



Chapter 8

Delivery and Implementation

- 8.1 Delivery and Phasing Strategy
- 8.2 Development Zone Plan

The masterplan demonstrates a variety of opportunities for the delivery of Wellesley. It provides a platform to encourage new homes, community facilities, leisure activities and jobs. The masterplan is not set in stone and is one way of interpreting the parameter plans. It does illustrate a number of key principles to facilitate the delivery of a quality development.

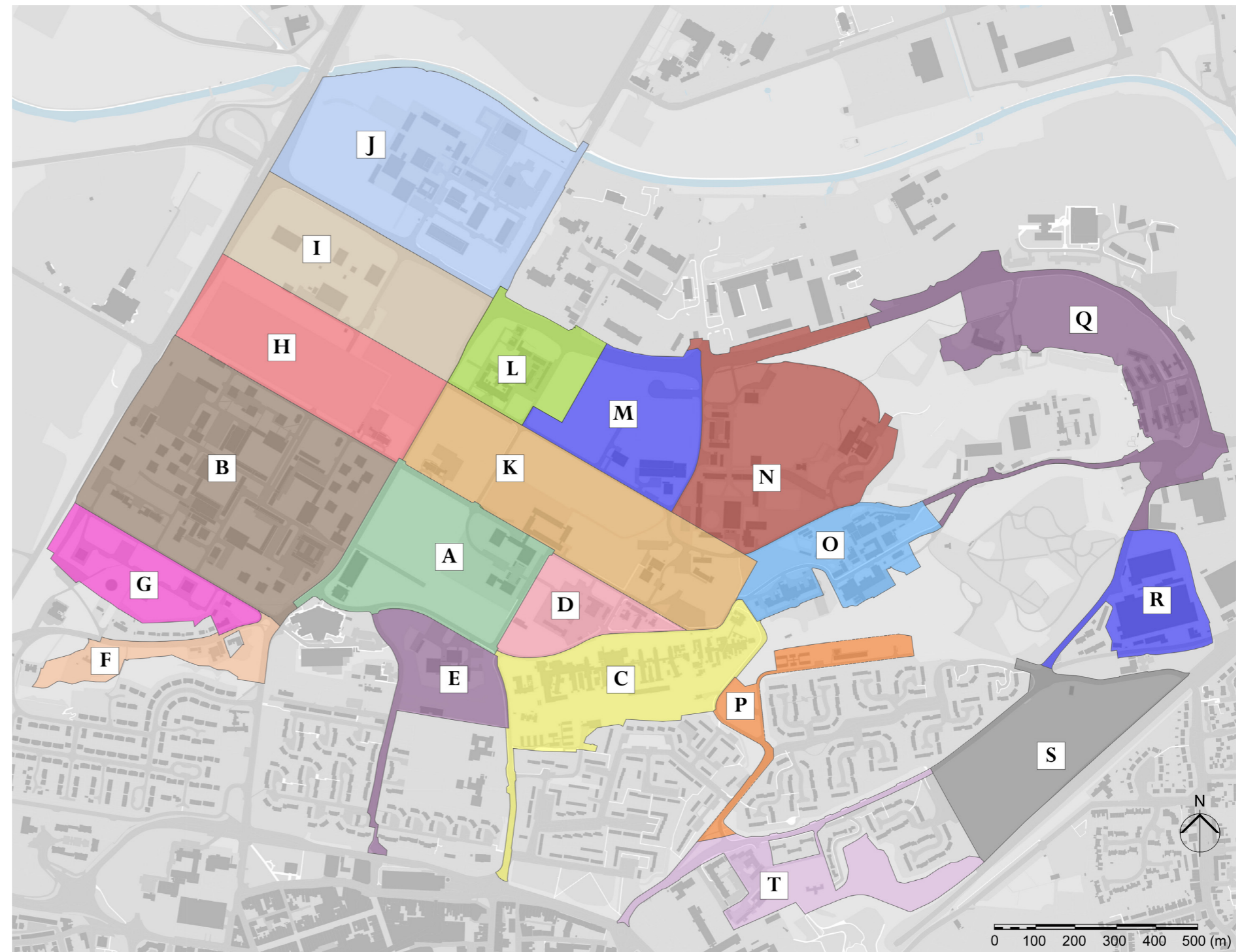
The development of the Wellesley community has the opportunity to provide an important catalyst for the wider economic benefit of Aldershot. In addition the timing of the delivery of the local amenities is critical to successful placemaking. Too late in the development and the new residents will be left wanting. Too early and the scheme will be a vacant underused facility which will deteriorate. It is a symbiotic relationship where the uses rely on each other to create a successful place to live. For these reasons Grainger's approach to the illustrative delivery plan allows flexibility in the delivery of Wellesley to respond to the needs of the emerging and existing community while capturing market opportunities. Full details of the short, medium and long term approach to the delivery of Wellesley is set out in the Delivery Strategy, submitted as part of the hybrid planning application.

In order to manage the delivery of Wellesley the site has been divided into the Core Development Area, SANGS and Off-Site Infrastructure. The Core Development Area is divided into Development Zones (see below) to facilitate the parcelling up of the approval and implementation processes, which is influenced by the configuration of Listed Buildings and their curtilages and Conservation Areas, which occur across the site.

The Delivery Strategy sets out Grainger's intentions for the implementation of this project, in particular:

- Illustrative Delivery Plan: details how the development will be brought forward
- Approach to Detailed Proposals: sets out how the delivery will be managed through the design codes, affordable housing strategy and reserved matters application
- The Existing Buildings & Structures: provides details of the buildings to be retained and approach to demolition
- Development Management: sets out how Grainger will facilitate the delivery, specifically the strategic infrastructure, residential parcels, the social infrastructure and key areas
- Property and Land Management: sets out the approach to the short, medium and long term management of the site, specifically the listed buildings.

8.2 Development Zone Plan



KEY

A MAIDA	D MCGRIGOR	G PENNEFATHERS	J BROWNING	M BULLER	P PEAKED HILL	S REME
B CORUNA	E GUNHILL	H STANHOPE LINES WEST	K STANHOPE LINES EAST	N GOD'S ACRE	Q CLAYTON	T PARSONS
C CMH	F KNOLLYS	I SCHOOL END	L NEIGHBOURHOOD CENTRE	O MANDORA	R ABRO	

Key deliverables associated with each Development Zone of Wellesley are set out below:

Development Zone	Approx. Units	Affordable	Listed Buildings	Uses
A. Maida	228	80	Smith Dorrien & Western Primary School	Community Use, Offices & Gymnasium
B. Coruna	705	247		
C. CMH	134	47	Cambridge Military Hospital	Non-residential institutions / assembly & leisure (community & day care) D1/D2, B1 and ancillary
D. McGrigor	118	41		
E. Gunhill	105	37		
F. Knollys Road	22	8		
G. Pennyfathers	123	43		
H. Stanhope Lines West	162	57		The Stanhope Lines
I. School End	105	37	The Observatory	The Observatory
J. Browning/Canalside	475	166		
K. Stanhope Lines East	255	88		Parade Park and the Stanhope Lines
L. Neighbourhood Centre	16	6	Head Quarters 4th Division	Retail, B1, A2, Restaurant/pub
M. Buller	243	85		Eastern Primary School
N. God's Acre	170	60		Play Area
O. Mandora	133	46	Fitzwygram House	Day Care Facility
P. Peaked Hill	60	21		
Q. Clayton	298	104		
R. ABRO	0	0		Waste Facility, B1, B2 & B8
S. REME	392	137		Retail
T. Parsons	106	37		

The total number of units identified in each development zone is approximate. In order to provide a degree of flexibility a 5% variance can be applied to each development zone to allow for site specific technical constraints and opportunities. Notwithstanding this variance the site wide number of dwellings delivered at Wellesley is capped at 3,850.

The proposed timescales for the delivery of each development zone are set out in the Illustrative Delivery plan. The delivery of each development zone will include associated open space, infrastructure as well as the detailed proposals for each monument and listed building.

Details for the management of the delivery of the affordable units are set out in the Affordable Housing Strategy, submitted as part of the hybrid planning application.

Details of the SANGS proposals and the SANGS delivery plan are set out in the 'Strategy for the delivery of Suitable Alternative Natural Greenspace (SANGS)'. The timescales for the sports provision, allotments and off-site infrastructure will be set out in the S106 as agreed with Rushmoor Borough Council and Hampshire County Council.

Wellesley:
Illustrative Delivery Plan

Masterplan Component Parcel	Completed Site Handover	No. Units	Private 65%	AHU 35%	2013/20	2014/201	2015/20	2016/201	2017/201	2018/201	2019/202	2020/202	2021/202	2022/202	2023/202	2024/202	2025/20	Total		Accum Total
					14	5	16	7	8	9	0	1	2	3	4	5	26	Private	AHU	
A. Maida	Jul-13	228	148	80	175	53												148	80	228
B. Coruna		705	458	247		120	120	128	120	120	97							458	247	705
C. CMH		134	87	47		77	57											87	47	134
D. McGrigor		118	77	41			73	45										77	41	118
E. Gunhill		105	68	37				105										68	37	105
F. Knollys Road	May-13	22	14	8				22										14	8	22
G. Pennyfathers		123	80	43					75	48								80	43	123
H. Stanhope Lines West		162	105	57					57	105								105	57	162
I. School End		105	68	37					80	25								68	37	105
J. Browning/Canalside		475	309	166					59	100	122	120	74					309	166	475
K. Stanhope Lines East	Jul-14	255	167	88								110	112	33				167	88	255
L. Neighbourhood Centre	Jul-14	16	10	6					16									10	6	16
M. Buller	May-13	243	158	85							26	120	97					158	85	243
N. God's Acre	May-13	170	110	60						Deliver 2nd School Site		50	120					110	60	170
O. Mandora	Dec-12	133	87	46								33	17	77	43			87	46	133
P. Peaked Hill		60	39	21										47	86			39	21	60
Q. Clayton	Aug-12	298	194	104										30	30			194	104	298
R. ABRO	2015	0	0	0										20	10	19	11			0
S. REME		392	255	137										65	120	119	136			392
T. Parsons		106	69	37										42	23	78	42	74	39	106
TOTAL		3850	2503	1347	175	250	250	300	350	350	350	350	350	350	300	300	175	2503	1347	3850
TOTAL MIX					114	61	162	88	162	88	195	105	227	123	227	123	227	123	228	123

lower density (30-45)	0	0	0	22	80	82	105	110	162	153	0	0	0	714
Medium Density (46-60)	175	173	120	233	179	220	245	240	171	30	95	120	113	2114
Higher Density (61-80)	0	0	0	0	75	48	0	0	17	120	119	180	62	621
Heritage	0	77	130	45	0	0	0	0	0	47	86	0	0	385
Neighbourhood Centre	0	0	0	0	16	0	0	0	0	0	0	0	0	16
Total	175	250	250	300	350	350	350	350	350	350	300	300	175	3850
Average monthly build out rate - Private Units Only	9	14	14	16	19	19	19	19	19	19	16	16	10	

- Notes**
1. Assume demolition of existing buildings on each component area are completed 6 months prior to first occupations
 2. Assume the land for the HWRC & Commercial units in the ABRO site are delivered by year 3
 3. Neighbourhood Centre will be delivered in year 5
 4. Do not use Densities in the ES
 5. The ES & Masterplan is based on 3,850 units but each component area should be tested for an extra 5% to allow for flexibility



Wellesley

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