Chapter 1
Introduction

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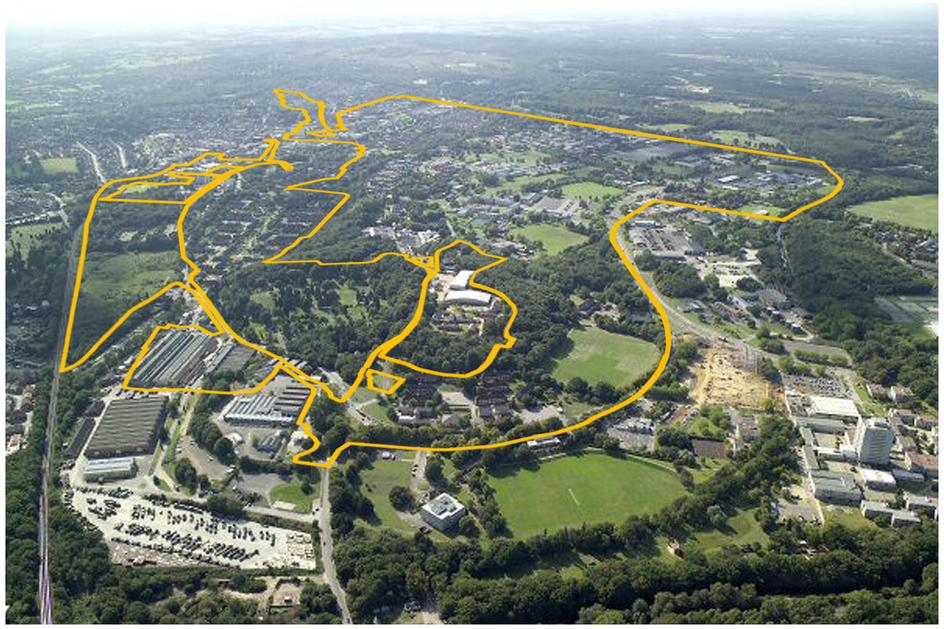
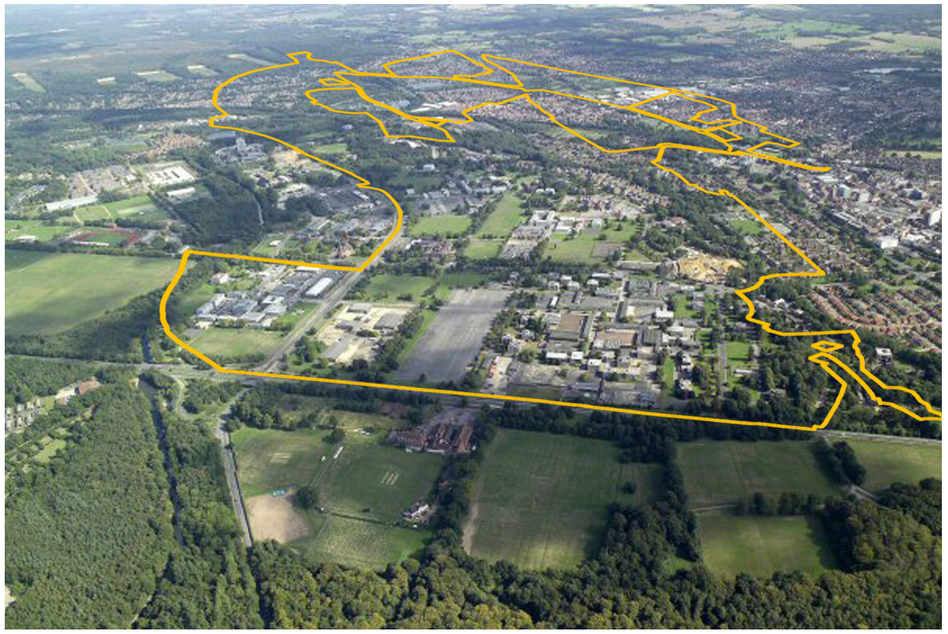
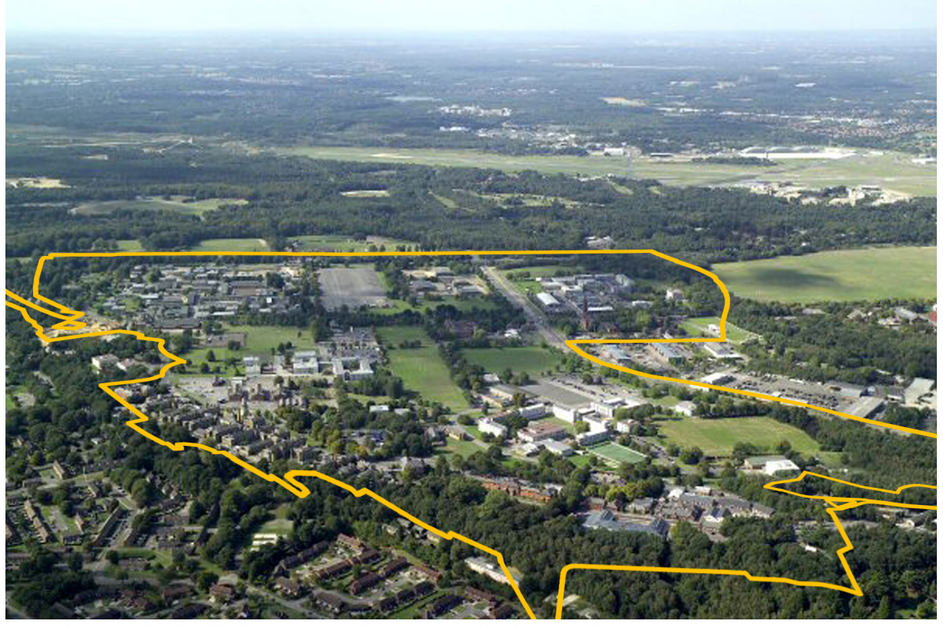


Aerial photograph of Wellesley Core Development Area looking west



Aerial photograph of Wellesley Core Development Area looking east



Aerial photograph of Wellesley Core Development Area looking north

Aerial photograph of Wellesley Core Development Area looking south

Yellow line denotes extent of Core Development Area

Wellesley

1.1 Wellesley

In this Planning Application for the Aldershot Urban Extension (AUE), the development is called Wellesley, after the family name of the Duke of Wellington.

Wellesley will be an integrated but distinct district of Aldershot. It will contribute to the economic success of north Hampshire and promote the regeneration of the town. It will serve the needs of the civilian and military communities and be a desirable and attractive location for users and residents.

Wellesley will be defined by its heritage, historic assets and geography. There will be a legible relationship between its new buildings and landscape and its distinctive architectural and landscape legacy.

Wellesley will have a network of streets, cycleways and footpaths that will be permeable, safe and easy to navigate and link the town to the wider countryside. A varied network of green spaces will provide recreation and contact with nature for all residents.

The natural assets of Wellesley, its mature landscape setting and its biological diversity will be protected and enhanced. Land use, servicing, transport and built form will promote an efficient use of energy in accordance with the most advanced practice.

Wellesley will grow organically in a logical sequence to provide community facilities at an appropriate stage to serve the new residents. Each area will have its own character and interest created from its location, use and design but will contribute to a coherent over-all identity. The participation of the existing community and new residents will be promoted to encourage a sense of community and ownership.

Key features will include:

- The Cambridge Military Hospital as a landmark and a principal defining feature of the area.
- Smith-Dorrien House and the Maida Gymnasium as a gateway to the area on the principal access from the town centre.
- An active centre at the crossroads of Queens Avenue and Alison's Road incorporating the Headquarters 4th Division Building, providing a local centre and recognising the Garrison Churches.
- Distinct areas in the pockets of land along the south ridge and around retained buildings.
- A large open space at the centre of the development, in the form of a linear park, which responds to the existing road pattern and the historic Stanhope Lines.
- The canal front restored and developed to enhance its nature conservation value while providing a recreational asset.
- Significant new areas devoted to SANGS (Suitable Alternative Natural Green Space), allotments and sports fields.

' Grainger's aim is to create a sustainable development to benefit the community of Aldershot, reinforce the historic character of the site and create an integrated extension to the town of Aldershot.'

Cambridge Military Hospital - a key asset of the Wellesley masterplan

Summary of project benefits

Proposals currently include :

- Up to 3,850 new homes
- 35% affordable homes
- Refurbishment of 6 listed buildings including Head Quarters 4th Division and the Cambridge Military Hospital as well as a number of other listed and locally listed buildings
- A new heritage trail
- 2 new primary schools
- Day care facilities
- A local centre with new offices and local shops
- Pub/restaurant
- Community and leisure facilities
- Household waste recycling centre
- Approximately 2.4 ha of employment area
- Approximately 110 ha of SANGS (Suitable Alternative Natural Green Space)
- New play areas and a local park
- Allotments
- Public access to sports fields

1.2 Background

In 2001, development proposals were announced by the Ministry of Defence as part of the Strategic Defence Review for the large scale redevelopment of part of the Military Town, Aldershot, Hampshire, 60 km (37 miles) southwest of London.

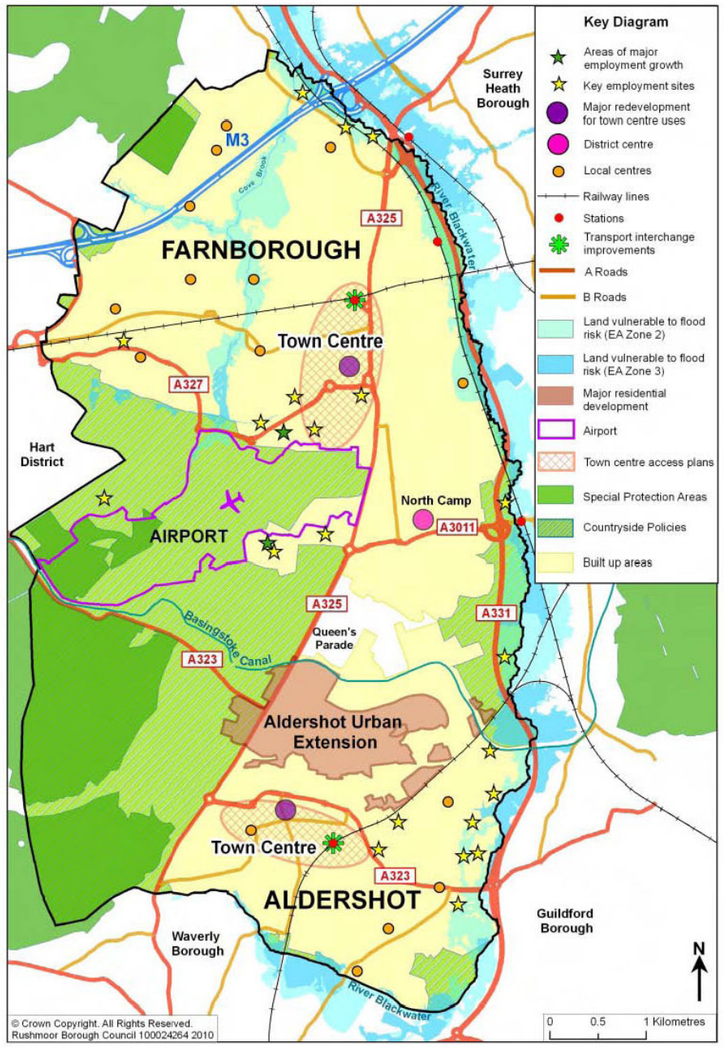
The Military Town at Aldershot is known as the 'Home of the British Army' and is a nationally important site. Thousands of service personnel lived and worked at Aldershot and may retain links in the local area. The town is administered by Rushmoor Borough Council (RBC) and Hampshire County Council (HBC).

Formerly known as Project Allenby/Connaught, the project centred on153hectares (378 acres) of land identified as surplus to military requirements and available for redevelopment.

The land has been identified in the South East Plan as available for development and an important element of the housing requirement for the sub-region that includes recognition of a major new development at Aldershot known as the Aldershot Urban Extension. RBC has subsequently produced the Aldershot Urban Extension Supplementary Planning Document (AUE SPD) (2009) containing planning guidance for potential developers.

The land was subsequently adopted in the RBC Core Strategy in October 2011. The Core Strategy allocates the site for residential-led mixed use development and includes a number of key design and general development policies required for the delivery of the AUE.

Following a rigorous bid process, Grainger was appointed on the 2nd March 2011 as the Defence Infrastructure Organisation's (DIO's) Development and Property Managers for the delivery of the AUE.



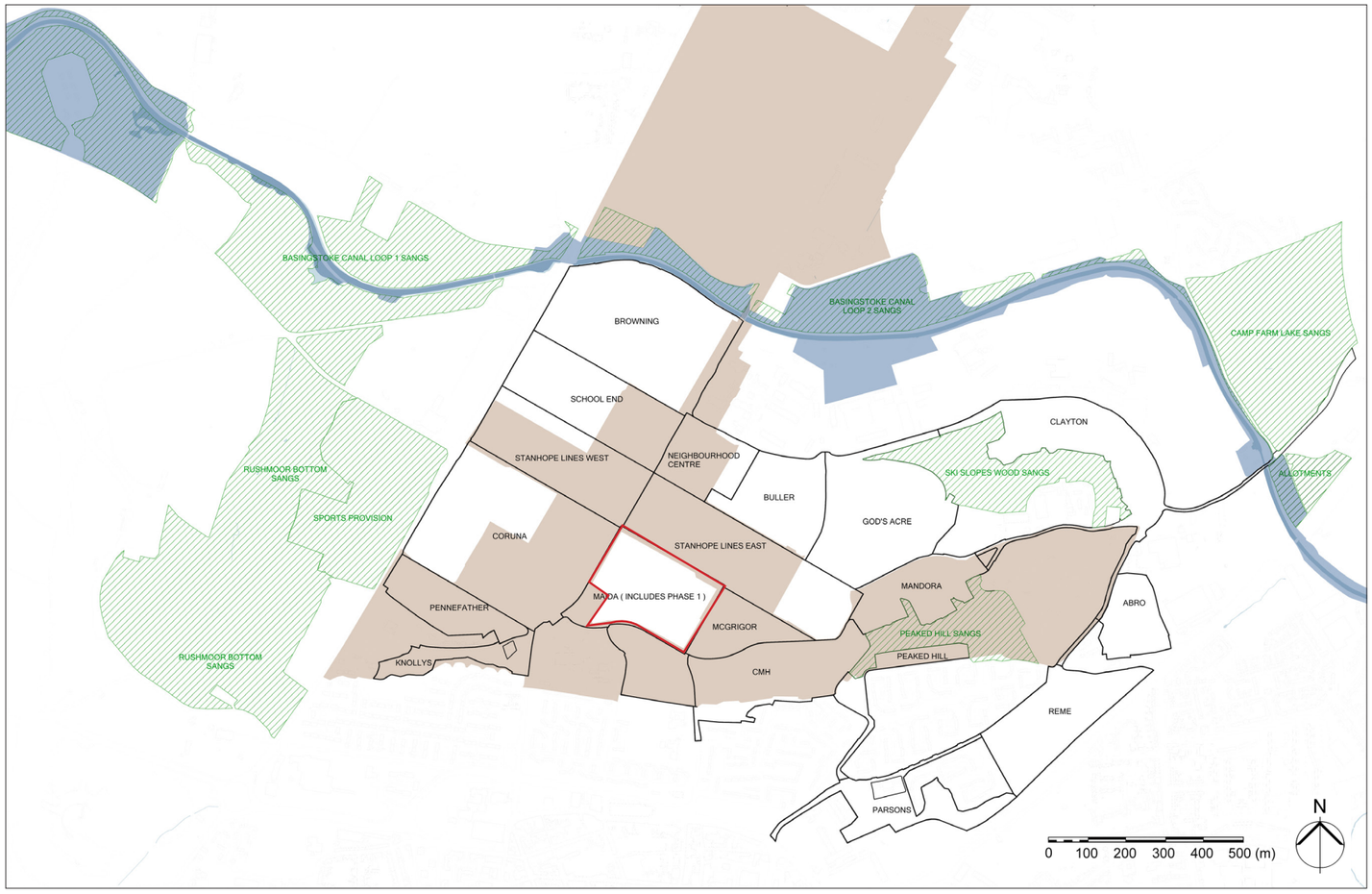
Plan showing a summary of the long term strategy for future development in the Borough *(Rushmoor Borough Council Core Strategy, Adopted October 2011)*

1.3 Planning Application

The Wellesley Hybrid Planning Application is comprised of 3 parts: an outline planning application for the whole of the site within the red line boundary; a detailed application for the first phase of development; and a Conservation Area application for the demolition of part of the Duchess of Kent Barracks as part of the Phase 1 works.

Based on the Parameter Plans which have been tested through the Environmental Impact Assessment and submitted with this Application, the application is for outline planning permission for residential development of up to 3,850 dwellings with associated infrastructure including access, and Maida Zone - detailed planning approval for Phase 1 for 228 dwellings at Wellesley (the Hybrid Application). This Design and Access Statement should be read in conjunction with the corresponding application forms and drawings, along with the suite of documents that support this Hybrid Application. For further details on the Hybrid Application please refer to the Planning Statement.

As part of the submission package some plans are for approval, whilst others are for information/illustrative purposes only. Plans that are not for approval are clearly labelled 'illustrative' or 'for information'. All other plans should be determined by the LPA as application drawings. The illustrative masterplan is one way of interpreting the site within the parameters set by the Parameter Plans. The parameter plans are for approval. Detailed proposals, following consent granted pursuant to the Hybrid Application, will be submitted to RBC in accordance with the Development Zones identified by the Applicant, as one or more Reserved Matter Application per Development Zone, which will include Listed Building Applications and Conservation Area Applications as appropriate.



Plan showing the Planning Application Issues

KEY

- Military Town Conservation Area
- Basingstoke Canal Conservation Area
- SANGS
- Development Zones
- Phase 1 Site

1.4 Purpose of this document

This DAS is part of a comprehensive package of material submitted with the Hybrid Application, including the following:

- Planning Statement
- Conservation Plan and Heritage Strategy
- Environmental Statement
- Sustainability and Energy Statement (Phase 1 and Site-Wide)
- Retail Impact Assessment
- Transport Assessment
- Statement of Community Involvement
- Parameter Plans
- Site-Wide SANGS Strategy
- Design Codes – Document 1: General Masterplan Principles; Document 2: Definitions and Technical Guidance; Document 3: Code Requirements: Maida Zone
- Conservation Area Consent for Demolition of Duchess of Kent Barracks
- Other supporting plans and documents

Government guidance contained within Circular 01/06 (DCLG) builds on the guidance within the National Planning Policy Framework (NPPF) and encourages good design in all development proposals. All major planning applications should be accompanied by a Design and Access Statement.

Circular 01/06 advises that one statement should cover both design and access, allowing applicants to demonstrate an integrated approach that will deliver inclusive design, and address a full range of access requirements throughout the design process. Paragraph 81 of the Circular states that a Design and Access Statement should explain the design principles and concepts that have been applied to a proposal, covering in particular the amount of development, the layout, the scale, landscaping and appearance of a development.

Guidance contained within CABE's "Design and access statements – How to write, read and use them" has also been drawn upon. The DAS therefore sets out:
a) the design principles and concepts that have been applied to the development; and
b) how issues relating to access to the development have been dealt with.

The DAS demonstrates how, in accordance with good design principles, the proposals fit within the wider context of Aldershot; which planning and design related policies are relevant; it appraises the constraints and opportunities inherent to the site; it presents an illustrative masterplan for the overall site and describes strategies for key areas and major groupings of historical heritage assets.

Being a Hybrid Application, the DAS also explains the detailed proposals for the Maida Development Zone and demonstrates their compliance with the relevant Design Codes.