

11 FULL RECOMMENDATION

11.1 Hybrid Application 12/00958/OUT

11.1.1 It is recommended that, SUBJECT to the completion of a satisfactory Planning Obligation under Section 106 of the Town and Country Planning Act 1990 to secure the measures set out in the Heads of Agreement in Section 12 the Head of Planning, in consultation with the Chairman, be authorised to **GRANT** planning permission and conservation area consent subject to the conditions and informatives set out in Sections 13.1 and 14.1 below and:-

11.1.2 That on completion of the legal agreement, a development monitoring group is set up with membership to be agreed by the DCC Chairman in consultation with the Head of Planning.

11.2 Conservation Area Consent

11.2.1 **GRANT** conservation area consent subject to the conditions and informatives set out in sections 13.2 and 14.2 below:-

12 HEADS OF S.106 AGREEMENT

12.1 **Affordable Housing** – provision of 35% of the residential units on site as affordable housing in accordance with the terms of the Affordable Housing Strategy, to include:

- 10% of affordable rented homes to be wheelchair units;
- six units of supported housing for those with learning disabilities;
- six units of self-contained temporary accommodation for homeless people
- a mechanism to review the 60/40% tenure mix if agreed with RBC.

12.2 **Affordable Housing** - Affordable housing to be provided at the same time as private sector housing in each Development Zone. Tenure mix to be 60% affordable rented (affordability test to be agreed) and 40% intermediate housing unless otherwise agreed with RBC. Affordable housing units to meet the HCA Design and Quality Standards 2007 or their replacement (subject to viability). Affordable housing to be managed by a Registered Provider and RBC to have 100% nomination rights for first lets and sales and 75% thereafter. Receipts from sales of intermediate housing to be recycled only on the development, and only during the life of the development.

12.3 **Extra Care Housing - Extra Care Housing** – provision of land (approx. 0.8 – 1 HA) at nil cost to HCC to provide 100 Extra Care Housing Units for elderly people (at HCC's own expense), number of affordable units to be deducted from total number of affordable housing units. Precise location to be agreed.

12.4 **Neighbourhood Centre** - prior to occupation of 1000 dwellings, developer to commence refurbishment of former 4th Division HQ listed building and the associated group of heritage buildings within Neighbourhood Centre Zone L, to include offices and small scale retail units. Refurbishment to be substantially completed prior to occupation of 1500 dwellings. Neighbourhood Centre to include a mix of community, employment and small scale retail and service uses to provide for the needs of the local community. Final design detail of Neighbourhood Centre subject to listed building consent.

- 12.5 **Community Centre** – developer to refurbish Smith-Dorrien building and complete all necessary works to provide temporary community space on ground floor and funding of a full-time community development worker, from first occupation of 50% of Maida Zone Phase 1. Prior to occupation of 1,500 units, ground floor of Smith Dorrien (with a minimum of 25 parking spaces and 3 disabled bays) to be leased to RBC at a peppercorn rent for use as a community facility.
- 12.6 **Community Development Worker** - Developer to appoint and employ a designated community facilitator/development worker for a period of ten years in accordance with a job description agreed with Rushmoor Borough Council by occupation 50% of the Maida Zone 1 housing. Funding capped at £35k per annum index linked.
- 12.7 **Basingstoke Canal Loop.** A detailed assessment for the delivery of a canal loop prior to submission of the Design code for the Browning Zone (J).
- 12.8 **Opportunities for Business Start-Ups / Enterprise Facility** - Prior to submission of Design Code for ABRO Development Zone, developer will allow HCC first refusal on land for the delivery of a Business Start Up / Enterprise Facility of between 2,000 and 2,500 sqm. HCC to confirm within 90 days that they require the land. Consideration payable for the land shall be based on open market value.
- 12.9 **Estate Management** - Developer to set up a management company responsible for the management of all the informal, formal open space and buildings not adopted by a statutory authority.
 - A commuted sum will be paid for all areas adopted by a statutory authority
 - The Developer to submit an estate management strategy prior to first occupation
- 12.10 **Estate Management Strategy** Submission of an agreed strategy prior to first occupation to include details of the legal framework, management structure, estate charges framework and maintenance standards
- 12.11 **Resident's Management Company (RMC).** Prior to first occupation, developer to submit for approval to RBC details of body or bodies to be responsible for collection of service charges and maintenance and management of Public Open Space (including SANGS, play areas, informal open space, woodland, monuments and memorials, sports provision, allotments and, public art). Developer to set up RMC. RMC to collect service charge from residents to fund maintenance of SANGS and public open space. Requirement to pay service charge to be included in land registry title of every residential property. RMC to be responsible for collection/enforcement of service charge.
- 12.12 **SANGS.** SANGs to be provided in accordance with the delivery strategy and conditions, to be maintained for a minimum period of 80 years. Developer to maintain SANGS for the first 20 years (e.g. the Blackwater Valley Countryside Partnership). Service charge from residents to fund maintenance of SANGS from year 20 to year 80. During years 1-20, RMC will (via the Land Trust or such other body as agreed by the Council) use service charge to establish a Reserve Fund to enable capital replacement in years 20 to 80 and to "top up" any short fall in annual maintenance costs.

- 12.13 **SAMM Contributions.** Developer to pay contributions per dwelling towards Strategic Access Management and Monitoring measures in accordance with the Rushmoor Borough Council Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy 2012. Payments prior to occupation within relevant Development Zone.
- 12.14 **Sports Provision –** developer to transfer to RBC the freehold of all sports pitches and associated open space to the west of the A325 **either** prior to occupation of 100 dwellings in either Development Zone B Coruna **or** Development Zone G Pennefathers (in line with the delivery of the Highways Safety Scheme along A325 and new Pennefathers access) **OR** by no later than 500 dwellings whichever is the earlier. Prior to transfer, developer to remove or make safe existing buildings, carry out all remedial work required by tree survey, upgrade existing parking area to provide 64 parking bays with associated lighting and lay out five sports and playing pitches.
- 12.15 **Sports Pavilion Facilities Sports Pavilion -** Upon completion of 1000 dwellings, developer to provide a Sports Pavilion including 8 changing rooms and associated amenity space.
- 12.16 **Play Areas.** Delivery of two fully equipped publicly accessible destination play areas at Parade Park and God's Acre in accordance with specifications agreed prior to their commencement. The first destination play area to be commenced before the 750th dwelling in the development and completed before commencement of the 1,500 dwelling (and in any event before occupation of any residential unit within Development Zone K (Stanhope Lines East). The second area to be completed prior to commencement of the 2000th dwellings or to the opening of the Eastern Primary School, whichever is the earlier.
- 12.17 **Play Areas.** Management and maintenance of the destination play areas to be secured through the Estate Management Company/Residents management Company (or by transfer to the Council accompanied by a commuted payment and fitted with CCTV equipment) to a previously agreed specification.
- 12.18 **Play Areas.** Provision of at least one Local Landscaped Area for Play (LLAP) in any development Zone which includes residential property in accordance with details submitted as part of each development zone Design Code Document 3, unless otherwise agreed with the Local Authority. The specification of LLAP work and timing of its delivery and completion prior to a specified number of occupations within the zone to be agreed with RBC prior to submission of any reserved matters application for the Development Zone within which it would lie.
- 12.19 **Play Areas.** Management and maintenance of the LLAP play areas to be secured through the developer's overall open space management scheme.
- 12.20 **Amenity Space.** Provision of formal and informal Amenity Open Space areas in accordance with the Green Infrastructure Strategy details submitted as part of each development zone Design Code Document 3, unless otherwise agreed with the Local Authority. The specification of work and timing of its delivery and completion prior to a specified number of occupations within the zone to be agreed with RBC prior to submission of any reserved matters application for the Development Zone within which it would lie.

- 12.21 **Woodland.** Provision of a condition and maintenance plan for the woodland area within any development zone prior to commencement of any development within that zone and through the developer's overall open space management scheme.
- 12.22 **Allotments** - developer to provide land at Gold Farm as identified in the Green Infrastructure Strategy to provide up to 80 allotments of 5m x 12.5m each at the location shown on an attached plan, on a phased basis, starting no later than occupation of 750 dwellings. Site to be provided in a clean condition, prepared with secure fencing, agreed screening planting to protect the landscape character of the Basingstoke Canal, water points and car parking for up to 30 vehicles. Site to be handed over to RBC or a residents' Allotments Association unless otherwise agreed.
- 12.23 **Claycart Car Park** - Prior to first occupation, developer to secure use of part of the Claycart Car Park as shown on Fig.16 Rev A of the SANGs Delivery Strategy to provide a minimum of 16 regular, and 2 DDA compliant parking spaces for use at all times (whether or not the Defence Training Estates are using the rest of the Claycart Car Park) without charge, to members of the public using the SANGS.
- 12.24 **Public Art** - developer to provide a total contribution of £80k towards provision of two new pieces of public art within the site to link to the history of the site. Location, specification and procurement process to be jointly agreed by Grainger and the Council. Ownership and long-term maintenance to be included in Estate management strategy (unless transferred to other ownership). Triggers to be 1500 and 2500 dwellings.
- 12.25 **Heritage Trail** – developer to install Wellesley Heritage Trail in accordance with the Heritage Strategy. Relevant sections and associated works to be included in Design Code 3 for each Development Zone. Submission of each RMA should clearly state timescale for implementation of relevant heritage trail element.
- 12.26 **CMH.** Commencement of a scheme of refurbishment and conversion of the Cambridge Military Hospital listed building before commencement of the 1,000th residential unit or within five years of implementation of the planning permission, whichever is the sooner.
- 12.27 **Monitoring and Implementation Officer** - developer to provide funding for RBC monitoring & implementation officer post to handle reserved matters, approval applications, conditions submissions and monitor compliance of S106 agreement terms. £350,000 capital sum or £35k per annum (for estimated period of 10 years) starting at 1st April 2014 with flexibility of provision required to enable RBC to match employment period of officer to rate of progress with development.
- 12.28 **Administration Fee** - developer to pay a single fee capped at £20,000 in relation to planning application as a whole to meet monitoring and accounting costs arising from S.106 agreement.
- 12.29 **Primary Education.** Unless otherwise agreed:
(a) Provision to HCC, on implementation of the planning permission, of the freehold site for the western primary school within Zone L (School End) for the construction of a 3 form entry primary school, and a financial contribution of £10.5m for the design and construction of the western primary school or;

(b) Procurement, construction and delivery to HCC of a 3 form entry primary school to an agreed specification on the School End site within three years of implementation of the planning permission.

* Whilst the above are the preferred options it is acknowledged that other mechanisms exist which can deliver satisfactory provision in the event of non agreement to (a) or (b).

12.30 Primary Education. Unless otherwise agreed:

(a) Provision to HCC, prior to occupation of 1700 residential units within the development, of the freehold site for the eastern primary school within Zone N (God's Acre) for the construction of a 2 form entry primary school, and a financial contribution of £7.1m for the design and construction of the eastern primary school or;

(b) Procurement, construction and delivery to HCC of a 2 form entry primary school to an agreed specification on the God's Acre site within three years of occupation of the 1700th residential unit within the development;

* Whilst the above are the preferred options it is acknowledged that other mechanisms exist which can deliver satisfactory provision in the event of non agreement to (a) or (b).

12.31 Secondary Education. Payment of a financial contribution to meet the agreed cost of 677 additional secondary school places to be provided off-site at Connaught and Wavell schools.

12.32 Day Care/Pre-School. Provision, and maintenance for a ten year period, of buildings to accommodate Day Care and Pre School facilities within the Neighbourhood Centre and Mandora development zones. The Neighbourhood Centre facility to be made available prior to occupation of the 1,000th residential unit within the development, the Mandora facility to be made available prior to occupation of any residential unit within that zone.

12.33 Household Waste Site - developer to provide land within ABRO Zone R for use by HCC as a household waste recycling centre. Freehold land transfer of land to HCC at nil cost on implementation of the permission. Developer to provide the sum of £201,640 for the purposes of funding the design and construction of the Household Waste Recycling Centre increased in accordance with the Index from date of implementation of the permission until the date of payment.

12.34 Transport (HCC) – developer to provide infrastructure and/or financial contributions to include:

- Onsite infrastructure - Implement a package of on-site highway works to be agreed with HCC including the adoption of primary and some secondary roads (bus routes). Phasing of works to be set out in agreement linked to appropriate development parcels – see table below;
- Offsite infrastructure - Implement a package of off-site highway works to be agreed including major junction improvements, pedestrian/cycle improvements, public transport infrastructure and traffic management measures as appropriate. Timing of works to be agreed according to development phasing - see table below ;
- General transport contribution to fund other improvements and School Travel Plans;
- Bus services – developer to procure improved services in the vicinity of the site, in accordance with service levels and specifications to be set out in the S106.

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- Travel Plans – developer to implement the Workplace and Residential Travel Plans and pay financial contribution to cover approval and monitoring fees;
- Pedestrian & Cycle Links - package of financial contributions towards improvements to pedestrian/cycle facilities, traffic management and junction improvements to mitigate impact of development on wider highway network (to be agreed);
- Construction Traffic Management Plan – developer to prepare and implement.

Works Description	HCC Position (prior to occupation of)	Grainger Position
Site Access	Zone A Maida	Zone A Maida
Queen's Ave cycle path	Zone A Maida	Zone A Maida
Pedestrian Crossings to SANGS	Zone A Maida	
Foot/cycle upgrade Middle Hill/A325	Zone A Maida or E Gun Hill	50% of Zone A Maida
Safety scheme along A325 & new Pennefathers access	Zone B Coruna or Zone G Pennefathers	Link to sports provision west of A325
Footway improvement A323 High St/Ash Rd twds Connaught School	Zone A Maida or any phase	Prior to 500 dwellings (Zone B Coruna)
Foot/cycle improvements Gun Hill	Zone C CMH or D, E or K	50% of Zone C CMH
Hospital Hill south improvements	Phase B	Prior to 150 dwellings in Zones B Coruna, G Pennefathers and/or F Knollys
A331 on slip and Government Rd corridor improvements	HCC wish to see this delivered at the earliest stage, and have not been provided with evidence to show why 1,325 is chosen.	1,325 dwellings
Alison's Rd corridor incl reduction to single lane east twds A325	Zone I or J	50% of Zone I School End or J Browning
Finalise Hospital Hill/Queens Ave corridor up to Alison's Rd	Complete by Zone I School End or L, H, K B	1,500 linked to Zone L Neighbourhood Centre
Complete narrowing of Alison's Rd from east to roundabout	Zone L Neighbourhood Centre, M Buller, N God's Acre or Q Clayton	1,500 dwellings
Foot/cycle improvements north towards Queen's roundabout	Zone B Coruna	50% of Zone J Browning
Complete narrowing of Alison's Rd from roundabout to Clayton Barracks	Zone L Neighbourhood Centre, M Buller, N God's Acre or Q Clayton	50% of Zone N God's Acre
St Albans roundabout	TBC	TBC

12.35 Parking Strategy – Submission and approval prior to implementation of a parking strategy to define the level and type of parking to be provided. Residential parking spaces within the development to be allocated to individual units and be included within freehold and leasehold transfers of individual units.

- 12.36 **Progress of Development** – developer to provide Rushmoor Borough Council with an update on housing completions and levels of occupation every 3 months [and a progress report annually on 1st April].
- 12.37 **Indexation** - Where payment of any monies are not to be made on completion of the agreement, provision for indexation of contributions made subsequently. Include provision for interest on late payments. Indexation to be agreed.

13 CONDITIONS

13.1 Hybrid Application 12/00958/OUT – All Areas

13.1.1 Time Limits

- 1 The first application for approval of reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. All subsequent reserved matters shall be submitted no later than 25 years from the date of this permission.

Reason – To comply with the provisions of section 92(2) of the Town and Country Planning Act 1990.

- 2 The development hereby permitted shall be begun before the expiry 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.

13.1.2 Reserved Matters

- 3 Reserved Matters – Development Zones
With the exception of the residential element of Development Zone A, in respect of each Development Zone the following shall be submitted to and approved in writing by the local planning authority prior to any other reserved matters submission in respect of that Zone:

- 1) a Design Code 3 Document (covering, where applicable: detailed design principles, compliance schedule showing how it meets the principles of the approved scheme and documents, adoption strategy, delivery strategy, energy statement, infrastructure, heritage assets, open spaces and landscaping); and
- 2) an Arboricultural Method Statement (including a compliance schedule showing how it meets the principles of the Environmental Statement),

and the development shall be carried out in accordance with the approved Code and Method Statement.

Reason – To ensure a satisfactory and coherent design approach in the context of the development master plan.

4 Reserved Matters – Other Reserved Matters Applications (RMAs)

With the exception of the residential element of Development Zone A, an application for approval of the following other reserved matters shall be submitted to and approved in writing by the local planning authority before commencement of the development the subject of that application, and the development shall be carried out in accordance with the details so approved:

- 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.

Each of the agreed reserved matters shall be implemented in accordance with the approved details before any part of the development featured in the relevant reserved matters application is occupied, unless otherwise first agreed in writing by the Local Planning Authority.

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.

13.1.3 Approved Drawings and Documents

- 5 With the exception of the residential element of Development Zone A, unless agreed in writing by the Local Planning Authority, the permission hereby granted shall be carried out in accordance with the following approved drawings and documents –

- 1) Design & Access Statement
- 2) Design Code 1: General Design Principles
- 3) Design Code 2: Definitions & Technical Specification
- 4) Conservation Plan and Heritage Strategy
- 5) Energy Strategy: Site Wide
- 6) Sustainability Strategy: Site Wide
- 7) Utilities Strategy: Site Wide
- 8) Neighbourhood Centre Document
- 9) Strategy for the Delivery of SANGS
- 10)HPA1 Site Red Line Boundary
- 11)PP1 Landuse
- 12)PP2 Demolition
- 13)PP3 Monuments/Memorials
- 14)PP4 Maximum Heights
- 15)PP5 Tree Retention
- 16)PP6 Ground Levels
- 17)PP7 Road Hierarchy

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

13.1.4 SANGS

- 6 No residential unit within the development shall be occupied prior to delivery of the areas identified on approved plan PP1 as SANGS accessible to the public [with the exception of the area to the south of Development Zone Q (Clayton) known as 'Ski Slope Woods' and that to the south of Zone O (Mandora) known as 'Peaked Hill']

Reason – To ensure that satisfactory mitigation is in place to prevent significant impact on the Thames Basin Heath Special Protection Area (SPA)

- 7 No work (except all necessary survey work) in connection with the provision any of the Sustainable Alternative Natural Greenspace ("SANG") identified on plan No. PP1 shall commence unless and until an Ecological Management Plan ("EMP") has been submitted to and approved by the local planning authority in relation to the SANG area

in respect of which the work is proposed. Such EMP shall set out and provide a programme for delivery of a scheme of ecological improvement works to create and maintain the SANG including the habitat improvement measures listed in the Strategy for the delivery of Sustainable Alternative Natural Greenspace dated December 2012 submitted with the Application hereby approved (the “Strategy”) provided always that any such EMP may be updated, revised or replaced from time to time with the approval of the local planning authority.

Reason – To ensure that satisfactory mitigation is in place to prevent significant impact on the Thames Basin Heath Special Protection Area (SPA)

8 The land identified in the Strategy and shown on plan PP1 shall be laid out and thereafter retained in perpetuity as SANG in accordance with the Strategy and approved Ecological Management Plan such that:

- (i) No residential dwelling shall be occupied unless and until the following items have been provided in accordance with the Strategy to the reasonable satisfaction of the local planning authority:
 - a) a temporary means of access to the Rushmoor Bottom SANG from Knolly’s Road;
 - b) the walking routes within the Rushmoor Bottom SANG [identified on figure [15] of the Strategy];
- (ii) No more than 700 dwellings within the development shall be occupied unless and until ecological improvement works have been completed in accordance with an approved EMP (for that particular SANG area), and the following items have been provided in relation to the Rushmoor Bottom, Basingstoke Canal Loop 1, Basingstoke Canal Loop 2 and Camp Farm Lake SANG areas:
 - a) footpaths;
 - b) way markers and signposts;
 - c) interpretation boards;
 - d) seating and benches;
 - e) dog bins;
 - f) new and replacement fencing;
 - g) car parks in the locations identified as SCP1, SCP2, SCP3 and SCP4 on figure 15 of the Strategy.
 - h) pedestrian access points in the location identified as P1,P2, P3, P6, P7, P8, P9, P10 and P11 on figure 15 of the Strategy;
 - i) the off-site works listed in table 8 and identified on figure 15 of the Strategy; and
 - j) the environmental improvements (EIA1 and EIA2) within the Camp Farm Lake SANG listed in table 5 and identified on figure [15] of the Strategy.
- (iii) No dwelling within Development Zone C (CMH) shall be occupied unless and until footpaths and signage have been provided within the Peaked Hill SANG in accordance with the Strategy.

(iv) No more than 50% of the dwellings within Development Zone C (CMH) shall be occupied unless and until the scheme of ecological improvement works has been completed in accordance with an approved EMP (for that particular SANG area), the existing fencing has been removed and the following items have been provided in relation to the Peaked Hill SANG in accordance with the Strategy to the reasonable satisfaction of the local planning authority:

- a) footpaths;
- b) way markers and signposts;
- c) interpretation boards;
- d) seating and benches;
- e) dog bins;
- f) pedestrian access points in the locations identified as P18, P19, P20 and P21 on figure [15] of the Strategy; and
- g) rebuilt steps to the west of pedestrian access point P20.

(v) No dwelling within Development Zone N (God's Acre) shall be occupied unless and until footpaths and signage have been provided in the Ski Slope Woods SANG in accordance with the Strategy to the reasonable satisfaction of the local planning authority;

(vi) No more than 50% of the dwellings in Development Zone N (God's Acre) shall be occupied unless and until the scheme of ecological improvement works has been completed in accordance with an approved EMP (for that particular SANG area), and the following items have been provided in relation to the Ski Slopes Wood SANG in accordance with the Strategy to the reasonable satisfaction of the local planning authority:

- a) footpaths;
- b) way markers and signposts;
- c) interpretation boards;
- d) seating and benches;
- e) dog bins;
- f) pedestrian access points in the locations identified as P12, P13, P14, P15, P16 and P17 on figure [15] of the Strategy;
- g) the environmental improvements (EIA3) listed in table 6 and identified on figure 15 of the Strategy.

Reason – To ensure that satisfactory mitigation is in place to prevent significant impact on the Thames Basin Heath Special Protection Area (SPA).

13.1.5 Neighbourhood Centre

- 9 The maximum amount of floorspace in the Neighbourhood Centre is restricted to 3,145 sq m gross.

Reason: To prevent adverse consequential impact on the retail function of existing town centres.

- 10 The floorspace of the proposed food store in the Neighbourhood Centre (Development Zone L) shall not exceed 1400 sqm gross.

Reason: To prevent adverse consequential impact on the retail function of existing town centres.

13.1.6 Canal Towpath Improvements

- 11 Unless otherwise agreed by the Local Planning Authority, no more than 700 dwellings within the development shall be occupied until improvements to the Basingstoke Canal towpath in areas associated with the SANGs shall be carried out in accordance with details to be first submitted to and approved in writing by the Local Planning Authority in consultation with the Basingstoke Canal Authority.

Reason – To ensure satisfactory integration between the proposed development and the canal environment and to protect the character and appearance of the Basingstoke Canal Conservation Area

13.1.7 Trees

- 12 With the exception of any trees specifically shown on the approved plans to be felled, or as may be otherwise agreed in writing by the Local Planning Authority, no tree, or hedge within the application site shall be lopped, topped, felled, destroyed or damaged.

Reason - To preserve the amenity value of the trees.

13.1.8 Environmental Remediation

- 13 Development shall not commence on any reserved matters area (excluding Phase 1 Maida) until a detailed surface water drainage scheme for that reserved matter area, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. Before each reserved matters area commences the relevant scheme for must have been implemented in accordance with the approved details. The scheme shall include:

- *Calculations of a) the existing surface water discharge rates and volumes for the 1 in 1, 1 in 30 and 1 in 100 storm events and b) the proposed surface water discharge rates and volumes 1 in 1, 1 in 30, 1 in 100 plus climate change storm events. These calculations must clearly demonstrate how proposed runoff rates will be reduced below the existing runoff rates and how proposed discharged volumes will not be increased.*
- *Detailed plans of the existing and proposed drainage scheme layout with pipe numbers labelled to allow the correlation between the plan and runoff calculations to be identified.*
- *A Demonstration how the detailed drainage strategy for this phase is in accordance with the designs and calculations of the Master Plan.*

- *Details of infiltration test results carried out in accordance with BRE 365*
- *A demonstration that any strategic infrastructure drainage identified in the Master Plan for which this phase is reliant on is fully functioning before development of the phase commences.*
- *A demonstration that there will be no flooding within the 1 in 30 storm event arising from the pipe network and any flooding from the 1 in 100 plus climate change storm event will be safely contained on site in accordance with FD2320/TR2.*
- *A demonstration that any flooding within the phase area arising from outside of that phase will not pose a hazard to any site users in accordance to FD2320/TR2*
- *A demonstration that a range of Sustainable Drainage Systems (SuDS) measures have been employed on site and how these contribute to the Master Plan's SuDS Management Train*

Reason - To prevent the increased risk of flooding, to improve and protect water quality.

(* The above condition is the normal requirement from the Environment Agency regarding any development. The Wellesley development will need to provide this information/design on a phase by phase basis and ensure it integrates with all adjacent phases whether developed or not. Hence detailed design must be undertaken carefully if the development does not progress directly on from an adjacent site.)

- 14 Development shall not commence on any reserved matters area until a remediation strategy that includes the following components to deal with the risks associated with contamination of the relevant area has been submitted to and approved, in writing, by the local planning authority:

1. *A preliminary risk assessment which has identified:*
 - *all previous uses*
 - *potential contaminants associated with those uses*
 - *a conceptual model of the site indicating sources, pathways and receptors*
 - *Potentially unacceptable risks arising from contamination at the site.*
2. *A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.*
3. *The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.*
4. *A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.*

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

Reason - To protect controlled waters.

- 15 No occupation within any development zone shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and

monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a “long-term monitoring and maintenance plan”) for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason - To protect controlled waters.

- 16 If, during development of a reserved matters area, contamination not previously identified is found to be present at the site then no further development within that reserved matters area(unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason - To protect controlled waters.

13.1.9 General

- 17 The garage and parking spaces shown on the approved plans for the residential elements of the scheme shall be used only for the parking of vehicles ancillary and incidental to the residential use of the properties. These spaces shall be kept available at all times for parking purposes. In any event no parking spaces shall be used for the parking/storage of caravans, boats, or trailers.

Reason - To preserve the amenities of the neighbourhood and ensure the provision of off-street parking facilities.

- 18 The use of any commercial premises within the development shall not start until the car parks have been provided and marked out in accordance with the approved plans. The parking areas shall thereafter be retained solely for parking purposes, and made available to the occupiers and visitors to the premises unless otherwise first agreed in writing by the Local Planning Authority. *

Reason - To ensure that provision for vehicle parking clear of the highway is available for users of and visitors to the development in the interests of highway safety.

- 19 With the exception of Maida phase 1, no works shall start on site until plans showing details of the existing and proposed ground levels, proposed finished floor levels, levels of any paths, drives, garages and parking areas and the height of any retaining walls within the area covered by the application have been submitted to and approved in writing by the Local Planning Authority. The finished floor levels of any building within the site shall not be less than 250mm above the surrounding ground levels. The development shall thereafter be carried out in complete accordance with the details so approved. *

Reason - To ensure that the works are carried out at suitable levels in relation to adjoining properties and highways and in the interests of visual amenity and the avoidance of flood damage.

- 20 With the exception of Maida phase 1, no works shall start on site until details of measures to control emissions to the atmosphere likely to emanate from any proposed use within the site have been submitted to and approved in writing by the Local Planning Authority. These measures shall be implemented in accordance with the details before the use of the site begins and be retained thereafter. *

Reason - To protect the amenity of nearby properties.

- 21 All commercial plant and machinery shall be enclosed with soundproofing materials and mounted in a way which will minimise transmission of structure borne sound in accordance with a scheme to be submitted to and agreed by the Local Planning Authority in writing. The plant and machinery shall not be used until the approved soundproofing etc. has been implemented in full. *

Reason - To protect the occupants of nearby residential properties from noise disturbance.

13.2 Hybrid Application 12/00958/OUT – Maida Zone Phase 1

13.2.1 Approved Drawings

- 22 Approved Drawings - Unless agreed in writing by the Local Planning Authority, the permission hereby granted shall be carried out in accordance with the following approved drawings and documents –

- 1) Design Code 3: Maida Zone
- 2) Site Waste Management Plan: Maida Zone Phase 1: Statement & Template
- 3) Sustainability Statement: Maida Zone Phase 1
- 4) Energy Statement: Maida Zone Phase 1
- 5) Arboricultural Method Statement : Maida Zone Phase 1
- 6) Utilities Strategy: Maida Zone Phase 1
- 7) Site Specific Remediation Strategy: Maida Zone Phase 1
- 8) HPA05 Phase 1 Location Plan
- 9) HPA06A Red Line Boundary Plan
- 10) HPA07B Unit Mix Plan
- 11) HPA08A Housing Tenure
- 12) HPA09A Building Heights Plan
- 13) HPA10A Roof Plan
- 14) HPA11 Floor Levels Plan
- 15) HPA12B Unit Types Sheet 1
- 16) HPA13B Unit Types Sheet 2
- 17) HPA14B Unit Types Sheet 3
- 18) HPA15B Unit Types Sheet 4
- 19) HPA16B Unit Types Sheet 5
- 20) HPA17B Unit Types Sheet 6
- 21) HPA18B Unit Types Sheet 7
- 22) HPA19B Unit Types Sheet 8
- 23) HPA20B Unit Types Sheet 9
- 24) HPA21B Phase 1 Block of Flats 1 Sheet 1
- 25) HPA22A Phase 1 Block of Flats 1 Sheet 2
- 26) HPA23B Phase 1 Block of Flats 2
- 27) HPA24B Phase 1 Block of Flats 3

- 28) HPA25A Phase 1 Block of Flats 4 Sheet 1
- 29) HPA26A Phase 1 Block of Flats 4 Sheet 2
- 30) HPA27B Phase 1 Block of Flats 5 Sheet 1
- 31) HPA28A Phase 1 Block of Flats 5 Sheet 2
- 32) HPA29A Phase 1 Unit Mix & Building Matrix
- 33) HPA30A Refuse & Cycle Storage Sheet 1
- 34) HPA31A Refuse & Cycle Storage Sheet 2
- 35) HPA32A Refuse & Cycle Storage Sheet 3
- 36) HPA33A Refuse & Cycle Storage Sheet 4
- 37) HPA34A Refuse & Cycle Storage Sheet 5
- 38) HPA35A Refuse & Cycle Storage Sheet 6
- 39) HPA36 Architectural Details Sheet 1
- 40) HPA37 Architectural Details Sheet 2
- 41) HPA38 Architectural Details Sheet 3
- 42) HPA39 Architectural Details Sheet 4
- 43) HPA40 Architectural Details Sheet 5
- 44) HPA31 Architectural Details Sheet 6
- 45) HPA42A Phase 1 Street Elevation Sheet 1
- 46) HPA43A Phase 1 Street Elevation Sheet 2
- 47) HPA44A Phase 1 Street Elevation Sheet 3
- 48) HPA45A Phase 1 Street Elevation Sheet 4
- 49) HPA46 Phase 1 Topographical Survey
- 50) 050416-DA-100Landscape Masterplan
- 51) 050416-DA-200Boundary & Enclosure Plan
- 52) 050416-DA-201Typical Boundary Details 1 of 6
- 53) 050416-DA-202Typical Boundary Details 2 of 6
- 54) 050416-DA-203Typical Boundary Details 3 of 6
- 55) 050416-DA-204Typical Boundary Details 4 of 6
- 56) 050416-DA-205Typical Boundary Details 5 of 6
- 57) 050416-DA-206Typical Boundary Details 6 of 6
- 58) 050416-DA-300Hard Landscape General Agreement
- 59) 050416-DA-310Hard Landscape Detail Area
- 60) 050416-DA-311Typical Sections 1 of 3
- 61) 050416-DA-312Typical Sections 2 of 3
- 62) 050416-DA-313Typical Sections 3 of 3
- 63) 050416-DA-320Hard Materials Palette
- 64) 050416-DA-401Planting Plan 1 of 4
- 65) 050416-DA-402Planting Plan 2 of 4
- 66) 050416-DA-403Planting Plan 3 of 4
- 67) 050416-DA-404Planting Plan 4 of 4
- 68) 050416-DA-405Planting Schedule & Key Plan
- 69) 050416-DA-410Soft Landscape Tree Palette
- 70) 050416-DA-411Soft Landscape Palette 1 of 2
- 71) 050416-DA-412Soft Landscape Palette 2 of 2
- 72) 050416-DA-420Typical Soft Landscape Details
- 73) 050416-DA-500Tree protection & removal during demolition
- 74) 050416-DA-501Tree protection during construction

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

13.2.2 Heritage

- 23 The setting and presentation for public view of the commemorative Duchess of Kent plaque in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority (together with those of arrangements for inclusion of it, and the Gordon Oak, in the Wellesley Heritage Trail) prior to commencement of the development, shall be completed by occupation of the 200th unit.

Reason - To secure appropriate arrangements for the preservation and display of the heritage assets

13.2.3 Noise Mitigation

- 24 Prior to occupation of the properties in question, noise attenuation measures consisting of double glazing and alternative ventilation for the 73 dwellings identified in Section 30 of the Environmental statement shall be installed in accordance with details to be first submitted to, and approved in writing by the Local Planning Authority.

Reason – To ensure a satisfactory residential environment for future occupiers.

13.2.4 Car Parking and Highways

- 25 Notwithstanding the details shown on the plans hereby approved, revised drawings showing parking space provision and layout for the houses on plots 103-112 and 115-121 (inclusive) fronting Hope Grant's Road shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any of the plots identified, and the layout so approved shall be implemented and thereafter retained.

Reason – To ensure a satisfactory parking arrangement conducive to use, and to ensure highway safety.

- 26 Notwithstanding the information supplied with the planning application Plans showing the detailed proposals for all the following aspects of the development that also meet the requirements of the highway authority where they will be offered for adoption shall be submitted to and approved by the Local Planning Authority in writing before development within Maida Phase 1 commences:-

- i) The width, alignment, gradient and type of construction proposed for the roads, footways and access routes, including all relevant horizontal cross sections and longitudinal sections showing the existing and proposed levels, together with details of street lighting, landscaping (including the materials to be used for paved and hard surfaces and the finished levels in relation to existing levels), the method of disposing of surface water, and details of a programme for the making up of the roads and footways;
- ii) The means of access, including the layout, construction and sight lines;
- iii) The alignment, height and materials of all walls and fences and other means of enclosure;
- v) Access facilities for people with disabilities;
- vi) Surfacing materials

13.2.5 Environmental Mitigation

- 27 No occupation of phase 1 Maida shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Reasons - The information submitted for this phase (S GW04) shows that there is soil contamination that could potentially impact controlled waters in the Basingstoke Canal. These hotspots of soil contamination coincide with HH risks and remediation for HH risks will be sufficient to remove the risks to controlled waters. Validation of these works is required in line with the information submitted for the outline planning application.

- 28 Construction traffic movements and routes during implementation of the development hereby approved shall be controlled in accordance with a Construction Traffic Management Plan to be submitted to and approved in writing by the Local Planning Authority prior to commencement of development.

Reason – To protect the amenities of the surrounding area and in the interests of highway safety.

13.3 **Conservation Area Consent 12/00959/CON**

- 1 The works to which this application relates shall be begun before the expiration of 3 years from the date of this permission.

Reason - To comply with the requirements of the Planning (Listed Building and Conservation Areas) Act 1990 as amended.

- 2 Approved Drawings - Unless agreed in writing by the Local Planning Authority, the permission hereby granted shall be carried out in accordance with the following approved drawings and documents – HPA04 Demolition Plan

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

- 3 Prior to commencement of any works of demolition, the Duchess of Kent commemorative plaque shall be removed for safe storage in accordance with details to be first submitted to and approved in writing by the Local Planning Authority.

Reason – To ensure the protection of the heritage asset.

14 INFORMATIVES

14.1 Hybrid Application 12/00958/OUT

- 1 INFORMATIVE - This permission is subject to a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended).
- 2 INFORMATIVE - Your attention is specifically drawn to the conditions above marked *. These conditions require the submission of details, information, drawings etc. to the Local Planning Authority BEFORE ANY WORKS START ON THE SITE or, require works to be carried out BEFORE THE COMMENCEMENT OF THE USE OR FIRST OCCUPATION OF ANY BUILDING. Failure to observe these requirements will result in a contravention of the terms of the permission and the Council may take enforcement action to secure compliance.
- 3 INFORMATIVE - REASONS FOR APPROVAL - The Council has granted permission because the application together with the associated Section.106 undertakings is considered to give rise to a satisfactory use of this previously developed site and will, contribute to the housing stock, assist in meeting the need for affordable housing and provide community facilities, open space and commercial floorspace in accordance with the provisions of the Rushmoor Plan. The proposed development has proper regard to the architectural and historic interest and setting of the listed buildings and monuments within the site and gives appropriate consideration to the preservation and enhancement of the Aldershot Military Town Conservation Area. It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.
- 4 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, free of charge, 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.

14.2 Conservation Area Consent 12/00959/CON

- 1 INFORMATIVE - REASONS FOR APPROVAL - The Council has granted consent because the proposed demolition would result in no harm to the character or appearance of the Aldershot Military Town Conservation Area. It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a consideration of whether the decision to
- 2 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, free of charge, 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