

If you provide an email address, we will send all correspondence to you this way, unless you tick this box ☐

Application for Outline Planning Permission With Some Matters Reserved. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.

If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	<input type="text" value="Mr"/>	First name:	<input type="text" value="John"/>	Surname:	<input type="text" value="Beresford"/>		
Company name	<input type="text" value="Grainger (Aldershot) Limited and Secretary of State for Defence"/>						
Street address:	<input type="text" value="c/o agent"/>			Country Code	National Number	Extension Number	
	<input type="text"/>			Telephone number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
	<input type="text"/>			Mobile number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
Town/City	<input type="text"/>			Fax number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
County:	<input type="text"/>			Email address:	<input type="text"/>		
Country:	<input type="text"/>						
Postcode:	<input type="text"/>						

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

2. Agent Name, Address and Contact Details

Title:	<input type="text" value="Mr"/>	First Name:	<input type="text" value="Jonathan"/>	Surname:	<input type="text" value="Steele"/>		
Company name:	<input type="text" value="Savills"/>						
Street address:	<input type="text" value="2 Charlotte Place"/>			Country Code	National Number	Extension Number	
	<input type="text"/>			Telephone number:	<input type="text" value="+44"/>	<input type="text" value="(0)23 8071 3949"/>	<input type="text"/>
	<input type="text"/>			Mobile number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
Town/City	<input type="text" value="Southampton"/>			Fax number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
County:	<input type="text" value="Hampshire"/>			Email address:	<input type="text" value="jsteele@savills.com"/>		
Country:	<input type="text"/>						
Postcode:	<input type="text" value="SO14 0TB"/>						

3. Description of the Proposal

Please indicate all those reserved matters for which approval is being sought:

☒ Access ☐ Appearance ☐ Landscaping ☐ Layout ☐ Scale

Please describe the proposal:

Outline description

Outline application for the development of up to 3,850 no. dwellings including access, demolition of buildings, a local neighbourhood centre (comprising retail, office and community uses), small scale employment, two primary schools, a Waste Facility, day care provision, associated amenity space, pavilion, green infrastructure, SuDS, together with landscape structure planting and the provision of Suitable Alternative Natural Greenspace (SANGS) (Matters for Approval Access only).

Maida Zone – Phase 1 description

Full planning application for the development of Maida Zone - Phase 1 comprising 228 dwellings, demolition of buildings, internal roads, garages, driveways, pathways, boundary treatment, pedestrian/ cycleways, substation, associated parking spaces, SuDS, associated amenity space, hard and soft landscape works and full details of engineering operations associated with infrastructure requirements and service provision for this phase.

Demolition in a Conservation Area

Demolition of building within the Duchess of Kent Barracks as part of Maida Zone - Phase 1, located within the Aldershot Military Town Conservation Area.

Has the building or works already been carried out? ☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House:	<input type="text"/>	Suffix:	<input type="text"/>
House name:	Former Ministry of Defence land at		
Street address:	Queen's Avenue and Alison's Road		
	(Known as Wellesley)		
Town/City:	Aldershot		
County:	Hampshire		
Postcode:	<input type="text"/>		

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	486546
Northing:	151812

Description:

Land at the Ministry of Defence's former Aldershot Garrison known as the Aldershot Urban Extension, hereafter referred to as Wellesley, centred on Queen's Avenue and Alison's Road, Aldershot, Hampshire.

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: First name: Surname:

Reference:

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

Various pre-application advice including a number of officers at Rushmoor Borough Council, including John Thorne and more recently Katharine Makant.

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ☒ Yes ☐ No

Is a new or altered pedestrian access proposed to or from the public highway? ☒ Yes ☐ No

Are there any new public roads to be provided within the site? ☒ Yes ☐ No

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ☐ Yes ☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

Please see relevant plans

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☒ Yes ☐ No

If Yes, please provide details:

Detailed Phase 1 - refuse collection points

Have arrangements been made for the separate storage and collection of recyclable waste? ☒ Yes ☐ No

If Yes, please provide details:

Waste Facility - borough wide

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you? ☐ Yes ☒ No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

9. (Materials continued)

Walls - description:

Description of *existing* materials and finishes:

See Design and Access Statement

Description of *proposed* materials and finishes:

See Design and Access Statement

Roof - description:

Description of *existing* materials and finishes:

See Design and Access Statement

Description of *proposed* materials and finishes:

See Design and Access Statement

Windows - description:

Description of *existing* materials and finishes:

See Design and Access Statement

Description of *proposed* materials and finishes:

See Design and Access Statement

Doors - description:

Description of *existing* materials and finishes:

See Design and Access Statement

Description of *proposed* materials and finishes:

See Design and Access Statement

Boundary treatments - description:

Description of *existing* materials and finishes:

See Design and Access Statement

Description of *proposed* materials and finishes:

See Design and Access Statement

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

See Design and Access Statement

Description of *proposed* materials and finishes:

See Design and Access Statement

Lighting - add description

Description of *existing* materials and finishes:

See Design and Access Statement

Description of *proposed* materials and finishes:

See Design and Access Statement

Others - description:

Type of other material:

Description of *existing* materials and finishes:

See Design and Access Statement

Description of *proposed* materials and finishes:

See Design and Access Statement

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

See Design and Access Statement and relevant plans attached.

10. Vehicle Parking

MAIDA ZONE - PHASE 1 ONLY

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	516	516
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	463	463
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer	<input checked="" type="checkbox"/>	Package treatment plant	<input type="checkbox"/>	Unknown	<input type="checkbox"/>
Septic tank	<input type="checkbox"/>	Cess pit	<input type="checkbox"/>		
Other	<input type="text"/>				

Are you proposing to connect to the existing drainage system? ☒ Yes ☐ No ☐ Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

Connecting into existing drainage but also providing new facilities where appropriate. Please refer to relevant plans.

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) ☐ Yes ☒ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☒ Yes ☐ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

How will surface water be disposed of?

<input checked="" type="checkbox"/> Sustainable drainage system	<input checked="" type="checkbox"/> Main sewer	<input type="checkbox"/> Pond/lake
<input checked="" type="checkbox"/> Soakaway	<input checked="" type="checkbox"/> Existing watercourse	

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

☒ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☐ No

b) Designated sites, important habitats or other biodiversity features

☒ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☐ No

c) Features of geological conservation importance

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

14. Existing Use

Please describe the current use of the site:

Ministry of Defence's Aldershot Garrison (in part)

Is the site currently vacant? ☐ Yes ☒ No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ☒ Yes ☐ No

Land where contamination is suspected for all or part of the site? ☒ Yes ☐ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☒ Yes ☐ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ☒ Yes ☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☒ Yes ☐ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

17. Residential Units

Does your proposal include the gain or loss of residential units? ☒ Yes ☐ No

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses		375	751	751	
Flats/Maisonettes		376			
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios	250				
Unknown					

Proposed Market Housing Total 2503

Social Rented Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses		242	202	121	
Flats/Maisonettes	162	81			
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Social Rented Housing Total 808

Intermediate Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses		108	108		
Flats/Maisonettes	215	108			
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Intermediate Housing Total 539

Overall Residential Unit Totals

Total proposed residential units	3850
Total existing residential units	0

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total 0

Social Rented Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Social Rented Housing Total 0

Intermediate Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Intermediate Housing Total 0

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☒ Yes ☐ No ☐ Unknown

Use class/type of use		Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	0.0	0.0	0.0	0.0
A4	Drinking establishments	0.0	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0

18. All Types of Development: Non-residential Floorspace (continued)

B1 (a)	Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	0.0	0.0
B2	General industrial	0.0	0.0	0.0	0.0
B8	Storage or distribution	0.0	0.0	0.0	0.0
C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0		0.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
OTHER	Please specify ✱	0.0	0.0	28,870	28,870
	Total	0.0	0.0	28,870	28,870

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms: ✱ PLEASE SEE ATTACHED SCHEDULE

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
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19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	831

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	
D1							<input checked="" type="checkbox"/>
Other							<input checked="" type="checkbox"/>

21. Site Area

What is the site area? 255 hectares

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

n/a

Is the proposal for a waste management development? ☐ Yes ☒ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal? ☐ Yes ☒ No

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☐ Yes ☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ The agent ☐ The applicant ☐ Other person

25. Certificates (Certificate C)

Certificate of Ownership - Certificate C

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/The applicant certifies that:

Neither Certificate A or B can be issued for this application

- All reasonable steps have been taken to find out the names and addresses of the other owners (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of the land or building, or of a part of it, but I have/the applicant has been unable to do so.

The steps taken were:

The applicant has undertaken a full Land Registry search including index map searches to identify all parties with a freehold interest or leasehold interest with at least 7 years left to run. This is identified that parts of the site, in particular, subsoil to adopted highways, are unregistered. As a consequence, in addition to the requisite notices to interested parties noted below a public notice has been displayed in the local newspaper in accordance with The Town and Country Planning (Development Management Procedure) (England) Order 2010 NOTICE UNDER ARTICLE 11 OF APPLICATION FOR PLANNING PERMISSION.

- I have/the applicant has given the requisite notice to the persons specified below being persons who, on the day 21 days before the date of this application, were owners (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which this application relates.

Notice recipient	Date notice served
Name: Secretary of State for Defence Number: <input type="text"/> Suffix: <input type="text"/> Street: Defence Infrastructure Organisation Locality: Blandford House, Farnborough Road Town: Aldershot Postcode: GU11 2HA	18/12/2012
Name: Hampshire County Council Number: <input type="text"/> Suffix: <input type="text"/> Street: The Castle Locality: <input type="text"/> Town: Winchester Postcode: SO23 8UJ	18/12/2012
Name: Fibreway Limited Number: <input type="text"/> Suffix: <input type="text"/> Street: Chequers Lane Locality: <input type="text"/> Town: Dagenham Postcode: RM9 6QA	18/12/2012
Name: Annington Property Limited Number: 1 <input type="text"/> Suffix: <input type="text"/> Street: James Street Locality: <input type="text"/> Town: London Postcode: W1U 1DR	18/12/2012
Name: See Attached Sheet for full list of notice recipients Number: <input type="text"/> Suffix: <input type="text"/> Street: <input type="text"/> Locality: <input type="text"/> Town: <input type="text"/> Postcode: <input type="text"/>	<input type="text"/>

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

Hampshire Independent

On the following date (which must not be earlier than 21 days before the date of the application):

14/12/2012

Title: Mr First name: Jonathan Surname: Steele

Person role: Agent Declaration date: 18/12/2012 ☒ Declaration made

25. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding.



(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:



If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: First Name: Surname:
Person role: Declaration date: ☒ Declaration Made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.



Date

<i>Uses</i>	<i>Unit</i>	<i>Maximum applied for</i>
Retail (A1/A2 - new build)	m ²	1,590
Retail (A1/A2 - existing buildings)	m ²	1,560
Restaurant / pub (A3/A4/A5)	m ²	610
Commercial (B1)	m ²	6,660
Commercial (B2)	m ²	970
Commercial (B8)	m ²	970
Commercial / Offices (A2/B1)	m ²	3,180
Non -residential institutions – Schools (D1)	m ²	5,800
Non-residential institutions / assembly & leisure (community & day care) (D1/D2 and ancillary facilities - excluding D1 Schools)	m ²	6,730
Waste Facility (Sui Generis)	m ²	800
TOTAL	m²	28,870

Town and Country Planning (Development Management Procedure) (England) Order 2010 NOTICE UNDER ARTICLE 11 OF APPLICATION FOR PLANNING PERMISSION

(Notice 1: This notice is to be printed and served on individuals if Certificate B or C is completed)

Proposed development at:

Name or flat number	
Property number or name	Former Ministry of Defence Land at
Street	Queen's Avenue and Alison's Road
Locality	(to be known as Wellesley)
Town	Aldershot
County	Hampshire
Postal town	Aldershot
Postcode	

Take notice that application is being made by:

Organisation name	Grainger (Aldershot) Limited and Secretary of State for Defence		
Applicant name	Title	Forename	Surname
	Mr	John	Beresford

For planning permission to:

Description of proposed development

See Attached Sheet for full description.

Local Planning Authority to whom the application is being submitted:

Rushmoor Borough Council

Local Planning Authority address:

Council Offices
Farnborough Road
Farnborough
GU14 7JU

Any owner of the land or tenant who wishes to make representations about this application, should write to the council within 21 days of the date of this notice.

Signatory:

Signatory	Title	Forename	Surname
	Mr	John	Beresford

Signature



Date (dd-mm-yyyy)

18-12-2012

Statement of owners' rights: The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or lease.

Statement of agricultural tenants' rights: The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

'Owner' means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years.

'Tenant' means a tenant of an agricultural holding any part of which is comprised in the land.

Once completed this form needs to be served on the owner(s) or tenant(s)

Print Form

The description of the proposed development is:

Outline description

Outline application for the development of up to 3,850 no. dwellings including access, demolition of buildings, a local neighbourhood centre (comprising retail, office and community uses), small scale employment, two primary schools, a Waste Facility, day care provision, associated amenity space, pavilion, green infrastructure, SuDS, together with landscape structure planting and the provision of Suitable Alternative Natural Greenspace (SANGS) (Matters for Approval Access only).

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Demolition of building within the Duchess of Kent Barracks as part of Maida Zone - Phase 1, located within the Aldershot Military Town Conservation Area.

Town and Country Planning (Development Management Procedure) (England) Order 2010 NOTICE UNDER ARTICLE 11 OF APPLICATION FOR PLANNING PERMISSION

(Notice 2: This notice is for publication in local newspaper if Certificate C or D is completed)

Proposed development at:

Name or flat number	
Property number or name	Former Ministry of Defence Land at
Street	Queen's Avenue and Alison's Road
Locality	(to be known as Wellesley)
Town	Aldershot
County	Hampshire
Postal town	Aldershot
Postcode	

Take notice that application is being made by:

Organisation name	Grainger (Aldershot) Limited and Secretary of State for Defence			
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Council Offices
Farnborough Road
Farnborough
GU14 7JU

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Signatory:

Signatory	Title	Mr	Forename	John
	Surname	Beresford		

Signature



Date (dd-mm-yyyy)

12-12-2012

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This notice is for publication in a local newspaper.

Print Form

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GRAINGER (ALDERSHOT) LIMITED AND SECRETARY OF STATE FOR DEFENCE

**FORMER MINISTRY OF DEFENCE LAND AT QUEEN'S AVENUE AND ALISON'S ROAD,
ALDERSHOT, HAMPSHIRE
WELLESLEY (ALDERSHOT URBAN EXTENSION)**

LIST OF PERSONS SERVED WITH NOTICE OF PLANNING APPLICATION

In accordance with Article 11 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, the following have been given requisite notice of this application:

No	Name	Address	Date Notice Served
1.	Secretary of State for Defence	Defence Infrastructure Organisation, Blandford House, Farnborough Road, Aldershot, Hampshire GU11 2HA	18/12/2012
2.	Hampshire County Council	The Castle, Winchester, SO23, 8UJ	18/12/2012
3.	British Telecommunications Plc	81 Newgate Street, London, EC1A 7AJ	18/12/2012
4.	Fibreway Limited	Chequers Lane, Dagenham, Essex, RM9 6QA	18/12/2012
5.	Fibreway Limited	Wingrove House, Ponteland Road, Newcastle-upon-Tyne, NE5 3DE	18/12/2012
6.	Annington Property Limited	1 James Street, London, W1U 1DR	18/12/2012
7.	Autumnwindow Limited	81 Newgate Street, London, EC1A 7AJ	18/12/2012
8.	Autumnwindow No. 2 Limited	81 Newgate Street, London, EC1A 7AJ	18/12/2012