

**Land at the Ministry of Defence's former Aldershot Garrison known as:
Wellesley, Aldershot Urban Extension, centred on Queen's Avenue and
Alisons Road, Aldershot, Hampshire.**

**Amendments to resolution to grant planning permission dated 4th July 2013,
Application no 12/00958/OUT**

1. Introduction

- 1.1 At the special meeting of this Committee on 4th July 2013 it was resolved to grant Outline planning permission for the Aldershot Urban Extension proposals together with full planning permission in respect of 228 dwellings comprising the 'Maida phase 1' subject to completion of a satisfactory planning obligation under S.106 of the Town and Country Planning Act 1990.
- 1.2 Section 12 of the report to that meeting set out 37 'heads' relating to matters to be included in the legal agreement.
- 1.3 Sections 13 and 14 of the report set out conditions to be attached to the planning permission.

2. Background

- 2.1 In the four months following the committee consideration, extensive discussion, drafting and negotiation has taken place involving officers of Rushmoor and Hampshire County Councils and the Developers' legal advisors, aimed at completing the legal agreement in order for the planning permission to be issued. There have also been further discussions with the Environment Agency regarding the format and wording of the recommended conditions.
- 2.2 As a result of these discussions there are changes and clarifications proposed in respect of some of the heads of agreement and conditions. The proposed changes are explained in section 3. The appendix to this report consists of a revised version of the recommendation, heads of agreement and conditions incorporating these changes.

3. Amendments to Heads of Agreement

- 3.1 Head 12.2 Affordable Housing – this has been re-worded to clarify the triggers for provision of affordable housing in each development zone. It now states that no more than 30% of private residential units in a given development zone may be occupied until a contract with an Registered Provider is entered into, and no more than 80% may be occupied until the affordable units are constructed and transferred to the RP.

- 3.2 Head 12.3 Extra Care Housing – this has been re-worded to clarify that all affordable units within this facility, together with any private market units required to cross-subsidise their delivery based on a viability assessment, will count as part of the overall numerical affordable housing provision within the Wellesley Development.
- 3.3 Head 12.5 Community Centre – amendments to this head reflect two areas of discussion. The first of these, provision of a temporary community facility at the half way stage in occupation of the Maida Phase 1 housing, has been amended to allow the possibility of this temporary provision being made in a building other than the Smith Dorrien Institute, providing it is in accordance with an agreed specification. The second relates to the management of the permanent provision within the Smith Dorrien Building which is required prior to occupation of 1500 units within the development as a whole. At the time of consideration of the application it was envisaged that the community space within Smith Dorrien and the associated 25 parking spaces + 3 disabled spaces would be leased to, and run by the Council. It is now expected to be retained and run by Grainger in accordance with an agreed specification and lettings policy which would also cover and safeguard the availability of up to 25 parking spaces plus three to disabled standard for community users. The provisions relating to the funding and appointment of a full-time community worker remain unchanged.
- 3.4 Head 12.8 Business Start-ups – amendments to this head make provision for the offer of land for a business start-up/enterprise facility to be made to HCC but also through them to any alternative provider they recommend.
- 3.5 Head 12.9 Estate Management Company – these are amended to refer to an ‘Estate Management Company’ to be set up prior to occupation of the development, the details of which are to be submitted for approval by RBC prior to commencement of the development. The responsibilities of the EMC are to include the heritage trail, Stanhope lines, trees, SUDs and LLAPs.
- 3.6 Head 12.10 Estate Management Plan - This is amended to require submission of a detailed Estate Management Plan setting out how the areas referred to in 12.9 are to be managed and maintained.
- 3.7 Head 12.11 Estate Management Account - This requires the developer to ensure that the service charge receipts relating to non-SANGS management and maintenance are held in a separate Estates Management Account.
- 3.8 Head 12.12 SANGs - this is amended to specify that the service charge from residential units in years 1-20 will be used to establish the reserve fund.
- 3.9 Head 12.14 Sports Provision – this is amended to require the pedestrian crossing of the A325 at Pennefathers Road junction to be provided prior to transfer, in line with the trigger agreed with the County Council in Highways Works table (Head of Terms 12.34 below).
- 3.10 Head 12.15 Sports Pavilion – this is amended to accommodate provision of the sports pavilion and upgraded parking to provide 65 bays with associated

lighting, through the developer funding construction and long term maintenance by the Council.

- 3.11 Head 12.17 Play Areas – this is amended to acknowledge that maintenance will be carried out by the Estate Management Company, and that it will be to the Council's standard inspection, management and maintenance requirements for play areas.
- 3.12 Head 12.19 Play Areas – this is amended to refer to maintenance by the Estate Management Company.
- 3.13 Head 12.22 Allotments - this is amended to refer to maintenance by the Estate Management Company or a residents' Allotments Association and to confirm the agreed provision of 80 allotments and 30 parking spaces.
- 3.14 Head 12.23 Claycart Car Park – this is amended to set the trigger for the use of the Claycart car park at prior to commencement and the trigger for the works to the car park at occupation of 700 dwellings. This will be consistent with the timing of works to the associated SANGs areas.
- 3.15 Head 12.24.1 Monuments and Memorials – this introduces an additional provision making the developer responsible for the retention, maintenance and security of all listed and unlisted monuments and memorials until the proposals for their long term future are established through the reserved matters application and/or listed building consent process in relation to individual development zones.
- 3.16 Head 12.27 Monitoring and Implementation Officer – The developer contribution to fund this post has been increased to £380k or £38k per annum to allow the appointment of an appropriately qualified person at Principal Officer level.
- 3.17 Head 12.29 Primary Education – Agreement has now been reached between the developer and HCC with regard to a total contribution of £27m towards education provision. This head is amended to reflect the agreed contribution to the western primary school of £9.15m and to allow for further discussion of the transfer and trigger dates prior to completion of the agreement.
- 3.18 Head 12.30 Primary Education – This head is amended to reflect the agreed contribution to the eastern primary school of £6.1m and to allow for further discussion of the transfer and trigger dates prior to completion of the agreement.
- 3.19 Head 12.31 Secondary Education – This head is amended to reflect the agreed contribution of £11.75m to fund HCC's confirmation that an additional 610 places for secondary age pupils will be needed, following a review of latest pupil numbers and forecasts for pupil yield from the development.
- 3.20 Head 12.33 Household Waste Recycling Centre – This head is amended to reflect the agreed trigger of freehold land transfer of land to HCC at nil cost on the earlier of occupation of 675 dwellings or within six months of HCC being given access to the site by the developer.

- 3.21 Head 12.34 Transport – This head is amended to add public realm works to highways in Aldershot Town Centre to the matters the subject of financial contributions and to replace the table of proposed highway works with two tables setting out in detail Highway Works and Accessibility Works.
- 3.22 Head 12.35 Parking Strategy – The first line of this head is deleted. The requirement for parking provision for residential properties is covered by Condition 17. That for non-residential uses is covered by an amended Condition 18.

4. Amendments to Conditions

- 4.1 Condition 3 Reserved matters, Development Zones – this condition is amended to add the requirement for reserved matters applications for each development zone to include submissions setting out proposals for the retention or relocation and maintenance of heritage assets within them.
- 4.2 Condition 4 other Reserved Matters applications – this condition is amended to add the requirement to include an Archaeological watching brief.
- 4.3 Condition 13 Environmental Remediation and Flood Risk – following discussion with the Environment Agency the wording of this condition has been amended to cover their outstanding concerns and to reflect submissions made by the developer comprising a site-wide drainage strategy. The site wide drainage strategy referred to comprises the Flood Risk Assessment submitted as part of the Environmental Statement; The Site Wide Utilities Strategy; and additional information provided in ‘Clarifications on Flood Risk Assessment’ (May 2013) and in further technical submissions of 18th November 2013.
- 4.4 Condition 18 Car Parking – this condition is amended to replace the reference to ‘commercial’ premises with ‘non-residential’ in order to ensure the requirement covers all commercial, community and public uses.

5. Recommendation

- 5.1 That planning permission is granted in accordance with the recommendation, amended heads of agreement and conditions set out in the appendix to this report.

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BACKGROUND PAPER : Planning application ref. 12/00958/OUT

ALDERSHOT URBAN EXTENSION

Heads of Agreement and Conditions as amended following DCC Committee resolution of 4th July 2013

Application 12/00958/OUT

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** - Restriction on occupation of more than 30% of Private Residential Units in each development zone until contract entered into with Registered Provider, and restriction on occupation of more than 80% of Private Residential Units within that development zone until Affordable Housing Units constructed and transferred to Registered Provider. Tenure mix to be 60% affordable rented and 40% intermediate housing unless otherwise agreed with RBC. Affordable housing units to meet the HCA Design and Quality Standards 2007 or their replacement (unless otherwise agreed). 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** - Provision of land at nil cost to HCC to provide 100 Extra Care Housing Units for elderly people (at HCC's own expense), affordable units within this facility, together with any private market units required to cross-subsidise their delivery based on a viability assessment, to be counted as part of total number of affordable housing units within the development. 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** – From first occupation of 114 units within Maida Zone Phase 1, developer to provide temporary community space and associated facilities within refurbished Smith-Dorrien building or in another building /location to be agreed with RBC in accordance with an agreed specification, .

Prior to occupation of 1,500 units, agreed space and facilities within Smith Dorrien (with a minimum of 25 parking spaces and 3 disabled bays) to be made available and run as a permanent community facility in accordance with agreed specification and lettings policy.

- 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 of 114 units within Maida Zone Phase 1. 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 R, developer will allow HCC first refusal on land (to be offered to HCC or alternative provider recommended by HCC) for the delivery of a Business Start Up / Enterprise Facility of not less than 2,500 sqm. HCC to confirm within 90 days that the land is required. Leasehold interest to be granted on terms to be agreed between the parties.
- 12.9 **Estate Management Company** - Prior to commencement of development, 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, LLAPs, informal open space, woodland, monuments and memorials, sports provision, allotments, public art, heritage trail, Stanhope Lines, trees, and SUDS). Developer to set up EMC prior to first occupation. EMC to collect service charge from residents to fund maintenance of Public Open Space. Requirement to pay service charge to be included in land registry title of every residential property. EMC to be responsible for collection/enforcement of service charge.
- 12.10 **Estate Management Plan** – Prior to occupation, developer to submit for approval to RBC a detailed management plan setting out how the areas listed in 12.9 are to be managed, including standards of maintenance where not previously agreed.
- 12.11 **Estate Management Account** – Developer to ensure that the Estate Management Company holds the service charge relating to non-SANGS management and maintenance in a separate Estates Management Account
- 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 fund maintenance of SANGS for the first 20 years. Service charge from residents to fund maintenance of SANGS from year 20 to year 80. During years 1-20, EMC will use service charge from residential units 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 and a right of vehicular and pedestrian access thereto **either** prior to occupation of 200 dwellings in Development Zone B Coruna **or** prior to occupation of any dwellings in 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, lay out five sports and playing pitches and provide pedestrian crossing at re-opened Pennefathers Rd junction with Farnborough Road.
- 12.15 **Sports Pavilion** - Upon completion of 1000 dwellings, developer to fund provision of a Sports Pavilion including 8 changing rooms and associated amenity space, upgrade existing parking area to provide 64 parking bays with associated lighting and to make provision for their long term maintenance.
- 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. Maintenance to be carried out to the Council's standard inspection management and maintenance requirements for play areas.
- 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 Estate Management Company

- 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 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 30 vehicles. Site to be maintained by the Estates Management Company or a residents' Allotment Association, unless otherwise agreed.
- 12.23 **Claycart Car Park** - Prior to commencement, developer to secure use of the Claycart Car Park and, prior to occupation of more than 700 dwellings, developer to implement works 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.
- 12.24.1 **Monuments & Memorials** developer to be responsible for retention, maintenance and security of all listed and unlisted monuments and memorials until proposals come forward for Development Zones as part of Design Code 3, or earlier, as agreed in writing with the Council.
- 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. £380,000 capital sum or £38k per annum for 10 years, starting at 1st April 2014.
- 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** - Provision to HCC, on implementation of the planning permission, or such date(s) as shall be agreed by the parties prior to completion of the agreement, 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 £9.15m for the design and construction of the western primary school.
- 12.30 **Primary Education** - Provision to HCC, prior to occupation of 1700 residential units, or such date(s) as shall be agreed by the parties prior to completion of the agreement, 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 £6.1m for the design and construction of the eastern primary school.
- 12.31 **Secondary Education** - Payment of a financial contribution of £11.75m to meet the cost of 610 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 Recycling Centre** - 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 the earlier of occupation of 675 dwellings or within six months of HCC being given access to the site by the developer. 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** – developer to provide infrastructure and/or financial contributions to include:

- Implementation of a package of highway works agreed with HCC including major junction improvements and the A331 on-slip as set out below. Timing of works to be agreed according to development phasing;

Highway Works Table

Works Description	Drawing	Trigger
Zone A site access	0364/GA/008	Prior to Occupation of Zone A (Maida)
New access from A325 to Pennefather's Road controlled crossing of A325 and A325 improvements	0364/GA/004 0364/GA/006 0364/GA/007	Prior to the earlier of Occupation of 200 Units at Zone B (Coruna) or Occupation of Zone G (Pennefather's)
A331 on-slip Government Road corridor improvements and Ordnance Road corridor improvements	0364/GA/001 0364/GA/002 0364/GA/036 0364/GA/038	Prior to Occupation of 1325 Units on the Site but the Owner and/or the Developer shall use reasonable endeavours to deliver the scheme at the earliest opportunity
Alison's Road improvements between A325 and Queen's Avenue	[to be provided]	Prior to Occupation of any Units at Zone I (School End) or Zone J (Browning)
Alison's Road improvements between A325 and Queen's Avenue	[to be provided]	Prior to Occupation of any Units at Zone L (Neighbourhood Centre) or Zone M (Buller)
Alison's Road improvements between Alison's Road roundabout and Clayton Barracks	[to be provided]	Prior to Occupation of Zone N (God's Acre) or Zone Q (Clayton)
Queen's Avenue improvements from Hospital Hill to Alison's Road including improvement of the Alison's Road/Queen's Avenue junction	[to be provided]	Prior to Occupation of 60% of Units at Zone B (Coruna) or Occupation of any Units at Zone I (School End) Zone H (Stanhope Lines West) or Zone K (Stanhope Lines East)

Works Description	Drawing	Trigger
Improvement to A323/A331 junction	0364/SK/037	Prior to Occupation of 1325 Units on the Site
Improvements to St Alban's roundabout	0364/SK/055	Prior to Occupation of 250 Residential Units

- Implementation of a package of accessibility works agreed with HCC including pedestrian/cycle improvements as set out below. Phasing of works to be set out in agreement linked to appropriate development parcels.

Accessibility Works Table

Accessibility Works Description	Drawing	Trigger to complete works
Foot/cycle improvements to Middle Hill including crossing improvement to the A323	0364/SK/041	Prior to Occupation of 50% of Units at Zone A (Maida) or Occupation of any Units at Zone E (Gunhill)
Foot/cycle improvements at Gun Hill including crossing improvements to the A323	0364/SK/032	Prior to Occupation of any Units at Zone C (CMH) Zone D (McGrigor) or Zone K (Stanhope Lines East)
Hospital Hill south improvements including improvements to the A323 Wellington Avenue/Hospital Hill/Princes Way junction	0364/GA/005	Prior to Occupation of 150 Units in Zone B (Coruna) or Occupation of any Units in either Zone G (Pennefather's) or Zone F (Knollys)
Footway/cycleway improvement scheme along A323 High Street/Ash Road towards Connaught School	0364/SK/033	Prior to Occupation of 250 Units on the Site
Footway/cycleway improvements north towards Queen's roundabout	0364/SK/039	Prior to Occupation of Zone B (Coruna) or Occupation of any Units at either Zone H (Stanhope Lines West) Zone I (School End) or Zone J (Browning/Canalside)
Sangs crossings	0364/SK/045	Prior to Occupation of any Units at Zone B (Coruna)
North Lane footway/cycleway works	0364/SK/034	Prior to Occupation of any Units at any of Zone N (God's Acre) Zone O (Mandora) Zone Q (Clayton) Zone R (ABRO) or Zone S (REME)

Accessibility Works Description	Drawing	Trigger to complete works
North Lane/A323 Ash Road footway/cycleway works	0364/SK/043/ 30	Prior to Occupation of any Units at any of Zone N (God's Acre) Zone O (Mandora) Zone Q (Clayton) Zone R (ABRO) or Zone S (REME)

- General transport contribution to fund other improvements, School Travel Plans and public realm works in Aldershot Town Centre (ATC public realm works payable to Rushmoor Borough Council);
- 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.
- 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
- Construction Traffic Management Plan – developer to prepare and implement.

12.35 **Residential Parking** – 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, retention or relocation, security and maintenance of 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.
- 21) Archaeological watching brief.

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, including clarification submissions dated May 2013 and 18th November 2013
 - 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 matters area, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, and consistent with the Site-wide Drainage Strategy which comprises:

- The Flood Risk Assessment (Dec 2012)
- The Utilities Strategy: Site Wide (Dec 2012)
- Clarifications on Flood Risk Assessment (May 2013)
- Further clarifications dated 18th November 2013 has been submitted to and approved in writing by the local planning authority.

Before each reserved matters area commences the relevant scheme 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 reserved matters area is in accordance with the designs and calculations of the Site-wide Drainage Strategy*
- *Details of infiltration test results carried out in accordance with BRE 365*
- *A demonstration that any strategic infrastructure drainage identified in the Site-wide Drainage Strategy for which this reserved matters area 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 reserved matters 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 Site-wide Drainage Strategy'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 reserved matters area by reserved matters area basis and ensure it integrates with all adjacent reserved matters areas 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 non-residential premises within the development shall not commence 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) HPA41 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;
- iv) Access facilities for people with disabilities;
- v) 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 **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.