to be compatible with its surroundings and would not result in any material harm to the living conditions of neighbouring occupiers, in accordance with Local Plan Policy DE1.

#### **4.6 Living environment created for future residents –**

4.6.1 The Ministry of Housing, Communities and Local Government's *Technical Housing Standards* (2015) defines minimum floor areas and built-in storage requirements for all new residential dwellings. These standards are reflected within Policy DE2 (Residential Space Standards) of the *Rushmoor Local Plan*. The revised accommodation schedule confirms that, other than in the case of one unit within the converted Bradgate House, the proposed dwellings would either meet or exceed the required internal space standards.

- 4.6.2 Unit 12 within Bradgate House would have a gross internal floor area of 37 sqm and is described on the amended plans as suitable for one-person occupancy. However, the Government's *Nationally Described Space Standards* (2015) confirm that a unit of this size would only meet the minimum requirement for a one-bedroom, one-person dwelling where a shower room is provided (allowing more space for the main living area), with the standard rising to 39 sqm where a bathroom is proposed.
- 4.6.3 In response, the applicant (Miller Homes) has acknowledged that the unit falls short of the NDSS but considers the shortfall to be modest and justified in this case. They note that the constraint arises from the configuration of the existing building and that, notwithstanding the shortfall, the proposal would deliver a good quality unit. In their experience potential buyers would prefer a bathroom over a shower room.
- 4.6.4 Policy DE3 (Residential Amenity Space Standards) requires all new residential development and conversions '*to provide good-quality, useable private outdoor space in the form of gardens, balconies and/or roof terraces*'. The minimum requirement for private outdoor space is a 5 sq. m balcony within flatted development accessible from the main habitable room, a 15 sq. m garden for 1-2 person dwellings in the form of houses, and a garden space of a minimum of 30 sq.m for family housing (two-bedroom residential units and above). Where it is not possible to provide private outdoor space, additional living space equivalent to the private open space requirement is expected to be added to the minimum GIA of the dwelling, as outlined in Policy DE2.
- 4.6.5 The proposed scheme would provide usable private gardens for all houses, which would generally comply with the minimum size requirements set out in Policy DE3. The proposed flats, as amended, would not include balconies. While a number of flats without private outdoor space have been designed with additional internal living space in accordance with Policy DE3, this is not the case for all units. However, taking into account the substantial areas of public open space to be delivered as part of the development, including a Local Landscaped Area for Play (LLAP), it is considered acceptable, on balance, that not all of the flats would benefit from increased internal floorspace in the absence of balconies. It is also material that the overall layout and density of the scheme were established at the outline planning stage, prior to the adoption of Policy DE3.
- 4.6.6 It is therefore considered that the proposed development would deliver dwellings of an acceptable size and layout, with adequate levels of natural light, ventilation, and access to both private and communal amenity space. The scheme would also provide sufficient spacing between dwellings and habitable room windows to safeguard the privacy and outlook of future occupiers. In addition, the provision of open space across the development would be consistent with the Green Infrastructure Strategy approved at the outline stage.
- 4.6.7 The Council's Environmental Health Officer has reviewed the submitted Noise Assessment, provided in accordance with Condition 4 of the outline planning permission. The assessment concludes that standard double glazing with trickle ventilation would be sufficient to achieve a satisfactory internal noise environment across the site, in line with the guidance set out in BS 8233. The Environmental Health Officer notes that further work is required to establish a suitable ventilation strategy to prevent overheating in certain dwellings, as required by Building Regulation Approved Document O (Overheating). However, this matter falls to be addressed under the Building Regulations and does not affect the planning determination.

- 4.6.8 The Noise Assessment also considers external noise levels within garden areas and identifies that Plots 33–35 and 47–48 would exceed the upper 55 dB LAeq guideline level set out in BS 8233:2014. To address this, the report recommends the installation of a 2.5-metre-high close-boarded acoustic fence (10kg/m<sup>2</sup> density) enclosing the affected garden areas. The Council's Environmental Health Officer supports this approach and has advised that any such fencing should be maintained for the lifetime of the development. Accordingly, Condition 20 is proposed to secure the implementation of the mitigation measures outlined in the Noise Assessment, and Condition 6 requires details of the proposed acoustic fencing to be submitted for approval.
- 4.6.9 Consultation comments and advice received from the County's Fire and Rescue Services, have been forwarded to the Applicant for consideration in the detailed design of the scheme. Any changes that the applicant may choose to make in response are not considered material to the design or consideration of the scheme.
- 4.6.10 Overall, it is considered that the proposed development would secure an appropriate standard of accommodation, with dwellings of acceptable size and layout, adequate levels of natural light and ventilation, and reasonable provision of both private and communal amenity space. Subject to the recommended conditions, the scheme would also satisfactorily address potential noise impacts. The development would provide a suitable living environment for future residents, consistent with the requirements of Local Plan Policies DE1, DE2 and DE3.

#### **4.7 Pollution & remediation –**

##### *Air Quality and Noise Generation*

- 4.7.1 There would be no significant air quality impact as a result of this residential phase of the development. Therefore, no Air Quality Assessment is required under Condition 4 of the outline planning permission in respect of Development Zone G. Further, given the residential nature of the proposals, no issues have been identified in relation to noise generation from the development. The proposed residential use would be compatible with the character of the area with reference to Rushmoor Local Plan policy DE10 Pollution.

##### *Lighting*

- 4.7.2 A Lighting Design Report and details of a lighting scheme have been submitted with the Reserved Matters Application in accordance with the requirements of Condition 4 of the outline planning permission in accordance with Local Plan policy DE10 Pollution. Whilst included with the reserved matters proposals, the design of the lighting to be installed on adopted roads within the development), will be a matter for further detailed consideration by Hampshire County Council as the Highway Authority (Section 38 Process). The report confirms *"A best practice approach has been taken to ensure the scheme has minimal impact on the surrounding environment whilst providing safe and secure lighting where necessary. The result of the detailed lighting design based on the advice contained within this document will provide a suitable and compliant scheme with minimal impact on ecology or other receptors."* This is discussed further in the Ecology section below.

### *Contaminated Land*

- 4.7.3 A Phase III Remediation Report (Pennefather's Zone Additional Investigation ref: SC/22/2843 (LEAP Environmental, 20<sup>th</sup> April 2022) has been submitted with the Reserved Matters Application, in accordance with the requirements of Condition 4 of the outline planning permission. The Council's Environmental Health Officer has reviewed the report and has confirmed agreement with the approach set out in the recommendations, commenting as follows:
- 4.7.4 *"A further investigation of soils on site has been undertaken in areas previously inaccessible, and results presented, along which a summary of the results from previous site investigations. No contamination has been identified, with all potential contaminants sampled for not exceeding their respective screening values. Whilst no contamination is present on site, the report concluded that as the made ground is considered unsuitable as a growing medium, a minimum clean cover of 300mm is recommended. Environmental Health can accept the conclusions of the report. Any soils that are imported will require validation of their suitability for the intended end use."*
- 4.7.5 In relation to the above, it is noted that the required details of contamination investigation and remediation are already secured by Conditions 14, 15 and 16 of the outline planning permission, applicable to each Reserved Matters Area/Development Zone. These conditions require the submission of detailed assessments and validation reports for each zone, and also provide for the submission of additional remedial measures should previously unidentified contamination be encountered. The proposed development is therefore considered acceptable in respect of land contamination and consistent with the requirements of Local Plan Policy DE10 (Pollution).

### *Construction Environmental Management Plan*

- 4.7.6 A Construction Environmental Management Plan strategy (CEMP) was submitted with the Reserved Matters Application in accordance with the requirements of Condition 4 of the outline planning permission. The purpose of the CEMP is to reduce the risk of adverse impacts resulting from the construction of the development on sensitive environmental resources and to minimise disturbance to local residents and other sensitive receptors, in accordance with the relevant Local Plan policies. The Council's Environmental Health Officer has reviewed the strategy and is satisfied with the measures set out within the CEMP in respect of noise and dust mitigation. The CEMP is discussed further in the Ecology section below.

### *Conclusion*

- 4.7.7 The proposals have been supported by appropriate assessments in respect of air quality, noise, lighting, land contamination, and construction impacts. The submitted reports confirm that the development would not give rise to unacceptable effects on human health, neighbouring amenity, or the wider environment. Safeguarding conditions already secured by the outline planning permission, alongside the detailed mitigation measures contained within the Reserved Matters submission, will ensure compliance with national guidance and best practice. The development is therefore considered acceptable in respect of pollution and land quality matters, in accordance with Rushmoor Local Plan Policy DE10 (Pollution).

## 4.8 Nature conservation and trees –

- 4.8.1 The Reserved Matters Application (RMA) includes detailed hard and soft landscape proposals and is supported by a Statement of Compliance with Biodiversity Enhancement Strategy, Ecological Impact Assessment, Landscape Management Plan, Plant Schedule, Arboricultural Method Statement, Lighting Strategy, Construction Environmental Management Plan and Construction Surface Water Management Plan. The Council's Ecology Officer has reviewed the application documents and has provided detailed comments on protected habitats and species, biodiversity net gain (BNG), lighting and mitigation measures during construction.

### *Thames Basin Heaths SPA*

- 4.8.2 The Wellesley development includes Suitable Alternative Natural Greenspace (SANG) which was approved as part of the hybrid outline planning permission (ref: 12/00958/OUT), secured and delivered by s106 legal agreement together with Strategic Access and Monitoring (SAMM) contributions. The SANG is fully implemented. Taking into account these mitigation measures, the proposals are not likely to have a significant effect, alone or in combination upon the nature conservation interest and objectives of the Thames Basin Heath Special Protection Area (SPA), in accordance with saved South East Plan Policy NRM6, Local Plan policy NE1 and Rushmoor's Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy (AMS) as updated April 2025. Natural England have therefore confirmed no objection given the SANG and SAMM requirements have been fully met under the wider AUE Outline application.

### *Protected Habitats and Species*

- 4.8.3 The Ecology Officer has commented *"numerous protected species are present within the development site, including reptiles, breeding birds, bats and foraging / commuting badgers. The above referenced Ecological Impact Assessment sets out a suite of standard protected species impact avoidance precautionary working measures. Should the Council be minded to grant permission for this proposed development, works on site should be undertaken only in strict accordance with the measures set out in paragraphs 7.4 to 7.10 inclusive."*

### *Biodiversity Net Gain*

- 4.8.4 The Outline Planning Permission was approved 10 years before the 10% Biodiversity Net Gain (BNG) for all larger developments became mandatory, independently from any Local Plan Policy requirement. Nevertheless, Rushmoor Local Plan Policy NE4 states *"development proposals should seek to secure opportunities to enhance biodiversity and include proportionate measures to contribute, where possible, to a net gain in biodiversity, through creation, restoration, enhancement and management of habitats and features, including measures that help to link key habitats."*
- 4.8.5 On the 10<sup>th</sup> January 2025 a Biodiversity Enhancement Strategy for Wellesley was approved by non-material amendment to the outline planning permission under planning reference 24/00736/NMAPP. The Wellesley Biodiversity Enhancement Strategy sets out the overarching strategy for biodiversity opportunities to be delivered across Wellesley. It presents a framework against which remaining reserved matters applications (RMA's) can deliver biodiversity enhancements across the project as it grows. It approaches biodiversity enhancement from the perspective of the complete scheme and looks at how each individual RMA can contribute its part to the whole. The

Applicant has submitted a Wellesley Biodiversity Enhancement Strategy Compliance Statement in accordance with criterion 22 of amended Condition 4 of the Outline Consent.

- 4.8.6 The Council's Ecology Officer has commented "*The 'Conditions 4 & 5 Statement of Compliance with the Biodiversity Enhancement Strategy' report provides a helpful summary of measures to be implemented to ensure that the development achieves no net loss in biodiversity and seeks to achieve a net gain, in keeping with the Wellesley Biodiversity Enhancement Strategy dated November 2024. This report is in line with other documentation submitted in support of this current application, including the Ecological Impact Assessment, the Design and Access Statement.*"
- 4.8.7 The Officer has confirmed that "*all measures to retain and enhance ecological resources at the development site, including woodland enhancements, tree planting, planting palettes and installation of species habitat opportunities, must be undertaken in accordance with the measures set out in the above referenced Conditions 4 & 5 Statement of Compliance with the Biodiversity Enhancement Strategy. Works should also be in accordance with the more detailed provisions of Section 8.0 Site Enhancement' set out in the Ecological Impact Assessment report. Development works, including proposed works to restore and enhance the retained woodland, must avoid harm to the following species present in the ground flora; rare pendulous sedge and broad-leaved helleborine.*"
- 4.8.8 During the course of the reserved matters application the Ecology Officer requested that reconsideration was given to the proposals to pole and retain as standing deadwood, a mature Common Beech Tree (Tree G.16.21) located on the southern part of the application site. Despite its declining condition, this veteran tree has high ecological habitat value. Therefore the Applicant agreed to scale back the proposed tree works, so that more of the tree can be retained. Updated landscaping plans demonstrate that the footpath originally proposed around the tree, has been realigned in the interest of health and safety. The Arboricultural Method Statement has also been updated accordingly in respect of the proposed works.

#### *Lighting Design*

- 4.8.9 The Ecology Officer has confirmed that "*The 'Lighting Design Report' (SLR Consulting Ltd, dated 14 May 2025), present an appropriate suite of measures to avoid and mitigate adverse impacts on sensitive nocturnal species including bats. The above referenced Ecological Impact Assessment has identified the presence of active roosts located within the development boundary and that the woodland present on site is of regional importance for the local bat population. It is therefore of regional importance that the dark corridor is maintained to enable the foraging and commuting of this bat population across the development site and through the wider landscape.*" Condition 15 is proposed to ensure that any external lighting is implemented and maintained in accordance with these specifications.

#### *Construction Impacts*

- 4.8.10 The Ecology Officer has recommended that the proposed development is undertaken in strict accordance with the impact and avoidance measures set out within the submitted Construction Surface Water Management Plan and the Construction Environmental Management Plan. The Officer has confirmed that the Construction Surface Water Management Plan (Mayer Brown, dated May 2025), presents a suite of

appropriate measures to prevent adverse impacts from construction related pollution spills to the Basingstoke Canal SSSI.

- 4.8.11 Conditions 16 and 17 are proposed to ensure that construction is undertaken only in strict accordance with the impact avoidance measures set out within the above referenced Construction Surface Water Management Plan and the Construction Environmental Management Plan.

### *Trees*

- 4.8.12 An Arboricultural Method Statement (AMS) was submitted with the Reserved Matters Application in accordance with the requirements of Condition 4 of the outline planning permission. Drawing PP5 of the Wellesley Hybrid Outline Planning Permission identifies those trees to be retained (unless otherwise agreed with RBC) and those to be removed as a result of the development.
- 4.8.13 Existing trees that were not identified for removal on PP5 are afforded protection by condition 12 of the Outline Planning Permission, regardless of whether or not they are located within a conservation area. However, it is noted that since the granting of the outline permission over 10 years ago, various trees have been consented removal across Wellesley through the submission of Reserved Matters Applications or approval of details applications under condition 12.
- 4.8.14 The Applicant engaged with the Council at the pre-application design stage of the proposals to establish an acceptable approach to tree removal and tree retention at the development site. This involved several site visits accompanied by both the Council's Arboricultural Officer and the Applicant's Arboricultural Consultant. A considerable amount of design work was carried out to ensure that as many of the existing mature trees within this development zone can be retained, also taking account of the significant changes in level particularly in the southern part of the site, and potential impact on root protection areas (RPAs).
- 4.8.15 The AMS confirms that a total of 43 individual trees and 4 groups of trees, including the cherry laurel/bramble understory from Group 17, are proposed for removal to facilitate the layout of the development. These trees include Category B and C trees. No Category A trees are identified for removal.
- 4.8.16 In addition, 25 trees have been identified as U Grade of which 19 should be removed, regardless of any proposals and 6 shall be remedially managed to allow for them to be retained. The AMS also includes full details of Tree Protection Measure to be implemented during construction of the development.
- 4.8.17 The application confirms that where boundary fences are proposed within the gardens of the southern part of the development, no retaining walls are proposed and the fencing would be installed in accordance with the Arboricultural Method Statement.
- 4.8.18 By way of mitigation, the submitted landscaping scheme proposes the planting of 71 individual replacement trees and approximately 900 whips. While it is acknowledged that the level of tree removal required is significant, it is accepted as necessary to facilitate the development approved under the Outline Planning Permission.
- 4.8.19 On balance, the proposals are considered acceptable having regard to the site constraints and the extent of compensatory planting proposed. Conditions 5 and 8 are

proposed to secure the proposed planting proposals and to ensure that the tree protection and monitoring measures set out in the Arboricultural Method Statement are fully implemented, in accordance with Local Plan Policy NE3 (Trees and Landscaping).

- 4.8.20 It is also noted that paragraph 6.11 (Woodland) of Schedule 1 of the Wellesley s106 legal agreement requires *“the Owner and/or the Developer shall not Commence Development within a Development Zone within which woodland lies until a detailed condition and maintenance plan for such woodland has been submitted to an approved by the Council.”* An informative is therefore proposed (to be included on the decision notice) to remind the Applicant of this pre-commencement obligation.

### *Conclusion*

- 4.8.21 The proposed development has been informed by detailed ecological and arboricultural assessments and incorporates appropriate measures to safeguard habitats, protected species, and trees, while also delivering biodiversity and landscape enhancements. Although tree loss is required to facilitate the scheme, substantial compensatory planting and management measures are proposed, secured through conditions. Subject to these safeguards, the scheme is considered acceptable in ecological and arboricultural terms and consistent with relevant Local Plan policies NE1, NE3, NE4, and DE10.

## **4.9 Flood risk & drainage –**

- 4.9.1 Policy NE8 (Sustainable Drainage Systems) of the *Local Plan* requires *‘the implementation of integrated and maintainable SuDS in all flood zones for both brownfield and greenfield sites’*. The site is located in Flood Zone 1 and is generally at very low risk of surface water flooding with isolated areas at an elevated risk.
- 4.9.2 An updated Flood Risk and Drainage Technical Note (Flood Risk & Drainage Technical Note Issue 3 ref: MHPENNEFATHERS.23 (Mayer Brown, July 2025) has been submitted with the Reserved Matters Application as required by Condition 4 of the outline planning permission. The strategy refers to the Site Wide Drainage Strategy approved with the outline planning permission, which was dealt with on a catchment wide basis as agreed with the Environment Agency.
- 4.9.3 The application confirms that surface water would be managed through the use of vortex flow control devices, with attenuation provided by a combination of cellular storage and oversized pipes. Attenuation tanks are proposed beneath parking areas, with two runs of oversized pipes located beneath the new access road. Permeable paving would also be incorporated where appropriate. Foul drainage is proposed to connect into the existing sewer network in Pennefather’s Road.
- 4.9.4 Hampshire County Council (HCC), as Lead Local Flood Authority (LLFA), was consulted on the application as originally submitted and requested clarification regarding the calculation of maximum allowable surface water discharge rates, and whether these accord with the wider AUE drainage strategy. Additional information was subsequently submitted in the form of Flood Risk and Drainage Technical Note Issue 3, following which HCC was re-consulted.
- 4.9.5 HCC has confirmed that the submitted drainage information satisfactory addresses the majority of their previous concerns. The only remaining issue relates to the need for



further evidence confirming that the proposed surface water discharge rates will be lower than existing rates. As the outstanding matters have largely been resolved, and in light of condition 13 of the outline planning permission which requires detailed drainage arrangements to be submitted and approved prior to commencement - it is considered that no further planning conditions are necessary in this respect.

#### **4.10 Sustainable construction & renewable energy –**

- 4.10.1 Local Plan Policy DE1 expects proposals to *'promote designs and layouts which take account of the need to adapt to and mitigate against the effects of climate change, including the use of renewable energy'*. The Planning Statement submitted with the application confirms that consideration has been given to building design, passive solar design and energy, efficient site-layouts, where possible in the design of the scheme.
- 4.10.2 An Energy Statement has been submitted with the Reserved Matters Application in accordance with Condition 4 of the outline planning permission. The Statement confirms that the development will adopt a fabric-first approach, with measures to improve insulation, reduce thermal bridging, and minimise air leakage beyond the minimum compliance levels set by Building Regulations 2021. In addition, low-carbon and renewable energy systems will be integrated, resulting in an anticipated 31% reduction in CO<sub>2</sub> emissions compared with Building Regulations 2013 standards.
- 4.10.3 To achieve compliance with Part L 2021, the strategy sets out that approximately 67 dwellings will incorporate photovoltaic (PV) panels, with a further two dwellings to be fitted with Waste Water Heat Recovery (WWHRs) and Flue Gas Heat Recovery Systems (FGHRS). Each of the 21 apartments would be equipped with individual Air Source Heat Pump (ASHP) cylinders. The applicant has also confirmed that all dwellings will meet the water efficiency standard of 110 litres per person per day, in accordance with Local Plan Policy DE4 (Sustainable Water Use).
- 4.10.4 Condition 7 is proposed to secure details of the design and siting of any externally visible technologies, such as solar panels. Compliance Condition 22 and Informative 11 are recommended to ensure adherence to the required water efficiency standard.
- 4.10.5 It is therefore considered that the proposals would deliver a sustainable form of development that incorporates appropriate energy efficiency measures and water conservation, consistent with Local Plan Policies DE1 (Design in the Built Environment) and DE4 (Sustainable Water Use), as well as the relevant provisions of the NPPF.

#### **4.11 Archaeology -**

- 4.11.1 Condition 4 of the Outline Planning Permission requires each Reserved Matters Application to be accompanied by an Archaeological Watching Brief. This requirement reflects the findings of the desk-based archaeological assessment submitted at the outline stage, which concluded that the site had a low potential for surviving archaeological remains due to previous development impacts. In support of the current application, the applicant has submitted a *Written Scheme of Investigation for Archaeological Watching Brief* (TCMS Heritage Ltd, May 2025), setting out the proposed monitoring of groundworks during construction.
- 4.11.2 The County Archaeologist has been consulted and confirmed that reliance should continue to be placed on the archaeological condition attached to the outline planning

permission. It was further noted that a Written Scheme of Investigation for this phase has already been submitted and endorsed, and that the Bronze Age burial mound (tumulus) located on site would not be affected by the development.

- 4.11.3 Compliance Condition 21 is therefore proposed to ensure that the development proceeds in accordance with the submitted *Written Scheme of Investigation for Archaeological Watching Brief* (TCMS Heritage Ltd, May 2025), in line with Local Plan Policy HE4 (Archaeology).

## **5. PUBLIC SECTOR EQUALITY DUTY (PSED)**

- 5.1 Section 149 of the Equality Act 2010 requires public authorities, when carrying out their functions, to have due regard to the need to:
- eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act;
  - advance equality of opportunity between persons who share a relevant protected characteristic and those who do not; and
  - foster good relations between persons who share a relevant protected characteristic and those who do not.
- 5.2 In planning decisions, the Public Sector Equality Duty (PSED) requires consideration of whether development proposals might create barriers or disadvantages for people with protected characteristics, or whether they offer opportunities to enhance inclusivity and accessibility. This typically involves assessing factors such as access to buildings and public spaces, provision for individuals with limited mobility, the design of the public realm, safety and perceptions of safety, and the availability of services and facilities for all groups.
- 5.3 Equality considerations are integrated throughout the planning process. They are taken into account during the development and adoption of planning policies at national, strategic, and local levels, as well as in the preparation of supplementary planning guidance. This ensures that planning decisions support fairness, inclusivity, and accessibility across all communities.
- 5.4 In this case, the proposal has been assessed against these requirements at both the Outline Planning Application stage and the Reserved Matters stage. No elements of the proposal have been identified that would disadvantage individuals with protected characteristics. Specifically, the Reserved Matters proposals include an appropriate mix of housing, including a proportion of affordable units that reflect the needs of lower-income households. The development also addresses the specific needs of people with disabilities, both now and in the future, through adaptable housing design. On balance, the scheme is considered to be consistent with the objectives of the PSED and does not raise any equality concerns.

## **6. CONCLUSION AND PLANNING BALANCE**

- 6.1 The Reserved Matters proposals are considered to be consistent with the terms of the Outline Planning Permission for the Aldershot Urban Extension, including the approved parameter plans and the principles set out within the Design Codes. Subject to the recommended planning conditions, the development would not result in harm to the character or appearance of the area, to nature conservation interests, or to adjoining

heritage assets, including the Aldershot Military Conservation Area. The scheme would deliver an acceptable standard of accommodation for future occupiers, safeguard neighbouring amenity, and is acceptable in highway and access terms.

- 6.2 It is therefore considered that subject to compliance with the attached conditions, taking into account the provisions of the Development Plan and all other material planning considerations, including consultee responses and representations, that the proposal is acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998 and Section 149 of the Equality Act (2010)

## **7. FULL RECOMMENDATION**

**GRANT** reserved matters approval subject to the following conditions and informatives:-

### *Time limit*

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

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

### *Approved plans*

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

### Drawings:

3308-A-1000-PL-A (Location Plan);  
3308-A-1002-PL-E (Bradgate House Sales Area Plan);  
3308-A-1005-PL-J (Planning Layout);  
3308-C-1005-PL-G (Coloured Site Layout);  
3308-A-1006-PL-E (M4 Compliance Plan);  
3308-C-1020-PL-C (Street Elevations AA BB CC);  
3308-C-1025-PL-C (Proposed Street Scenes);  
3308-A-1700-PL-E (Parking Plan);  
3308-A-1701-PL-E (Refuse Plan);  
3308-A-1801-PL-E (Road Adoption Plan);  
3308-A-1802-PL-E (Service Plan);  
3308-A-1803-PL-E (Memorial Garden Plan);  
3308-A-1805-PL-E (HA Transfer Plan);  
3308-A-3000-PL-C (PLOTS 1-7 (BLOCK A-Floor Plans);  
3308-C-3001-PL-D (PLOTS 1-7 (BLOCK A-Elevations);  
3308-A-3005-PL-A (PLOTS 8-13 (Bradgate House-Floor Plans);  
3308-C-3006-PL-A (PLOTS 8-13 (Bradgate House-Elevations);  
3308-C-3010-PL-B (PLOTS 14-15, 70-77 (CLARKSTON);  
3308-C-3015-PL-B (PLOTS 16, 17 (3BH & DENTON);  
3308-C-3020-PL-B (PLOTS 18-20 (BAYMONT & TORWOOD);  
3308-C-3025-PL-B (PLOT 21 (BRIARWOOD);  
3308-C-3030-PL-C (PLOTS 22 -23 (HAYWOOD);

3308-C-3035-PL-B PLOT 24 (BEAUWOOD);  
3308-C-3036-PL-B (PLOT 30 (BEAUWOOD);  
3308-C-3040-PL-B (PLOTS 25-27 (LOCKTON);  
3308-C-3045-PL-A (PLOTS 28-29 (DENTON);  
3308-C-3046-PL-A (PLOTS 65-66 (DENTON);  
3308-C-3047-PL-A (PLOTS 81-82 (DENTON);  
3308-C-3050-PL-B (PLOT 31 (BRIARWOOD);  
3308-C-3051-PL-B (PLOT 32 (BRIARWOOD);  
3308-C-3055-PL-B (PLOTS 33-35 (DENTON);  
3308-C-3060-PL-A (PLOTS 36-38 (LOCKTON & TORWOOD);  
3308-A-3065-PL-C (PLOTS 39-46 (BLOCK B-Floor Plans);  
3308-C-3066-PL-D (PLOTS 39-46 (BLOCK B-Elevations);  
3308-C-3070-PL-A (PLOTS 47-48 (RICHMONT);  
3308-C-3075-PL-A (PLOTS 49,69 (3BH);  
3308-C-3080-PL-B (PLOTS 50-51, 57-58 (BAYMONT);  
3308-C-3085-PL-A (PLOTS 52, 85 (HAYWOOD);  
3308-C-3086-PL-A (PLOTS 53, 84 (HAYWOOD);  
3308-C-3090-PL-B (PLOTS 54-55 (CHILTON & WHITTON));  
3308-C-3095-PL-A (PLOTS 56,78 (3BH);  
3308-C-3100-PL-B (PLOT 59 (BRAXTON);  
3308-A-3105-PL-A (PLOTS 60-63 (CLAYTON,PORTWOOD & HAYWOOD-Floor Plans);  
3308-C-3106-PL-C (PLOTS 60-63 (CLAYTON,PORTWOOD & HAYWOOD-Elevations);  
3308-C-3110-PL-B (PLOT 64 (BRAXTON);  
3308-C-3111-PL-B (PLOT 83 (BRAXTON);  
3308-C-3115-PL-B (PLOTS 67-68 (2BHW & LOCKTON);  
3308-C-3120-PL-A (PLOTS 79-80\_ (LOCKTON);  
3308-C-3125-PL-B (PLOT 86-87 (PORTWOOD);  
3308-A-3130-PL-A (PLOTS 88-90 (3BH,CHILTON & WHITTON-Floor Plans);  
3308-C-3131-PL-C (PLOTS 88-90 (3BH,CHILTON & WHITTON-Elevations);  
3308-A-3200-PL-B (Carport and Garage);  
3308-A-3201-PL-C (Garage, Bin and Cycle Store);  
402.065663.00001.001 REV7 (Landscape Masterplan);  
402.065663.00001.002 REV7 (Boundary Treatments);  
402.065663.00001.003 REV5 (Landscape General Arrangements- Overview);  
402.065663.00001.004 REV5 (Landscape General Arrangements Sheet 1);  
402.065663.00001.005 REV5 (Landscape General Arrangements Sheet 2);  
402.065663.00001.006 REV5 (Landscape General Arrangements Sheet 3);  
402.065663.00001.007 REV2 (Landscape Planting Plans Overview)  
402.065663.00001.008 REV2 (Landscape Planting Plans Sheet 1)  
402.065663.00001.009 REV2 (Landscape Planting Plans Sheet 2)  
402.065663.00001.010 REV2 (Landscape Planting Plans Sheet 3)  
402.065663.00001.013 REV3 (Maintenance Responsibilities);  
402.065663.00001.014 REV0 (Illustrative Landscape Section A-A);  
402.065663.00001.015 REV0 (Illustrative Landscape Section B-B);  
CM/25180/1 - 4 (Topographical Survey Sheets 1 -4);  
402.065663.00001.LLP+LCP REV01 (Lighting Layout and Lux Contour Plan);  
MHPENNEFATHERS.10/TK01 REVP5 (Swept Path Analysis - Refuse Vehicle Around Site and Associated Drag Distances);  
MHPENNEFATHERS.10/TK02 REVP5 (Swept Path Analysis - Fire Appliance Vehicle)

MHPENNEFATHERS.10/TK03 REVP3 (Visibility Splays and Swept Path Analysis - LARGE VEHICLE AND 4.6T LIGHT VAN)  
MHPENNEFATHERS.1/12 REVP5 (Drainage Strategy); and  
MHPENNEFATHERS.1/20 REVP5 (Finished Levels Strategy)

Documents:

Design & Access Statement (Omega Architects, May 2025)  
Schedule of Accommodation 3308-A-1005-PL-J;  
Plot by Plot Schedule of Accommodation 3308-A-1005-PL-J; and  
Schedule GIA for CIL Plot by Plot 3308-A-1005-PL-J  
Affordable Housing Strategy (AHS) Revision 10  
Conditions 4 & 5 Statement of Compliance with Biodiversity Enhancement Strategy Version 1 (Holbury Consultancy Services, May 2025);  
Ecological Impact Assessment (LC Ecological Services, May 2025);  
Plant Schedule ref: 402.065663.00001.011 (SLR, May 2025);  
Landscape Management Plan REV01 ref: 402.065663.00001.012 (SLR, 16<sup>th</sup> May 2025);  
Arboricultural Method Statement ref: JFA9015 (JFA, May 2025);  
Flood Risk & Drainage Technical Note Issue 3 ref: MHPENNEFATHERS.23 (Mayer Brown, July 2025);  
Pennefather's Zone Additional Investigation (Contamination Report Phase III) ref: SC/22/2843 (LEAP Environmental, 20<sup>th</sup> April 2022);  
Construction Environmental Management Plan ref: MHPennefathers(CEMP).9 (Mayer Brown, May 2025);  
Construction Surface Water Management Plan ref: MHPennefathers.10/CSWMP (Mayer Brown, May 2025);  
Construction Traffic Management Plan ref: MHPennefathers.1 REVA (Mayer Brown, May 2025);  
Noise Impact Assessment ref: 425.066537.00001 REV02 (SLR, 9<sup>th</sup> May 2025);  
Lighting Design Report & Appendix A, B & C ref: 416.066041.00001 REV02 (SLR, 20<sup>th</sup> May 2025);  
Energy Statement (Energy & Design, 15<sup>th</sup> May 2025);  
Written Scheme of Investigation for Archaeological Watching Brief (TCMS Heritage Ltd, May 2025);  
Pennefather's Road: Heritage (Trails) Note ref: TCMS:2098 (TCMS Heritage, May 2025);

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

*Materials*

- 3 Prior to the commencement of any development above ground floor slab level, a schedule of the materials and fenestration (including samples where required by the Local Planning Authority) to be used for the external surfaces of the development hereby approved, shall be submitted to and approved in writing by the Local Planning Authority, and this condition shall apply notwithstanding any indications to these matters which have been given in this application. The development shall be carried out in accordance with the approved details prior to first occupation of the relevant part of the development.\*

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

#### *Brick Detailing and Projecting Bonds*

- 4 Prior to the commencement of any development above ground floor slab level, typical detailed working drawings of brick detailing and projecting bonds for each house type/apartment building (as agreed with the Local Planning Authority) hereby approved shall be submitted to and approved in writing by the Local Planning Authority, and this condition shall apply notwithstanding any indications to these matters which have been given in this application. The development shall be carried out in accordance with the approved details prior to first occupation of the relevant part of the development.\*

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

#### *Landscaping, Planting & Biodiversity Enhancement Measures*

- 5 The landscaping, planting scheme and biodiversity enhancement measures detailed on drawing numbers 402.065663.00001.003 REV5; 402.065663.00001.004 REV5; 402.065663.00001.005 REV5; 402.065663.00001.006 REV5; 402.065663.00001.007 REV2; 402.065663.00001.008 REV2; 402.065663.00001.009 REV2; and 402.065663.00001.010 REV2; shall be implemented strictly in accordance with the approved plans. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out by the end of the first planting and seeding seasons following first occupation of the development. 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 approved, by the next available planting season. The biodiversity enhancement measures shall be implemented and managed thereafter as approved. \*

Reason: In the interests of the interests of the character and appearance of the site, nature conservation and biodiversity.

#### *Boundary Treatment & Acoustic Fencing*

- 6 Details of the design and location of all boundary treatment, including planted hedging, and retaining walls, together with details of the acoustic fencing required by the recommendations set out in the Noise Impact Assessment ref: 425.066537.00001 REV02, SLR, 9<sup>th</sup> May 2025, proposed within the development hereby approved, shall be submitted to and approved in writing by the Local Planning Authority. This condition shall apply notwithstanding any indications to these matters which have been given in this application. The development shall be carried out in accordance with the approved details prior to first occupation of the relevant part of the development.\*

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

#### *Renewable Technologies*

- 7 Prior to installation on any of the external surfaces of the dwellings hereby permitted, full details of the renewable or low carbon energy technology identified in the Energy Statement (Energy & Design, 15<sup>th</sup> May 2025) hereby approved, shall be submitted to and approved in writing by the local planning authority. The technology shall be installed and retained in accordance with the approved details and maintain thereafter\*

Reason - To ensure satisfactory external appearance for the development.

#### *Arboricultural Method Statement*

- 8 The development shall be carried out strictly in accordance with the Arboricultural Method Statement ref: JFA9015 (JFA, May 2025), hereby approved. Prior to first occupation of the development (or relevant phase of the development), a completion report shall be submitted to and agreed in writing by the local planning authority, to demonstrate satisfactory compliance with the tree protection measures outlined in the Arboricultural Method Statement as approved.\*

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

#### *Visibility Splays*

- 9 The development shall not be brought into use until junction visibility splays and forward visibility splays as indicated on the approved plans, in which there should be no obstruction to visibility exceeding 0.6 metres in height above the adjacent carriageway channel line, have been implemented. Such sightlines shall thereafter be retained for the lifetime of the development. \*

Reason: To provide and maintain adequate visibility in the interests of highway safety

#### *Parking Spaces and Turning Areas*

- 10 The residents' and visitors' parking spaces (including wheelchair users spaces) and turning areas, shall be laid out and allocated in accordance with drawing 13308-A-1700-PL-E (Parking Plan) hereby approved prior to first occupation of the part of the development to which they relate. The parking spaces shall be used only for the parking of vehicles ancillary and incidental to the residential use of the development. Attending areas shall not be used for parking or vehicles or any other purpose.\*

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

#### *Cycle Parking*

- 11 The communal cycle parking stores proposed within the apartment buildings shown on drawing 3308-A-1700-PL-E (Parking Plan) hereby approved shall be provided prior to the first occupation of apartments to which they relate and kept available at all times thereafter for the parking of bicycles. \*

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

### *Refuse & Recycling Storage*

- 12 The refuse and recycling strategy and bin stores shown on drawing 3308-A-1701-PL-E (Refuse Plan) hereby approved shall be implemented prior to the first occupation of the dwellings to which they relate and retained thereafter for the life of the development. \*

Reason – To ensure the provision of satisfactory facilities for the storage of refuse and recycling.

### *Affordable Housing Strategy*

- 13 The development shall be carried out strictly in accordance with the Wellesley Affordable Housing Strategy (AHS) Revision 10 (Grainger, August 2025), hereby approved.

Reason: To accord with the provisions of the Hybrid Outline Planning Permission and associated s106 Legal Agreement to secure the delivery of affordable housing.

### *Ecological Impact Assessment*

- 14 The development shall be carried out strictly in accordance with the precautionary working measures set out in paragraphs 7.4 to 7.10 of the Ecological Impact Assessment (LC Ecological Services, May 2025) hereby approved.

Reason - to avoid and mitigate adverse impacts on protected species within and adjoining the development site.

### *External Lighting*

- 15 The installation of any external lighting associated with the development hereby approved, shall be carried out strictly in accordance with ecological mitigation specifications provided within the 'Lighting Design Report' (SLR Consulting Ltd, dated 14 May 2025) hereby approved, and shall be maintained to this specification for the life of the development.

Reason: To safeguard the amenities of surrounding occupiers and to ensure that a dark corridor is maintained for the commuting bat population and other nocturnal animals.

### *Construction Surface Water Management Plan*

- 16 The development shall be carried out strictly in accordance with the Construction Surface Water Management Plan ref: MHPennefathers.10/CSWMP (Mayer Brown, May 2025) hereby approved.

Reason - To safeguard the Basingstoke Canal SSSI against pollution and run/off sedimentation during the construction phases of the development.

### *Construction Environmental Management Plan*



- 17 The development shall be carried out strictly in accordance with the Construction Environmental Management Plan ref: MHPennefathers(CEMP).9 (Mayer Brown, May 2025) hereby approved.

Reason - To safeguard the amenities of surrounding occupiers and to avoid any adverse impacts on ecologically sensitive local receptors, during the construction phases of the development.\*

#### *Construction Traffic Management Plan*

- 18 The development shall be carried out strictly in accordance with the Construction Traffic Management Plan ref: MHPennefathers.1 REVA (Mayer Brown, May 2025) hereby approved.

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

#### *Contamination Remediation*

- 19 The development shall be carried out strictly in accordance with the Pennefather's Zone Additional Investigation (Contamination Report Phase III) ref: SC/22/2843 (LEAP Environmental, 20<sup>th</sup> April 2022) hereby approved.

Reason - To ensure that risks from land contamination to future users of the development, neighbouring land, controlled waters, property and ecological systems are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors.

#### *Noise Attenuation*

- 20 The development shall be carried out strictly in accordance with the mitigation described within the Noise Impact Assessment ref: 425.066537.00001 REV02 (SLR, 9<sup>th</sup> May 2025) hereby approved. The internal and external noise levels mitigation shall be implemented prior to first occupation of the development to which it relates and thereafter retained for the life of the development\*

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

#### *Archaeology*

- 21 The development shall be carried out strictly in accordance with the methodology and recommendations contained within the Written Scheme of Investigation for Archaeological Watching Brief (TCMS Heritage Ltd, May 2025) hereby approved.

Reason - To secure the protection of archaeological assets if they are discovered, in accordance with Policy HE4 (Archaeology) of the Rushmoor Local Plan.

#### *Sustainable Water Use*

- 22 The dwellings hereby permitted shall be designed and implemented to meet the water efficiency standard of a maximum of 110 litres per person per day.

Reason - To ensure that the development makes efficient use of mains water in accordance with Policy DE4 (Sustainable Water Use) of the Rushmoor Local Plan.

*Hours of Construction*

- 23 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.

*Removal of PD Rights - Porches*

- 24 Notwithstanding the provisions of Class D, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England), Order 2015 (or any Order revoking and re-enacting that Order), no erection or construction of a porch outside any external door on the principal elevation of a dwellinghouse shall be carried out without the prior permission of the Local Planning Authority.

Reason - To safeguard the character and appearance of the development and to protect the amenities of neighbouring occupiers.

*Removal of PD Rights – Roof Extensions*

- 25 Notwithstanding the provisions of Class B, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England), Order 2015 (or any Order revoking and re-enacting that Order), no enlargement of the dwellings hereby approved consisting of an addition or alteration to the roof shall be carried out without the prior permission of the Local Planning Authority.

Reason - To safeguard the character and appearance of the development and to protect the amenities of neighbouring occupiers.

*No Alterations to Garage Doors*

- 26 Notwithstanding the provisions of Class E, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England), Order 2015 (or any Order revoking and re-enacting that Order), no alterations to the principal elevation (including removal of garage door) of the private garages hereby approved, shall be carried out without the prior permission of the Local Planning Authority.

Reason - To safeguard the character and appearance of the development.

**INFORMATIVES**

- 1      INFORMATIVE - REASONS FOR APPROVAL - The Council has granted permission because the Reserved Matters scheme sufficiently reflects the terms of the outline planning permission for the Aldershot Urban Extension, including the parameter plans and the principles of the approved Design Codes. Subject to appropriate planning conditions, the development would have no harmful impact upon the character and appearance of the area, on nature conservation or adjoining heritage assets including the Aldershot Military Conservation Area. The accommodation would provide an acceptable living environment for future occupiers and there would be no adverse impact on neighbouring amenity or uses. The proposals would be acceptable in highway terms.

It is therefore considered that subject to compliance with the attached conditions, taking into account the provisions of the Development Plan and all other material planning considerations, the proposal is acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998 and Section 149 of the Equality Act (2010)

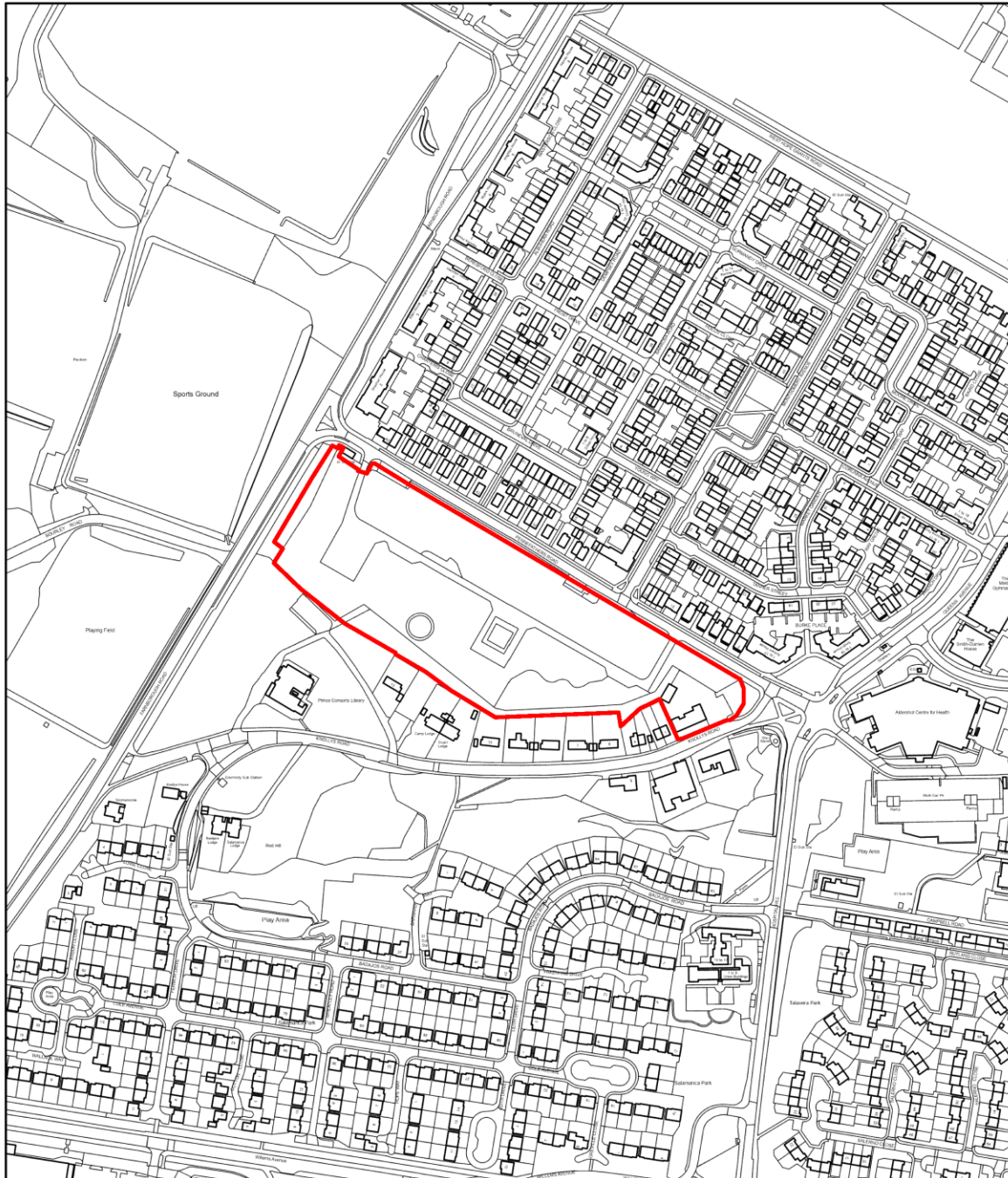
- 2      INFORMATIVE - Your attention is specifically drawn to the conditions marked \*. These condition(s) require the submission of details, information, drawings etc. to the Local Planning Authority BEFORE WORKS START ON SITE or, require works to be carried out BEFORE COMMENCEMENT OF USE OR FIRST OCCUPATION OF ANY BUILDING. Failure to meet these requirements is in contravention of the terms of the permission and the Council may take enforcement action to secure compliance. As of April 2008 submissions seeking to discharge conditions or requests for confirmation that conditions have been complied with must be accompanied by the appropriate fee.
- 3      INFORMATIVE -The Applicant is reminded that there are a number of conditions attached to the original hybrid outline planning permission (ref:12/00958/OUT) which remain applicable to the Reserved Matters Area and will require details to be approved prior to the commencement of development.
- 4      INFORMATIVE - The Applicant is reminded that this permission and the original hybrid outline planning permission (ref:12/00958/OUT) is subject to a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended).
- 5      INFORMATIVE – PRE-COMMENCEMENT OBLIGATION - The Applicant is reminded that paragraph 6.11 (Woodland) of Schedule 1 of the Wellesley s106 legal agreement requires that *“the Owner and/or the Developer shall not Commence Development within a Development Zone within which woodland lies until a detailed condition and maintenance plan for such woodland has been submitted to an approved by the Council.”* This obligation applies to the application site which falls within Pennefather’s Development Zone G.
- 6      INFORMATIVE – The Applicant is advised that where refuse vehicles would be expected to enter private courtyard areas, the road surface must be suitable for a 32-tonne vehicle.
- 7      INFORMATIVE – Hampshire County Council has advised that this permission does not authorise the undertaking of any works within the adopted highway carriageway footway or verge. Any works within the highway must be approved by S278 agreement details of which can be found at -  
[https:// hants.gov.uk/transport/developers/construction standards](https://hants.gov.uk/transport/developers/construction_standards)

- 8      INFORMATIVE - Hampshire County Council has advised the Applicant that as the proposed roads and foot ways are being offered for adoption, a S38 process will still need to be undertaken in addition to any planning approval that may be granted by the Local Planning Authority, and the details of this process can be found at - <https://hants.gov.uk/transport/developers/constructionstandards>


This process will require additional information to that submitted to date and require formal engineering drawings for assessment which may result in updates for the layout being required. As such, it is recommended that the developer engaged with the S38 Team at their earliest convenience.

- 9      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.
- 10     INFORMATIVE - All wild birds and their nests are protected under the Wildlife and Countryside Act 1981 (as amended). If any trees are to be removed or 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.
- 11     INFORMATIVE - The Applicant is advised in respect of Condition 22 (Sustainable Water Use) that compliance with this condition will need to be demonstrated when applying for Building Control Approval for the development. The Council strongly recommends that this condition is implemented having regard to the “fittings approach” set out in Table 2.2 of The Building Regulations 2010 (Part G).
- 12     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.
- 13     The Applicant is advised that the Council holds National Skills Academy for Construction status and works in partnership with the construction industry to maximise employment, skills and social value opportunities from developments locally. Our Economic Development team offers support in preparing and implementing Employment and Skills Plans, along with others, including Job Centre Plus, and in facilitating links with local job seekers, schools, colleges and job centres. For more information, please contact the Council's Employment and Skills Officer, Jennifer Upstill on 07341522109 or [jennifer.upstill@rushmoor.gov.uk](mailto:jennifer.upstill@rushmoor.gov.uk)

# ArcGIS Web Map




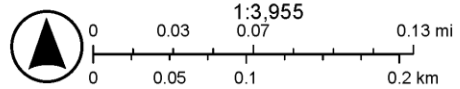
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 Planning Application

Building

 Buildings

 <all other values>









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Miller-Holmes

Knolly Road & Pennadothens Road, Wellfleet

#### Proposed Street Scenes

1:200 @ A1



Omega Architects

3308



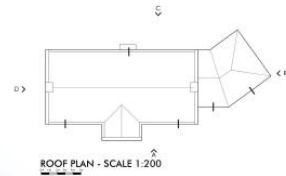








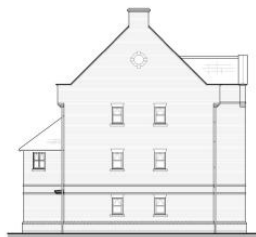
FRONT ELEVATION - A Scale 1:50



ROOF PLAN - SCALE 1:200



SITE PLAN - SCALE 1:2500



SIDE ELEVATION - D



REAR ELEVATION - C



SIDE ELEVATION - B



**miller homes**  
**Omega Architects**

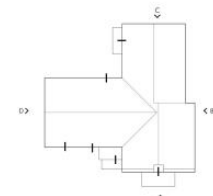
Miller Homes  
Knollys Road & Penryn Road, Walsley

Plots 1-7 (Block A-AFF)  
Elevations

Plot	Block	Plot	Block	Plot	Block
1:100 @ A1	3308	C	3001	PL	D



FRONT ELEVATION - A Scale 1:50



ROOF PLAN - SCALE 1:200



SITE PLAN - SCALE 1:2500



SIDE ELEVATION - D



REAR ELEVATION - C



SIDE ELEVATION - B



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**Omega Architects**

Miller Homes  
Knollys Road & Penryn Road, Walsley

Plots 29-46 (Block B-AFF)  
Elevations

Plot	Block	Plot	Block	Plot	Block
1:100 @ A1	3308	C	3066	PL	D



FRONT ELEVATION - A Scale 1:50



SIDE ELEVATION - D



REAR ELEVATION - C



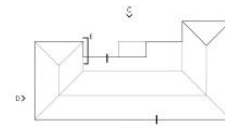
SIDE ELEVATION - B



SIDE ELEVATION - E



KEY PLAN - SCALE 1:2500



ROOF PLAN - SCALE 1:200

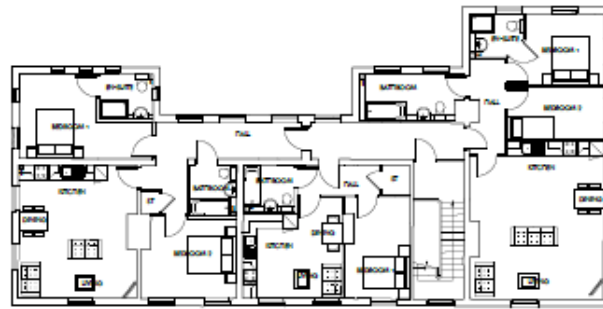
**miller homes**

**Omega Architects**

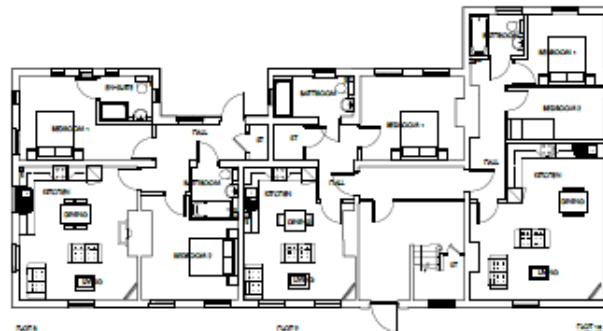
Miller Homes  
Knoxley Road & Penneders Road, Walsley

Plans B-13 (Brigade House)  
Drawings  
1:100 (if A1)  
except where stated

3308	C	3006	PL	A
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FIRST FLOOR



GROUND FLOOR



FRONT ELEVATION - A



SIDE ELEVATION - D

REAR ELEVATION - C

SIDE ELEVATION - B

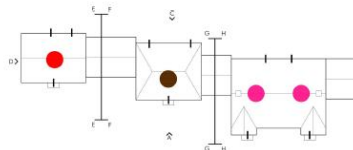


SIDE ELEVATION - EE

SIDE ELEVATION - FF

SIDE ELEVATION - GG

SIDE ELEVATION - HH



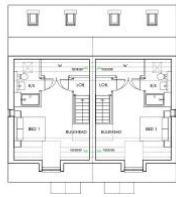
ROOF PLAN - SCALE 1:200



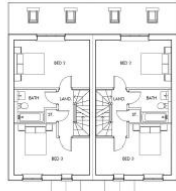
KAY PLAN - SCALE 1:2500

millerhomes	
Omega Architects	
Miller Homes	
Keston Road & Pennington Road, Wallasey	
Plot 80-83 (Creston, Pennington & Haywood)	
Floor Plans & Elevations	
1:100 @ A1	
except where noted	
3308	C 3106 PL C

Plot No	UNIT TYPE	AREA sq	AREA sq	TEMPER
79, 80	LODGE	93	100	all
TEMPER				
all	AFFORDABLE			
SO	SHARED OWNERSHIP			
WA	WARRANT			



SECOND FLOOR



FIRST FLOOR

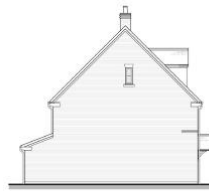


GROUND FLOOR

1 2 3 4 5 10m



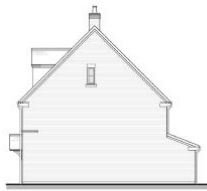
FRONT ELEVATION - A Scale 1:50



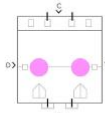
SIDE ELEVATION - D



REAR ELEVATION - C



SIDE ELEVATION - B



ROOF PLAN - SCALE 1:200

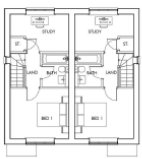
Plot No.	Unit Type	Area sq'	Area sq'	Total sq'
14, 70, 72, 74, 76	CLARKSTON	118	121	239
15, 71, 73, 75, 77				
PROPOSED				
40	APPROXIMATE BEDS			
40	PROPOSED DEVELOPMENT			
40	PROPOSED			
CLARKSTON				
1	9 BED			
1	4 PERSON			
1	2 STOREY			



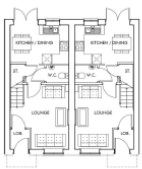
KEY PLAN - SCALE 1:2500

miller homes	
Omega Architects	
Miller Homes	
Knox Road & Penrith Road, Walsley	
Plots 14-15, 70-77 (CLARKSTON)	
Floor Plans & Elevations	
1:100 @ A1	
omega - walsley	
3308	C 3010 PL B

Plot No.	Unit Type	Area sq'	Area sq'	Total sq'
47-48	RICHMONT	118	121	239
49				
PROPOSED				
40	APPROXIMATE BEDS			
40	PROPOSED DEVELOPMENT			
40	PROPOSED			
RICHMONT				
1	9 BED			
1	5 PERSON			
1	2 STOREY			



FIRST FLOOR



GROUND FLOOR

1 2 3 4 5 10m



FRONT ELEVATION - A Scale 1:50



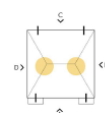
SIDE ELEVATION - D



REAR ELEVATION - C



SIDE ELEVATION - B



ROOF PLAN - SCALE 1:200



KEY PLAN - SCALE 1:2500

miller homes	
Omega Architects	
Miller Homes	
Knox Road & Penrith Road, Walsley	
Plots 47-48 (RICHMONT)	
Floor Plans & Elevations	
1:100 @ A1	
omega - walsley	
3308	C 3070 PL A