

Wellesley

ALDERSHOT

PLANNING STATEMENT

DECEMBER 2012



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1.0 Introduction

Background

- 1.1 This Planning Statement accompanies a planning application by Grainger (Aldershot) Ltd and the Secretary of State for Defence (hereafter known as the 'applicant') to Rushmoor Borough Council (RBC) for the development of land within Aldershot allocated as the Aldershot Urban Extension (AUE), hereinafter referred to as 'Wellesley'.
- 1.2 Wellesley comprises the redevelopment of the former Ministry of Defence (MoD) land to the north of Aldershot. Grainger Plc was selected as the preferred development partner by the MoD, Homes and Communities Agency (HCA) and the Defence Infrastructure Organisation (DIO) in 2010, following a competitive bidding process. The project will provide a new urban extension, consisting of up to 3,850 new homes with associated physical and social infrastructure that will ensure the creation of a new vibrant and sustainable community for Aldershot.
- 1.3 The MoD is currently going through a process of consolidating its land ownership and uses within the Garrison and as a result requires less land for military purposes in the future. As a consequence of changes in the way troops are organised and deployed this has left land available for redevelopment, in accordance with the current planning policy for the area. The phased decommissioning of land for the MoD has allowed the applicant and its appointed project team to develop a hybrid application, engaging with RBC and key stakeholders for the redevelopment of the site for a residential led mixed use scheme.
- 1.4 The application site is identified in the adopted Rushmoor Plan 'Core Strategy' (October 2011) to deliver around 4,250 new homes between 2014 and 2027. The phased delivery of social, physical and community infrastructure is required for the site along with measures to avoid any adverse impact on the Thames Basin Heath Special Protection Area (TBH SPA). The Core Strategy also requires the delivery of a local neighbourhood centre (LNC) to include small scale retail, services and food and drink facilities to support the needs of the emerging new community and ensure that the development is sustainable. Integral to the delivery of the site is the significance of the historical assets associated with history of the military. The protection and enhancement of listed buildings and ensuring a long term beneficial use for these buildings is a key focus for RBC and the applicant, including the Cambridge Military Hospital (CMH).

- 1.5 The site specific policy for the Core Strategy requires the applicant to have regard to the principles of the adopted Aldershot Urban Extension Supplementary Planning Document (AUE SPD). The AUE SPD was produced in 2009 prior to any policy framework for the site and sets out principles and guidance to developers for the site. The SPD is not part of the statutory Development Plan but is a material consideration for determining the application along with other national and local planning guidance.
- 1.6 This policy framework has provided an excellent basis to understand the site constraints and opportunities for Wellesley. Key to this is the remaining heritage assets at the site, which form the foundation of any development proposal. A Heritage Strategy forms part of the submission and has been central to the formulation of the masterplanning and development principles.

Structure of Statement

- 1.7 The purpose of this Planning Statement is to set out the relevant Development Plan policies and relevant material considerations, notably National and Local planning policies relevant to the proposed development. Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that the determination of planning applications must be made in accordance with the Development Plan unless material considerations indicate otherwise.
- 1.8 The planning history and explanation of the application detail, including reference to the Summary of Community Involvement (SCI), is set out in Section 2, followed by a description of the site and its surroundings in Section 3. The relevant planning policy is set out in Section 4, followed by an assessment of the planning issues in Section 5 of this Statement. Other material considerations are summarised in Section 6. A summary and conclusion is provided in Section 7.

Supporting Information

- 1.9 This Planning Statement should be read in conjunction with the corresponding application forms and drawings, along with additional documents that also form part of the planning application. These are:
- Environmental Statement, including a non-technical summary
 - Design and Access Statement
 - Affordable Housing Statement
 - Transport Assessment
 - Flood Risk Assessment

- Retail Impact Assessment (RIA)
- Design Code
- Heritage Strategy, including Conservation Management Strategy
- Summary of Community Involvement (SCI)
- Tree Survey/ Arboricultural Method Statement
- Energy/ Sustainability Statement (Maida Zone - Phase 1 and Site wide)
- Suitable Area of Alternative Natural Green Space (SANGS) Proposal Plan and Strategy
- Position Statement for SANGS Visitor Management Strategy
- Green Infrastructure (GI) Strategy
- Site Waste Management Plan
- Site Access Plan
- Travel Plan
- Remediation Design Statement
- Code of Construction Practice
- Shadow Habitats Regulations Assessment (HRA)
- Demolition Strategy
- Stage 1 Road Safety Audits (feasibility and preliminary design)
- Detailed elevation and floor plans for Maida Zone - Phase 1
- Infrastructure Strategy – Maida Zone - Phase 1 and Outline
- Landscaping details (hard and soft) for Maida Zone - Phase 1
- Street Scene Elevations for Maida Zone - Phase 1
- Conservation Area Consent Application (for demolition of Duchess of Kent Barracks for Phase 1)

1.10 As part of the submission package some plans are for approval, whilst others are for information/illustrative purposes only. Plans that are not for approval are clearly labelled 'illustrative' or 'for information'. All other plans should be determined by the Local Planning Authority (LPA) as application drawings. The illustrative masterplan is one way of interpreting the site against the opportunities and constraints identified in the parameter plans which are for approval. The parameter plans for approval are:

- Land Use Parameter Plan (PP1)
- Demolition Parameter Plan (PP2)
- Monument & Memorials Plan (PP3)
- Maximum Buildings Heights Parameter Plan (PP4)
- Tree Retention Parameter Plan (PP5)
- Ground Levels Parameter Plan (PP6)
- Road Hierarchy Plan ((PP7)

Information Only Plans include:

- Development Zone Plan (HPA2)
- Illustrative Master Plan (HPA3)

1.11 Further detailed proposals, following hybrid consent being achieved for the wider outline and detailed Maida Zone - Phase 1, will be submitted to the LPA over a phased delivery period that will be subject to Reserved Matter Applications, and Listed Building Applications and Conservation Area Applications where applicable.

2.0 Planning Application/Relevant Planning History

2.1 The planning application is a hybrid application with an outline application for the whole development site with a full application submitted for Maida Zone Phase 1. The site location plan (**Appendix 1**) defines the relevant site area covered by each aspect of the planning application, and is referenced A, B and C (see description below).

2.2 The description of the planning application is:

A. *Outline description*

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

B. *Maida Zone - Phase 1 description*

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

C. *Demolition in a Conservation Area*

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

2.3 Full details of the application content are provided in the application checklist appended to this Statement (**Appendix 2**).

The Proposal

2.4 The application seeks Conservation Area Consent for demolition, outline planning permission for residential development of up to 3,850 dwellings with associated infrastructure including access and full permission for Maida Zone Phase 1 of 228 dwellings at Wellesley (the Hybrid Application). With regard to the outline submission,

following matters are reserved for later determination: layout; scale; appearance and landscaping. The means of access from the existing public highway is a matter for determination for the outline application and plans are submitted that show how this is achieved in a form that is entirely consistent with local highway authority technical standards.

- 2.5 A range of illustrative material is submitted with the outline planning application to demonstrate its deliverability. An illustrative masterplan has been prepared, which accommodates a mix of housing for both private and affordable housing as follows:

Maximum number of dwellings	Private Housing	Affordable Housing
3,850	2,503	1,347

Approach to the planning application and delivery

- 2.6 Wellesley covers an extensive area comprising:

1. a **Core Development Area (CDA)**: the core area of the site where the majority of the built development will be delivered, providing up to 3,850 new homes as well as associated supporting services and infrastructure;
2. **SANGS & Open Space**: a series of sites outside of the Core Development Area where SANGS, allotments, open space and sports provision with associated infrastructure will be provided;
3. **Off-Site Infrastructure**: locations and sites where off-site infrastructure will be delivered in line with the Transport Assessment and as per agreement with Hampshire County Council and obligations in the S106.

- 2.7 Within the Environmental Statement and the Heritage Assessment, which both accompany the planning application, for baseline assessment purposes, the Core Development Area is further sub-divided into:

1. **EIA Baseline Assessment Zones**: primarily defined by existing boundaries, typically roads and natural edges; and
2. **Heritage Character Analysis Areas**: primarily defined by historical boundaries and development patterns but also taking account of existing roads and natural edges.

- 2.8 In general the EIA Baseline Assessment Zones and Heritage Character Analysis Areas align and the combined assessment areas are coterminous. Where the EIA Baseline Assessment Zones and Heritage Character Analysis Areas do not align this tends to be because the Heritage Character Analysis Area is comprised of two or more EIA Baseline Assessment Zones.

- 2.9 For the purpose of presenting the Wellesley development proposals including the delivery strategy, affordable housing strategy, design codes and the other associated strategies, the Core Development Area is broken down into a series of manageable areas called Development Zones. These Development Zones are also used to structure the assessment of the development proposals within the Environment Statement and for the recommendation of mitigation measures.
- 2.10 These Development Zones are primarily defined by the boundaries of the future proposed development, with the intention being that when delivering Wellesley, all parties (including the applicant, house builders and the local authority) will be able to clearly identify what proposals and mitigation measures are applicable to each Development Zone. The Development Zones have been identified as an implementation and delivery tool. The Zones are identified parcels of land for disposal and these allow a calculation of land budget and inform the phasing strategy.
- 2.11 The detailed application relates to Maida Zone as identified on the Development Zones Plan submitted by the applicant. The Maida Zone consists of two phases, of which the detailed application for this hybrid submission forms the first phase consisting of 228 residential dwellings. The Maida Zone – Phase 1 detailed application comprises a housing mix of the following:

Total number of dwellings	Private Housing	Affordable Housing
228	148	80

- 2.12 Affordable housing will be provided at a target of 35% of dwellings, for both the outline and full Maida Zone - Phase 1 application, in accordance with the requirements of the adopted Core Strategy. The affordable housing mix has been agreed with the Council's affordable housing officer. The planning application proposal therefore makes an important contribution to meeting housing need in the Borough.
- 2.13 The schedule of maximum development parameters is shown in the table below setting the maximum thresholds per Development Zone.

Uses	Unit	Development Zone(s)	Maximum applied for
Dwellings	Nos	All (except R)	3,850
Affordable housing units	Nos	All (except R)	1,347
Affordable housing units	%	35	35
Commercial B1	m ²	C, L, R	6,660
Commercial B2	m ²	R	970
Commercial B8	m ²	R	970
Commercial / offices B1/A2	m ²	L	3,180
Retail A1/A2 (new build)	m ²	L, S	1,590
Retail A1/A2 (existing buildings)	m ²	L	1,560
Non-residential institutions / assembly & leisure (community & day care) D1/D2 and ancillary facilities	m ²	A, C, L, O	6,730
Restaurant / pub (A3/A4/A5)	m ²	L	610
Western primary school site (3-form entry)	ha	I	3.0
Eastern primary school site (2-form entry)	ha	N	2.0
Waste Facility	m ²	R	800

2.14 When assessing each individual Development Zone, a 5% variation of the total number of units per Zone has been included to allow for some degree of flexibility at the detailed design stage and to cater for any site specific considerations. Importantly, the overall total will not exceed the maximum the 3,850 units applied for.

2.15 Information regarding the design rationale for the scheme is set out in Section 5 of this statement and within the accompanying Design and Access Statement.

Planning History

2.16 A review of the Council's online planning records revealed that there is no relevant planning history for the site related to Wellesley, other than the Environmental Impact Assessment (EIA) Scoping Opinion submitted March 2012 related to this submitted planning application. There are other applications for the site that related to MoD operations. However, the majority of these are minor applications or those relating to Listed Buildings or development within the Conservation Area. Development within MoD land prior to the 2004 Planning Act was considered development by the Crown and did not require planning approval by Government. However, since the Planning

and Compulsory Purchase Act 2004 (the 2004 Planning Act), certain operations have required prior approval by the relevant LPA or Secretary of State (SoS).

- 2.17 Following the 2004 Planning Act coming into force, certain Crown bodies are able to undertake development under the Town and Country Planning (General Permitted Development) Order 1995, the Town and Country Planning (Application of Subordinate Legislation to the Crown) Order 2006. The GDPO allows for certain operations to take place without requiring planning permission. Work that enables the continued function of the MOD will be permitted without prior consent required. Applications for Listed Building Consent or Conservation Area Consent would still be required to be submitted to the LPA. Therefore, much of the development that has taken place within the application site falls within this category. Minor applications made by the MoD are not relevant to this application and therefore are not listed in this section.

Pre-Application Consultation

- 2.18 A Summary of Community Involvement (SCI) has been produced to support this hybrid application. The SCI demonstrates the considerable engagement that has taken place, with a Planning Performance Agreement (PPA), included within **Appendix 3** of this Statement, put in place to ensure extensive pre-application was undertaken and a programme for the submission of the application was agreed.
- 2.19 The pre-application consultation process was guided by the Council's adopted Statement of Community Involvement (2006) with regard to section 7 'Community Involvement in Determining Significant Planning Applications' and principles outlined in Section 3 of the document. Further detail of the pre-application methodology and process applied can be found in the supporting SCI. The PPA signed by both the LPA and applicant sets out the process leading up to the application submission and determination.
- 2.20 Extensive pre-application discussions with RBC have taken place throughout the pre-application process undertaken by the applicant. Regular pre-application meetings, including steering group and sub-group meetings were held between members of the project team, Council officers and key stakeholders. In addition, a number of workshops and drop in sessions were held by the project team to inform Council Members, Officers and other key stakeholders of the master planning processes and to update attendees on progress with design principles. A series of public exhibitions were also undertaken. A summary of consultation events and stakeholder workshop/meetings can be found within the supporting Summary of Community Involvement.

2.21 In addition to the events listed above, a number of meetings took place over the course of the pre-application process which included attendance from RBC, the applicant's project team, and statutory and non-statutory consultees. A list of consultees is provided in the submitted SCI. Meetings addressed the various topic areas for the application, such as heritage, housing, ecology, masterplanning, highways/transport, open space, SANGS provision and infrastructure.

2.22 A series of consultation events have taken place for Wellesley, these included:

- Town Centre Workshop, including a review of the risks and opportunities for Wellesley – 6 July 2011
- Aldershot Garrison Show, Exhibition – 2 July 2011 and 23 June 2012
- Member seminar and presentation – 18 July 2011, 10 October 2011, 30 May 2012, 2/3 July 2012
- Stakeholder Masterplan Workshop – 19 September 2011
- Presentation to North Camp Matters – 19 October 2011
- Public Exhibition – 21 and 22 October 2011
- Stakeholder Sustainability Workshop – 14 December 2011
- RBC Design Panel Sessions – 30 May 2012
- Stakeholder Workshop, including Maida Zone - Phase 1 and update on Masterplan – 13 June 2012
- Friends of Aldershot Military Museum – 20 June 2012
- Aldershot Churches presentation – 25 June 2012
- Public Exhibition – 6 and 7 July 2012

2.23 The consultation process provided an opportunity for members of the public, statutory consultees, RBC Officers and interested groups and individuals to understand the emerging masterplan, ask questions and provide feedback and comments. The formulation of this hybrid application has therefore been in the public domain and commented upon for a significant period of time, with good progress and feedback provided by all parties.

2.24 The responses and decisions made through these pre-application discussions and meetings informed the nature and content of the assessments that were undertaken and which accompany this application, the masterplanning process and ultimately the scheme proposal itself.

3.0 Site Context

- 3.1 Wellesley is approximately 255 hectares (ha) including 109.2ha of proposed Suitable Alternative Natural Greenspace (SANGS) and is an allocated site within the adopted Core Strategy. The site is bounded by Basingstoke Canal and Alison's Road to the north, Thornhill Road and the military cemetery to the east, military family housing and the Aldershot town centre to the south, and sports pitches to the west of the A325 Farnborough Road. The site is located entirely within the administrative boundary of Rushmoor Borough Council.
- 3.2 The application site is currently in the ownership of the Secretary of State for Defence with parts of the site being used for military purposes, including office, storage, technical uses, parking of vehicles, sports pitches and parade grounds. Aldershot has for many years been home to the British Army. However, as a consequence of changes in the way in which troops are organised and deployed, there is an opportunity to redevelop a substantial parcel of land (255 ha) which has been used by the army for 150 years. The site is currently going through a process of consolidation which will enable the MoD to dispose of the application site in phases. There are currently elements of the site no longer being used by the MoD which have been released for redevelopment in accordance with planning policy for the area. The land is being released to Grainger plc on a phased by phased basis. As development partner, Grainger's role is to obtain planning approval for Wellesley and facilitate the delivery of the development.
- 3.3 The opportunity to develop the site has been identified by the MoD for a number of years, with the Council producing an Interim Planning Guidance for the site in 2005. The application site has also been subject to the preparation of a Supplementary Planning Document (the AUE SPD) which identifies principles for development and guidance to the developer for the site. Subsequently, the Rushmoor Core Strategy was adopted in October 2011 which allocated the site and provided specific policy requirements for development.
- 3.4 The site has been divided into Development Zones with different characters, densities and access points. The Development Zones enable the site to be split into manageable areas and are defined by the proposed road layout and where possible on character areas. For example, Maida Development Zone includes two phases, of which the detailed application submitted with this application consists of the first phase. An Illustrative Delivery Plan has also been produced which sets out how the applicant intends to bring the Development Zones forward over the next 15 years. However, this will be influenced by the market and the final triggers agreed in the S106 obligations.

Further detail on the delivery of the site can be found in the Delivery Strategy submitted with this application.

4.0 Planning Policy Framework

4.1 Under section 38 (6) of the Planning Compulsory Purchase Act 2004 (as Amended), if regard is given to the Development Plan for the purpose of any determination to be made under the Planning Act 2004, the determination must be made in accordance with the plan unless material considerations indicate otherwise. Section 38 (3) of the Planning and Compulsory Purchase Act 2004 states that the Development Plan consists of the Regional Spatial Strategy and the Development Plan Documents. In this case , these are:

- The Regional Spatial Strategy for the South East (The South East Plan) – May 2009
- Rushmoor Plan ‘Core Strategy’ – October 2011
- Rushmoor Saved Local Plan Policies – August 2007

4.2 The National Planning Policy Framework (NPPF) and Supplementary Planning Guidance, amongst other matters, are relevant material considerations.

Regional Planning Policy

4.3 The Regional Spatial Strategy is the South East Plan (May 2009) (SEP). The revocation of Regional Strategy has come a step closer following the enactment of the Localism Act on 15 November 2011. However, until such time as the SEP is formally revoked by Order, limited weight can be attributed to the proposed revocation in determining this application.

4.4 Aldershot falls within the Western Corridor and Blackwater Valley sub regional strategy area of the SEP. Policy WCBV3 sets a requirement for a total of 6,200 new homes to be delivered for Rushmoor Borough Council over the Plan period 2006 to 2026. This equates to an average of 310 homes each year. Within the Footnotes to policy WCBV3 the SEP states that in the event of the Aldershot Urban Extension (AUE) in Rushmoor not being released for the delivery of 4,500 dwellings, there is no expectation that equivalent land in the Borough or elsewhere will be allocated to meet the overall district figure. The principle, therefore, of the AUE development was an important consideration in the formation of the housing requirement allocated to Rushmoor Borough Council.

4.5 Policy WCBV3, which relates to the Western Corridor and Blackwater Valley sub region, states that the phasing of housing delivery within the vicinity of the Thames Basin Heath Special Protection Area (TBHSPA) should be considered in order to

ensure the appropriate avoidance and mitigation measures are secured in advance of development being occupied. Natural England will monitor housing delivery in the area against the provision of avoidance and mitigation measures. Policy WCBV4 requires the Blackwater Valley authorities to work together to ensure a co-ordinated approach to the delivery of development whilst complying with the Habitats Regulations in connection with designated European sites such as the Thames Basin Heath SPA. A shadow HRA has been submitted with the application.

Local Policy Framework

- 4.6 The current local Development Plan for Rushmoor is the adopted Core Strategy (October 2011). The Core Strategy sets out strategic policies to guide development and land use across the Borough until 2027. The Objectives of the Core Strategy focus on delivering the Aldershot Urban Extension (Policy SP1) over the plan period and other housing needs (Policy CP5 and CP6); enhancing the vitality and viability of Aldershot and Farnborough town centres (SP3 and SP4); improving the quality of life and minimising inequalities across the Borough. The Objectives also promote the use of sustainable solutions to development that assist in minimising the impact of climate change in the Borough (Policy CP3).
- 4.7 The Core Strategy requires developments of more than one dwelling to demonstrate that adequate measures are put in place to avoid any potential adverse effect on the Thames Basin Heath Special Protection Area (TBH SPA) (Policy CP13). To this effect, a minimum of eight hectares of SANGS land (after discounting) should be provided per 1,000 new occupants. In addition to this requirement, the Core Strategy identifies a strategy for open space provision that meets the needs of the existing and future population in Rushmoor (Policy CP12).
- 4.8 The Borough has a strong heritage with much of it associated with the military in the Borough for many years. With this in mind, there is a specific policy within the Core Strategy (Policy CP2) that requires new development to respect the character and appearance of the local area with particular protection given to nationally designated sites.
- 4.9 The site is allocated within the Core Strategy (Policy SP1). This allocation sets a range of criteria for the site, including the key criteria of:
- The delivery of about 4,250 homes between 2014 and 2027 with a target of 35% being affordable homes;
 - Phased delivery of social, physical and community infrastructure;
 - Measures to avoid and mitigate any impacts of development on the TBH SPA;

- Small scale employment opportunities;
- The provision of a local neighbourhood centre;
- Transport infrastructure;
- High quality urban design;
- Measures to support the regeneration of the Aldershot town centre;
- Good pedestrian and cycle links;
- Regard to the Aldershot Military Town and Basingstoke Canal Conservation Area;
- Measures to mitigate the impact of climate change; and
- Development to have regard to the principles of the AUE SPD.

4.10 Paragraph 6.15 states that the 4,250 homes figure is subject to the final operations requirements of the MoD, detailed design and layout by the chosen developer, the ability to ensure no adverse effect on the integrity of the TBH SPA, housing need, housing demand, and the final mix of uses on the site.

4.11 In addition, there are a number of policies within the Saved Local Plan Policies (2007) that provide further detailed policies for the site. Saved Policy OR4 which was carried forward within the Core Strategy, identifies the quantum of open space that new developments should provide in terms of urban parks, equipped children's play and sports grounds. Overall, a total of 2.8 hectares per 1,000 population of open space is required. Furthermore, Saved Policy OR7 requires indoor recreation and entertainment facilities to be within the built up area. Saved Policies also relate to the protection of the Basingstoke Canal and its water environment, ecological or historical character, and/or the visual character of enjoyment of the canal (Saved Policy ENV14 and ENV15).

4.12 Saved Policies ENV25 and ENV26 require no works to be permitted to listed buildings or features or structures if they would adversely affect their architectural or historic interest and requires demolition of such buildings to only take place once plans for the replacement building(s) have been approved and redevelopment occurs. There are further policies within the Saved Local Plan Policies that require no development to take place if it would adversely impact on scheduled ancient monuments (Saved Policy ENV29), whilst demolition within a Conservation Area will not be permitted unless every practical effort has been made to retain the structures or they are inappropriate in character or beyond repair.

Aldershot Urban Extension Supplementary Planning Document

4.13 The Council, in response to the inclusion of Wellesley in the SEP, produced the AUE SPD (2009) in the absence of any policy framework for the site. Prior to the adoption of the Core Strategy and the allocation of Wellesley, the AUE SPD was drafted to provide

principles and guidance to any potential developer for the AUE that came forward in advance of it being allocated in the LPAs Development Plan. Since this time the Core Strategy has been adopted which allocates the site and sets specific planning policies for its delivery. The publication of the NPPF in 2012 means that weight should be attributed to the presumption in favour of sustainable development and the principles within this policy framework. The Core Strategy is an up-to-date Plan, as required by the NPPF. It is important to recognise that the Development Plan is the SEP, Core Strategy and the Saved Local Plan Policies and the principles within the AUE SPD are there to guide development rather than form the basis of provision.

4.14 Notwithstanding the weight to be attributed to the AUE SPD, there are a number of guiding principles in the document that are intended by the LPA to assist with the delivery of the site. The document set six development objectives at Section 4 of the SPD, in order to achieve the vision for the urban extension. These are:

- To create a new sustainable neighbourhood for Aldershot, which contributes to the social, economic and environmental improvement of the town as a whole, and which integrates the military and civilian communities;
- To incorporate highly ambitious and innovative approaches to sustainable design, which reflect current best practice and which include challenging targets for sustainable design in later phases of the development;
- To promote sustainable access and easy movement to and within the AUE, through excellent public transport services, and well designed and convenient walking and cycling routes;
- To provide an exceptional living environment, through the creation of a high quality network of green spaces and connections to wider green areas and the Basingstoke Canal;
- To establish a distinctive character and sense of place, which reflects and enhances the unique landscape setting and the historical development of the Military Town; and
- To facilitate effective local engagement and participation in the planning, design and long term stewardship of their own community.

4.15 The purpose of the principles set out in the AUE SPD is intended to meet these overall objectives. A list of the principles for the AUE SPD is provided in the Compliance Schedule in Appendix 4. The principles provide a number of highways, masterplanning, design, open space, sustainability and heritage solutions for the site. Where relevant the principles and the applicant's response to them is addressed in Planning Assessment section of this Statement.

4.16 In addition, the following SPDs have been considered in this Planning Statement:

- Buildings of Local Importance SPD (March 2012)
- Car and Cycle Parking Standards SPD (March 2012)
- Housing Density and Design SPD (April 2006)
- Sustainable Design and Construction SPD (April 2006)
- Transport Contributions SPD (April 2008)

National Planning Policy

4.17 The National Planning Policy Framework (NPPF) was adopted in March 2012, which replaces the previous suite of national planning policy statements and guidance.

4.18 The NPPF sets out the Government's presumption in favour of sustainable development, which provides that LPAs should approve development proposals that accord with statutory plans without delay (paragraph 14). The presumption in favour of sustainable development is an important material consideration for this application as the proposal fundamentally accords with an up-to-date Development Plan.

4.19 The core planning principles set out in paragraph 17 of the NPPF provide land-use planning principles that underpin both plan making and decision making. The application proposals accord with the following principles:

- to enhance and improve places;
- to support sustainable economic development;
- to secure high quality design;
- to promote the vitality of urban areas and to recognise the beauty of the countryside;
- to support the transition to a low carbon future;
- to conserve heritage assets;
- to encourage public transport, walking and cycling; and
- to deliver sufficient community and cultural facilities to meet local needs.

4.20 Section 6.0 of the NPPF sets out the framework for delivering the Government's housing objectives.

4.21 To boost the supply of housing in the UK, the NPPF at paragraph 47, requires LPAs to use their evidence base to ensure market demand and need is met for a given area. LPA should also identify specific developable sites over the next 6-10 years and where possible 11-15 years. The Council is also required to set out a housing implementation

strategy and housing trajectory that describes how the LPA will maintain a five year housing land supply over the plan period.

- 4.22 Guidance within paragraph 50 of the NPPF requires LPAs to plan for a mix of housing based on current and future demographic trends, market trends and the needs of specific communities. LPAs should also identify the size, type and tenure range of housing that is required in particular locations. Furthermore, specific affordable housing policies should be set by each LPA to ensure housing need is met, and also providing sufficient flexibility to take account of changing market conditions over time.

- 4.23 Local planning authorities should approach decision making in a positive way to foster the delivery of sustainable development (paragraph 186). LPAs should look for solutions rather than problems, and decision makers at every level should seek to approve applications for sustainable development where possible (paragraph 187). In accordance with paragraph 197 of the NPPF, LPAs should determine development proposals applying the presumption in favour of sustainable development.

- 4.24 Where relevant, further details of the NPPF are addressed in this statement.

5.0 Planning Assessment

5.1 This Section details the relevant issues for this proposal and details how the proposals conform with the Development Plan and supporting material considerations for the site. The issues are discussed under the following headers:

- Principle of Development
- Housing Provision
- Heritage
- Design
- Community Facilities
- Housing Mix
- Affordable Housing
- Housing Density
- Environment
- Flood Risk
- Recreation and Open Space
- Education
- Employment
- Local Neighbourhood Centre (LNC)
- Health
- Sustainability
- Transport
- Phasing and Delivery

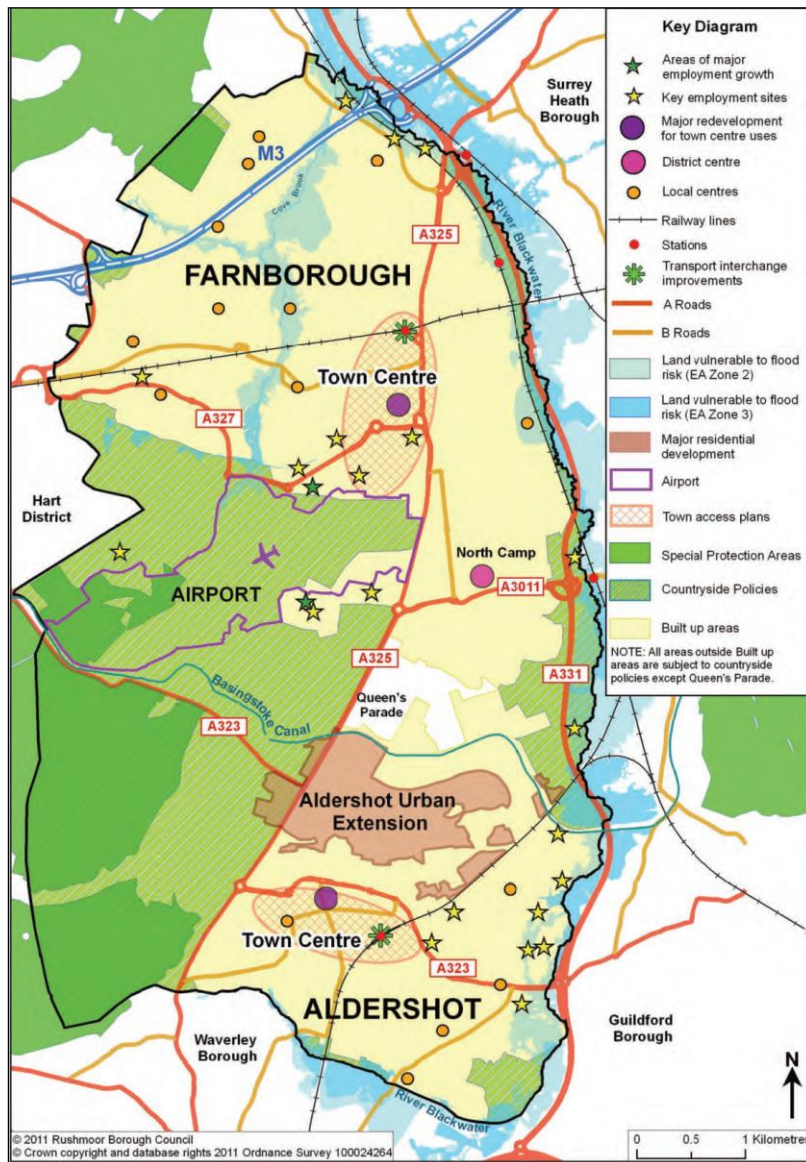
Principle of Development

- 5.2 The application site is a brownfield site of approximately 255 hectares (ha), including 109.2ha of SANGS, comprising MoD land that is in the process of being released for development to the appointed development partner. The land is no longer required for military purposes and has therefore been made available by the Crown to provide a residential led mixed use development. In 2001, development proposals were announced to RBC by the MoD as part of their large scale redevelopment of DIO/MoD land, known as Project Allenby/Connaugh. In 2005, an Interim Planning Policy Guidance (IPG) document was produced by RBC that set principles and objectives for the AUE to reflect the key themes identified between RBC and MoD at an Enquiry by Design held in 2003. Following the IPG, a SPD was produced by the LPA, in response to the recognition of the site within the SEP 2009 for housing delivery. The AUE SPD set principles and guidance for the development of a masterplan and to assist with site delivery. More recently, RBC's Core Strategy was adopted in 2011 which allocated the site for a residential led mixed use development to be delivered over the period 2014 to 2027.
- 5.3 The site is allocated in the Core Strategy to deliver about 4,250 homes between 2014 and 2027 with a target of 35% being affordable housing. The quantum of housing for the Borough was derived from the baseline evidence informing the SEPs housing requirements which leads back to the identification of the site in the SEP 2009 and allowed for the delivery of 4,500 homes between the period 2006 to 2026. Given its strategic role within the SEP to deliver a quantum of housing within the Western Corridor Blackwater Valley sub-region, it was recognised that in the event of the AUE in Rushmoor not being released for the delivery of the proposed 4,500 dwellings, 'there is no expectation that equivalent land in the Borough or elsewhere will be allocated to meet the overall district figure set by policy H1' (Footnote 2 of SEP 2009). Therefore, if the total 4,500 dwellings were identified at a later stage as being undeliverable by RBC, there was no obligation placed on the Authority by the SEP 2009 to allocate alternative housing sites elsewhere within Rushmoor Borough.
- 5.4 The total quantum of housing for the LPA identified in the SEP 2009 was 6,200 new homes between 2006 and 2026. As previously stated, 4,500 of these were new homes at the identified AUE. This left 1,700 homes to be provided elsewhere in the Borough between the same period. From 2006 to 2010, RBC delivered 1,968 net new homes, thereby exceeding the SEP 2009 requirement. Therefore, the LPA had already met the requirement set by the SEP 2009, excluding the delivery of AUE, prior to provision for additional housing being made through the Core Strategy. The new dwellings in the Core Strategy take into account that construction would commence in 2014 with a trajectory up until 2027/28. Supporting paragraph 6.15 of the Core Strategy also

recognises that there are a number of influential factors that will determine the overall housing number at the detailed masterplanning stage for any application.

- 5.5 Therefore, the statutory Development Plan allocates Wellesley for delivering housing over the plan period within the Core Strategy, and hence the principle of development is acceptable.

Figure 2: Proposal Map Rushmoor Core Strategy



Source: RBC Core Strategy Adopted October 2011

- 5.6 The Core Strategy allocation (Policy SP1) does not only identify the provision of new homes at Wellesley, but also establishes the need for a range of uses within the site boundary that contribute to the delivery of a sustainable urban extension. The regeneration of this large brownfield site is recognised in the Core Strategy as providing opportunities to not only integrate the civilian and military communities, but

also provide economic security for the regeneration of Aldershot Town Centre. The Core Strategy draws upon the objectives of the AUE SPD to ensure that social, environmental and economic improvements are provided for the whole of the Borough.

- 5.7 An integral part of the site and proposals for Wellesley are embedded in the historic assets of the site. These assets include existing listed buildings, Conservation Area designations, street grids and landscaping. In particular, the Cambridge Military Hospital (CMH) and its importance to the scheme is a pivotal factor for the future identity of Wellesley and its delivery. An extensive Heritage Strategy has been submitted to support the application. Policy SP1 of the Core Strategy requires the retention of heritage assets across the site, whilst the Saved Local Plan Policies identify the importance of the retention of all historic assets with the aim for minimal impact on these buildings and structures as a result of the development. Additional requirements in Policy SP1 are the provision of a Local Neighbourhood Centre including small scale retail, service, and food and drink facilities. A Retail Impact Assessment has been undertaken for the site which assesses any potential impact on the Aldershot Town Centre and North Camp. The findings of this report demonstrate that the level of retail provision in the Local Neighbourhood Centre (LNC) will have no adverse impact as a result of the proposals at Wellesley. Policy SP1 also requires the delivery of social, physical and community infrastructure, the provision of SANGS, methods to demonstrate adaption and mitigation to climate change and suitable pedestrian and cycle routes across the site and to the town centre.
- 5.8 The provision of an urban extension to Aldershot, as delivered through the hybrid submission, meets the objectives of the Development Plan and will also support the regeneration of Aldershot, with specific consideration given to the revitalisation of the town centre.

Housing Provision

- 5.9 The needs and demands for housing in Rushmoor Borough are identified through the adopted Core Strategy and its baseline assessments. As previously discussed, whilst the SEP 2009 acknowledged AUE as a 4,500 unit new major development, there is no requirement set to deliver the housing elsewhere if the proposed housing numbers can not be achieved at Wellesley. RBC also recognises in the Core Strategy that the final number of new homes and exact timing will be dependant on 'the final operational requirements of the MoD, detailed design and layouts by the chosen developer, the ability to ensure no adverse effect on the integrity of the TBH SPA, housing need, housing demand, and the final mix of uses on the site' (paragraph 6.15 of the Core Strategy).

- 5.10 The applicant was appointed as development partner by the MoD and DIO in 2010, following a competitive bidding process. As part of the tender, the masterplanners for the application relied upon housing policy in the Saved Local Plan Policies (the Development Plan at the time) which focused on greater provision of one and two bed properties and higher densities for the Borough. Following the adoption of the Core Strategy, and reliance on the Strategic Housing Market Assessment and Housing Needs Survey evidence base for the Core Strategy, Policy CP5 showed a desire by the LPA to deliver a balanced mix of housing to create mixed and sustainable communities. This policy encourages provision for a range of households, including family housing, single household housing and people with specialist needs. The Strategic Housing Market Assessment (SHMA) found a need to deliver a higher number of two and three bed properties whilst also catering for larger families that presently work in Rushmoor but live outside of the Borough boundary. When identifying the capacity of the site these requirements were taken into account.
- 5.11 The provision of more two, three and four bed properties against the reduction in high density flats and apartments, inevitably had an impact on the overall capacity that could be provided at Wellesley. Other more detailed technical work undertaken to support the application, such as landscape, ecology and heritage also all impacted on the net developable area, the provision for further land uses at Wellesley including two primary schools, SANGS, LNC, Waste Facility, recreation and open space and listed buildings and their curtilage, have all led to a design solution which reduced the overall housing numbers than anticipated in the SEP.
- 5.12 Once extensive capacity testing for the site was undertaken by the masterplanners, it was identified that no more than 3,850 new homes could be accommodated at Wellesley. This revised figure was consulted on with a number of stakeholders, including RBC, the MoD and DIO and other statutory consultees such as Natural England. Subsequent to undertaking this extensive review, it was agreed with those who had a stake in the proposals that a revised figure of up to 3,850 would be taken forward and assessed within the baseline for the development and included in the application description for the hybrid planning application.
- 5.13 The provision of an appropriate housing number is accepted in the Core Strategy with flexibility built into the supporting paragraph 6.15 of the document to allow for changes following detailed studies being undertaken. There is also no requirement for RBC to make up any shortfall from the SEP provision, as demonstrated in the footnote to Policy H1 of the SEP 2009. In addition, RBC has already met its housing allocation requirement until 2026, with only a small number of further sites being taken forward within the adopted Core Strategy.

Heritage

- 5.14 The illustrative masterplan for Wellesley has been influenced by the significant heritage assets existing at the site. A Heritage and Conservation Strategy has been submitted with this hybrid application. This section demonstrates how the strategy conforms with the Council's policy requirements and provides the reader with a brief overview of the heritage strategy for the site.
- 5.15 The Core Strategy and AUE SPD both recognise the significance of the historic setting of the site and the influence of the military presence over the past 150 years for the area. There are a number of historic buildings, monuments and features, whilst key areas of the site fall within the Aldershot Military Town Conservation Area (AMTCA). The Core Strategy at Policy SP1 requires the developer for the AUE to have regard to the character of the AMTCA and the Basingstoke Canal Conservation Area (BCCA), which is adjacent to the site. This includes listed buildings and monuments, with priority given to the reuse of the Cambridge Military Hospital (CMH). Furthermore, Policy CP2 of the Core Strategy requires the protection and enhancement of the Borough's heritage assets, with particular protection given to nationally designated sites and includes a requirement for high quality design that respects the character and appearance of the local area.
- 5.16 The AUE SPD sets the objective to establish a distinctive character and sense of place, which reflects and enhances the unique landscape setting and the historical development of the Military Town. To achieve this, a number of principles are provided in the AUE SPD to ensure appropriate masterplanning that:
- preserve and enhance the cultural value of the site,
 - ensures retention of military monuments, memorials and features,
 - ensures the long term beneficial use of the listed Cambridge Military Hospital, Maida Gym, Smith Dorrien, Head Quarters 4th Division (HQ 4th Div),
 - preserve and reuse the existing roads and streets for the military grid system, and
 - create a heritage trail that is representative of Aldershot's rich military history.
- 5.17 The heritage strategy for the site is to retain all listed buildings and bring them back into use. A number of uses have been preliminarily tested for these buildings, such as, commercial, residential and community use. The final uses will be governed by more detailed market testing and ongoing building condition surveys through the development programme. Any proposed future alterations to the listed buildings will be subject to detailed listed building consent. A strategy is discussed within the Heritage

and Conservation Strategy which supports this application. Concerning the CMH specifically, a range of options were put forward to the Council during the pre-application stage to discuss design options for the CMH. These options have been developed and form part of the strategy for the CMH within both the Heritage and Conservation Strategy and the Character Area Chapter of the Design and Access Statement. The Heritage and Conservation Strategy identifies the areas of the CMH in its present form that do not add any specific architectural merit to the CMH and are of negative impact to its historic integrity. Elements identified as having a negative impact on the building will likely be demolished to ensure that its historical assets are preserved. Any works to the CMH will be subject to Listed Building consent and Conservation Area consent which will be submitted at the appropriate time following hybrid consent being granted. At the time of submission, the preliminary options tested demonstrate that the likely use for the CMH is predominantly residential with some smaller elements of commercial or non-residential D1 use.

5.18 The Smith Dorrien is to be used for community uses and RBC Officers have assessed the suitability of the building to be used for such purposes. Maida Gym will likely remain a leisure/community use. The Smith Dorrien will act as the applicant's main office during the delivery of Wellesley. The HQ 4th Div building will form part of the LNC. The LNC Character Area in Chapter 6 of the DAS demonstrates a number of options for different uses within the building, mainly consisting of a mix of residential, retail and office use. A Retail Impact Assessment and Key Area study (within the DAS) have been submitted with this application that justify the location and strategy for the LNC around HQ 4th Div. The location of the LNC has moved slightly from that of the SPD to ensure the proposal creates a focal point for the local centre at the interchange of Queen's Avenue and Alison's Road. The group of historic buildings centred on the former HQ 4th Div building has been identified for the location of the LNC just as the buildings were originally sited there to be central to the grid of the barrack blocks. Its central location also means the LNC is adjacent to both the western primary school and the Parade Park, creating a sustainable environment where people can meet and enjoy these spaces within their neighbourhood.

5.19 Future works to any listed building at Wellesley will be subject to a detailed Listed Building Application in accordance with national requirements and guidance. Any changes to the structure of the buildings or proposed relocation of any of the monuments will be consulted on with the LPA and other stakeholders prior to the submission of any detailed application. Where appropriate and suitable, buildings identified as being of local significance by the Council will be retained and enhanced. Any proposals to demolish locally significant buildings are shown on the Demolition Parameter Plan for Wellesley and have been assessed in the Environmental Statement

(ES) and Heritage and Conservation Statement supporting this application. The strategy and process for demolition has been agreed with the LPA. If buildings fall within the AMTCA buildings will be subject to a separate Conservation Area application at the appropriate stage. This is a national requirement, but is also a policy within the Saved Local Plan Policy ENV 25. Any existing buildings not listed, locally listed or within the Conservation Area boundary will be demolished as part of the implementation of the hybrid consent to allow for a site clearance programme to be developed as part of the construction.

5.20 The Heritage and Conservation Strategy includes a section on the designated AMTCA and the heritage assets within this CA Boundary. The significance of the AMTCA boundary is set out in the LPAs Aldershot Military Town Appraisal which identifies the military purpose, striking avenues of trees, road orientation and architecture as the main factors for the AMTCA designation. The masterplan recognises these key features and proposes to preserve and enhance the significance features of the CA designation for areas that fall within the AMTCA boundary. The character of the CA will also be brought through into other parts on the site, further enhancing the character and setting of the CA. Saved Policies ENV34 to ENV37 require the preservation and enhancement of the conservation area with important views, street scenes and built features being conserved. Extensive pre-application discussions have taken place with the Conservation, Landscape and Tree and other relevant Officers at RBC to ensure that the proposed strategy for development in the Conservation Area is supported by the LPA. Demolition of buildings within the AMTCA is subject to Conservation Area consent which is also in accordance with Saved Local Plan Policy ENV33.

5.21 The NPPF supports the LPA's approach to creating a positive strategy for the conservation and enjoyment of the historic environment (paragraph 126). In developing this strategy, the NPPF states that LPAs should take into account the desirability of sustaining and enhancing the significance of heritage assets, the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring, making a positive contribution to the local character and distinctiveness and the character of the place (paragraph 126). The Heritage Statement demonstrates that all of these requirements are incorporated into the scheme, creating a distinctive development with a strong sense of place.

5.22 Much of the site within the AMTCA consists of disused buildings that are in disrepair and boarded up (including many of the listed buildings), the site is currently inaccessible to those outside the military and many of the buildings that are either listed or of local significance have had alterations to the building that have a negative impact on the historic character. The historic tree line and linear structure of the area has also been impacted on from modern development and additional tree planning in the area.

Therefore, the strategy identified in the supporting material for Wellesley, including the proposed heritage trail, will significantly enhance the landscape structure and setting of the AMTCA, listed buildings and monuments across the site, building upon its historic qualities as identified by the Council, and therefore is in accordance with Council policies and guidance.

Design

- 5.23 The NPPF highlights the importance of good design in contributing positively to improving places. The Core Strategy requires high quality urban design that reflects the content of the adopted local design guidance within Policy SP1 of the Core Strategy. The local design guidance includes the Housing Density and Design SPD and Sustainable Design and Construction SPD, both adopted in April 2006. The AUE SPD 2009 also sets principles for urban design which were taken into account during the production of the parameter plans for Wellesley and the illustrative masterplan. Guidance and principles within these SPDs are discussed in Section 6 of this Statement. The Core Strategy also contains core policies that set requirements for well designed schemes in the Borough (Policy CP2). These elements are discussed within this Section of the Statement to demonstrate the design principles for the site accord with the Council's criteria for high quality design.
- 5.24 A principle that has lead the design process is the retention of listed buildings and those heritage assets on site that ensure the character and appearance of the local area is enhanced. As previously discussed, a heritage strategy supports this application which identifies the significance of each heritage asset on site and also the strategy for their retention and enhancement within the context of the parameter plans acknowledging that all development on Listed Buildings will require approval under Listed Building Consent that will be submitted with the Reserved Matters for the relevant phase of the Development Zone within which it sits. The retention of these buildings, along with other important locally significant buildings, monuments and other historical characteristics, such as the landscaping and road structure across the site, have all had a significant impact on the preparation of the overall parameter plans and subsequently the illustrative master plan.
- 5.25 The design principles have also assessed the curtilage of the listed buildings to ensure minimal impact on these and curtilage buildings of merit, once the design proposals are implemented. The Design Code and Design and Access Statement (DAS) submitted to support this application discuss design principles and explain the design rational for Wellesley and also includes a chapter setting out the principles of Maida Zone – Phase 1.

- 5.26 The illustrative master plan also considers safe and secure routes through the site with regard to Secure by Design Principles (requirement of Policy CP2 of the Core Strategy. With regard to Maida Zone - Phase 1, Secure by Design Principles have been applied to ensure natural surveillance along key routes across the site and for the local neighbourhood area of play. Lighting and hard landscaping, including paving and kerb types, is used in such a way as to create secure and safe communities. Design principles on pedestrian and cycle routes across the site can also be found in the DAS, however, the parameter plans demonstrate a number of attractive and accessible routes across the site to ensure sustainable communities with less reliance on the car to access local services and facilities within and close to the site.
- 5.27 Proposals to meet the Government's targets for Lifetime Homes for residential developments are incorporated into the first phase of development. For Maida Zone - Phase 1 compliance with Lifetime Homes 6 to 16 for all 3 and 4 bedroom affordable dwellings will be achieved with flexibility for the 2 bedroom dwellings provided they comply with Part M of the Building Regulations, as agreed with the housing officer. Further sustainable development principles are discussed later in this section.
- 5.28 Saved Local Plan Policy ENV16 requires development to have regard to and be consistent with the scale, layout, materials and design of the local area and any adjoining development. Consideration should also be given to the design of spaces around and between buildings with appropriate use of hard and soft landscaping. The Design Code will set criteria for the future design of spaces and places within the outline consent and will provide guidance on appropriate hard and soft landscaping across the site. There are three Design Code documents submitted with this application which ensure compliance with these policy requirements. The third document is specific to Maida Zone – Phase 1, which shows how the Design Codes work in practice whilst demonstrating the design quality of Maida Zone – Phase 1.
- 5.29 The detailed Maida Zone - Phase 1 application submitted as part of the hybrid application provides detailed floor plans and elevations along with landscaping detail to ensure that vibrant and well designed spaces are achieved. Adequate provision for parking, highway and servicing arrangements are also required a part of Saved Local Plan Policy ENV16 with provision for a range of transport modes across the site. There is an extensive public transport strategy for the site which includes a bus route that run through the wider site, with the existing Gold service providing a new loop, and connecting to the nearby Aldershot town centre. Further details on the parking strategy for Maida Zone - Phase 1 can be seen in Section 6 of this Statement.
- 5.30 The provision of a canal loop has not been tested within the parameter plans and does not form part of the Design Code. During the stakeholder engagement, an aspiration for

a short canal loop was explored within the adjoining Development Zone. The canal loop and its design will be subject to further technical assessment to ensure it is both deliverable and viable as well as technically possible; for example water quality and ecology will be key considerations. If in the future a loop is considered feasible this will be subject to a further planning application.

- 5.31 The AUE SPD 2009 sets a series of high level design principles which were intended to inform the preparation of design codes and detailed designs for the scheme. The DAS, Design Code and submitted Parameter Plans demonstrate how these principles have been applied to the illustrative masterplan to ensure a different composition of character areas is achieved that create a sense of place and high quality and innovative design. The appointed architects for Maida Zone - Phase 1 have a long standing history of creating high quality places with their architectural style complementing the traditional, historic buildings, structures and monuments on site.

Community Facilities

- 5.32 Community infrastructure including the provision of two new primary schools, pre-school facilities, health provision, open space and recreation and leisure facilities are provided within Wellesley and are a requirement of Policy SP1 of the Core Strategy. As part of the proposals for Wellesley, the following community infrastructure will be provided following extensive dialogue with both stakeholders and RBC:

- Land for two primary schools
- Community facilities at Smith Dorrien
- Leisure uses at Maida Gym
- Land for day care facilities
- Leisure facilities
- New allotments/community gardens
- Small Scale Employment Land
- Children's play areas
- Public open space
- Bus service
- Suitable Alternative Natural Green Space
- Greater access to the Basingstoke Canal
- Access to the countryside and Heritage Trail
- Extensive Green Infrastructure
- Sporting facilities
- Integration with Aldershot Town Centre

- 5.33 The provision of community facilities is an integral part of creating sustainable mixed use communities which is the foundation of national guidance through the NPPF. The NPPF requires policies and decisions to aim to achieve places that promote communities to meet where otherwise they might not be able to contact each other and create safe and accessible developments. The DAS demonstrates how the overall masterplan will create opportunity for communities to meet either within the identified facilities previously listed or within areas such as the LNC that provides the heart of the new development. The LNC has been deliberately located at the main primary crossroads of the two major roads of Queen's Avenue and Alison's Road, on the public transport route and adjacent to the western primary school. This creates a critical mass of uses/activity and the ability to deliver a vibrant and accessible centre for the community.
- 5.34 The AUE SPD identifies those buildings deemed suitable for conversion to community facilities that are existing on-site and the potential for further provision, mainly within the LNC. Through stakeholder engagement and extensive consultation with RBC a strategy for the provision of community facilities has been agreed. A community centre will be within the Smith Dorrien with the Maida Gym likely to provide leisure uses. Additional facilities, such as the primary schools, will be constructed at Wellesley by HCC. Further access to open space, recreation, playing pitches and the SANGS will ensure that social, environmental and economic improvements are felt for the emerging population.

Housing Mix

- 5.35 The NPPF requires LPAs to deliver a wide choice of high quality homes with a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (Paragraph 50). The Core Strategy at Policy CP5 requires a balanced mix of housing to create mixed and sustainable communities that meet future household needs in Rushmoor, and to provide for a range of households such as families with children, single people, older people and people with specialist housing needs. Residential dwellings will only be permitted which provide a mix of dwelling sizes and contribute to meeting the Strategic Housing Market Assessment (SHMA) (2009) guidelines.
- 5.36 The LPA, through its evidence base for the Core Strategy sets out future development requirements that address future demand for market housing. The SHMA identifies the majority of homes in Rushmoor to be three bed properties at 46% with the next largest being two bed properties at 26%. The SHMA identifies a high level of demand for

additional two and three bed dwellings. There is also a requirement by the LPA to provide a higher level of larger dwellings (four bed plus) to ensure larger families can live and work in the Borough (paragraph 8.64, Core Strategy). It is therefore the Council's objective to provide a proportion of larger properties, in high quality environments, to create a more balanced housing market.

- 5.37 The SHMA provides guidelines for the mix of future market housing development required, as show in the following table:

Core Strategy Market Housing Demand identified in the SHMA April 2009

Market Homes	1bed	2bed	3bed	4bed +
Bedroom Size (%)	10	50	20	20

- 5.38 The Core Strategy and NPPF encourage future developments to respond to market trends and local demand. To inform the private housing mix, CBRE has produced an overview of the residential market demand at Wellesley (Appendix 6). This overview has influenced the mix set out below:

Indicative site wide market housing mix

Market Homes	1bed	2bed	3bed	4bed+
Bedroom Size (%)	10	30	30	30

- 5.39 The overall private market housing mix reflects local housing demand over the lifetime of the development. This is key for the development to meet market absorption rates over the development programme. A greater emphasis is placed on two and three bed requirements and also delivers a number of four bed plus (executive homes) properties to enable larger families and executives, who presently live outside the area and commute to Aldershot for work to have the opportunity to live and work in the Borough. This demand for the Borough is indetified in the SHMA.

- 5.40 The Maida Zone - Phase 1 the housing mix differs slightly from the site wide indicative mix. This is primarily due to the character of the Development Zone and the density strategy for this part of Wellesley. As set out in the DAS the character and density of the Development Zones varies across Wellesley which will influence the housing mix across the site. Maida Zone – Phase 1 mix consists of:

- 1 bed flat 6%
- 2bed flat 6%
- 2 bed dwelling 11%
- 3 bed dwellings 47%
- 4 bed dwellings 27%

5 bed dwelling 3%

5.41 The SHMA recommends the Borough should address the future growth in older households across all tenures. In particular, extra care would be supported for new developments. Policy CP5 of the Core Strategy recognises the requirements of the SHMA and support is given for the provision of specialist accommodation, such as extra care within new developments. The Affordable Housing Strategy demonstrates how extra care can be delivered subject to available funding and to contribute to the Affordable Housing Target.

Affordable Housing

5.42 Affordable housing is an integral part of the scheme with proposals meeting national, regional and local requirements in terms of provision. The NPPF requires LPAs to identify expected rates of affordable housing delivery over the plan period with sufficient flexibility in policies to take account of changing requirements over time (Paragraph 50). Policy SP1 of the Core Strategy requires a target of 35% affordable housing for the AUE. At paragraph 8.79, of this 35% provision, 60% should be social rented and 40% intermediate affordable housing to meet local need. Paragraph 7.20 of the Core Strategy states that the Council will work with the developer and other partners to ensure delivery of a range of affordable housing products, including those of military service personnel.

5.43 The LPA relies on its evidence base, consisting of the Affordable Housing Viability Study (2009) (AHVS), Rushmoor Housing Needs Survey (HNS) 2009 and SHMA (2009), to demonstrate housing need in the Borough and future requirements over the plan period to 2027. The mix of affordable housing, as identified in the SHMA, has formed the basis for identifying future requirements for Wellesley. The following table highlights affordable housing need both for intermediate and social rented tenures.

Core Strategy Affordable Housing Requirements (SHMA 2009)

Affordable Homes	1bed	2bed	3bed	4bed +
Bedroom Size Social Rented (%)	25	35	25	15
Bedroom Size Intermediate (%)	40	40	20	0

5.44 The hybrid application includes a target of 35% affordable housing provision across the site. The provision of Affordable Housing within a Development Zone may range between 30 to 40%, provided the overall affordable housing provision across the site is

35%. In special circumstances, e.g. the Cambridge Military Hospital it maybe that no affordable housings is delivered with a particular Reserved Matters Application (RMA). Affordable housing provision will be reviewed with every Reserved Matters Application to update the Affordable Housing Strategy in accordance with paragraph 7.20 of the Core Strategy and outlined in the supporting Affordable Housing Strategy.

- 5.45 The design of the affordable housing will be tenure blind and must be compliant with Building Regulations Part M. Dwellings will be constructed to Lifetime Homes Standards 6 to 16, unless otherwise agreed with the local authority. Approximately 10% of the Social Rented Units in any Reserved Matters Area will be Wheelchair-accessible housing unless otherwise agreed by the Relevant Authority. The exact quota shall be agreed with the LPA as part of the Affordable Housing Reserved Matters Strategy which will support future applications. The mix, design and layout will support long term, cost effective management and sustainability.
- 5.46 The local authority does not advocate pepper potting of individual units and therefore affordable housing should be delivered in clusters for each Development Zone. The Core Strategy requirement for integrated affordable tenures in small groupings of 10 to 12 units will be reviewed for each submission. Proposals should avoid the situation where whole streets are located in large clusters of affordable units.
- 5.47 All new affordable homes will achieve a minimum Level 3 of the Code for Sustainable Homes published by the Department for Communities and Local Government (or such replacement guidance) with an aspiration for a percentage of each phase to be at a higher code level. Once further updates to Part L of Building Regulations come into effect new homes will be required to reach the minimum requirements.
- 5.48 The tenure split will be 60% social rented and 40% intermediate with a cascade mechanism, as required by the supporting text of the Core Strategy. In terms of affordable housing mix, the table below illustrates the indicative site wide provision of 1, 2, 3, and 4 bed plus houses over the lifetime of the development. The overall mix is included in the table below:

Indicative Site Wide Affordable Housing Mix

Affordable Homes	1bed	2bed	3bed	4bed +
Bedroom Size Social Rented (%)	20	40	25	15
Bedroom Size Intermediate (%)	40	40	20	0

5.49 Site wide affordable housing differs slightly from that of the housing need mix identified in the SHMA 2009. Through joint agreement with RBC there is a reliance on the provision of a high number of two bed social rented and intermediate dwellings to provide for families. The provided housing mix meets the requirements of the Core Strategy in creating a balanced and sustainable community with a mix of units that contribute to meeting housing need in the Borough. Maida Zone - Phase 1 affordable housing is consistent the site wide mix provided in the table above. As is demonstrated with the first phase of the development, affordable housing will be well integrated with market housing, in small clusters, in mixed tenure schemes across the site (paragraph 8.81 Core Strategy). The agreed cluster levels are ten dwellings per cluster which should not purely be in end of blocks for each development zone phase.

Housing Density

5.50 There is no housing density requirement in the Core Strategy whilst the SPD states that a medium density of 40 to 55 dwellings per hectare (dph) should be delivered across the site. Higher densities are also expected closer to the main transport spine on Queen's Avenue with lower densities towards the east of the development.

5.51 A density strategy is set out in the DAS which assesses the density against local character. This is also a requirement of the NPPF paragraph 59, and takes into account requirements to protect and enhance the setting of listed buildings and monuments and preserve key visual lines across the site. Furthermore, there are a range of densities to ensure that the indicative housing mix forms a balanced mix of dwellings with a prominence of family housing. The variation in densities ensures that these key principles are retained across the site whilst also seeking efficient use of developable space for the site. The majority of provision is of medium density which ranges from 50 to 60 dph. Further justification on housing density can be found within the Design and Access Statement that supports this application.

Environment

Green Infrastructure

5.52 There are a number of definitions of Green Infrastructure. Natural England's definition of Green Infrastructure (GI) states that GI is a strategically planned and delivered network comprising the broadest range of high quality green spaces and other environmental features. Green Infrastructure is defined in the NPPF as a 'network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental quality of life benefits for local communities' (Annex 2: Glossary). In addition, the Landscape Institute's position statement 'Green

Infrastructure: Connected and multi-functional landscapes' (May 2009) provides a definition of GI that has been applied to the overall strategy for GI provision at Wellesley.

5.53 Both National and Regional guidance provide specific principles regarding the provision of GI. The SEP encourages LPAs to work with other partners to develop and manage a network of green spaces. RBC identifies an extensive GI network across the Borough, including parks and gardens, outdoor sports facilities, amenity greenspace and allotments etc. The Basingstoke Canal and the Thames Basin Heath Special Protection Area are also considered as key green corridors within the Borough (paragraph 8.118 Core Strategy). Policy CP11 requires the delivery of a diverse network of accessible, multi-functional green infrastructure with development only permitted whereby it does not result in the loss of the identified GI network, with GI features provided in the development that contributes towards other strategic enhancements, restoration and creation projects, maximising on opportunities to improve the GI network. Saved Local Plan Policy ENV5 also seeks to conserve and enhance green corridors in the Borough. The AUE SPD within Section twelve provides principles for GI provision and outlines a number of documents that are required as part of the strategy; this includes a Biodiversity Action Plan, and Open Space, Landscape and Recreation Strategy.

5.54 The proposals include an extensive green network across the site ranging from the provision of open space, amenity open areas and allotments, to Suitable Alternative Natural Greenspace (SANGS) provision and greater access to the Basingstoke Canal. These elements are all covered in various sections of the Statement so will not be repeated here. The extensive GI network across the site and linking up to existing off-site natural green spaces supports both national and local policy guidance regarding the need for developments to deliver a diverse network of accessible, multi-functional green infrastructure that also contribute to other strategic enhancements, restoration and creation projects, maximising on opportunities to improve the GI network. The strategy for GI is provided in detail within the GI Strategy supporting the Hybrid Application.

Suitable Alternative Natural Greenspace (SANGS)

5.55 The Thames Basin Heath Special Protection Area (TBH SPA) is made up of thirteen sites and lies within the boundaries of eleven LPAs. European legislation (EU Habitats Directive) requires all plans and proposals to be assessed to ensure they have no significant impact on an SPA. The whole of Rushmoor Borough lies within 5km of the TBH SPA and therefore any development in the Borough will have to ensure that it does not have an adverse impact to the TBH SPA. Mitigation should be provided in the form of SANGS provision and actions to manage access and encourage use of alternative sites through Strategic Access Management and Monitoring (SAMM). It is

expected that mitigation will be provided in perpetuity. The Core Strategy at paragraph 8.139 states that Policy CP13 relates to proposals for one or more dwelling units falling within Use Class C3 (residential development) or proposals for one or more net new units of staff residential accommodation falling within Use Classes C1 and C2. Policy CP13 requires new development to demonstrate adequate measures are put in place to avoid or mitigate any potential adverse effect on the TBH SPA. Where mitigation measures are applicable, a minimum of 8 hectares of SANGS land (after discounting) should be provided per 1,000 new occupants and agreed with Natural England (NE). Policy CP13 also requires contributions towards SAMM.

- 5.56 The Wellesley site specific policy SP1 requires measures to mitigate any impact of development upon the TBHSPA including the provision of SANGS and SAMM. In December 2008, Natural England agreed the principle package of measures to mitigate any adverse impact on the TBH SPA for the AUE. The package focused on the provision of SANGS in the area immediately surrounding the development site and was primarily designed to reduce the recreational pressure that was otherwise likely to occur on the nearby heathlands. Since this was agreed, the applicant has been appointed as the development partner for the site with a number of changes taking place to the application and the proposed SANGS strategy. The strategy for Wellesley remains substantially the same, but has been refined and improved to provide a functional scheme that is of practical meaning and can be implemented. The strategy has been developed in consultation with Natural England, Royal Society for the Protection of Birds (RSPB), Blackwater Valley Countryside Partnership, the MoD and DIO and Defence Training Estates (DTE), along with RBC.
- 5.57 The SANGS provision for the site represents 109.2 ha of land that is semi-natural, rural character. To the west of the site SANGS comprises footpaths through beech woodland whilst provision along the northern boundary of the site offers circular walks around the freshwater lakes of Camp Farm. The long, linear route of the Basingstoke Canal towpath, which offers recreational opportunities for pedestrians and cyclists, links these two otherwise geographically distinct locations. In consultation with NE and RBC the total quantum of SANGS has been discounted to allow for existing visitor use. This is also in accordance with Policy CP13 of the Core Strategy. The SANGS Strategy document demonstrates the methodology applied for discounting. Following discounting, including the removal of the area at Camp Farm Lakes as agreed with NE, results in a net provision of usable SANGS available to mitigate Wellesley of 97.9 ha. To note however, this area does not include car park provision at Claycart Hill car park which is also a functional part of the SANGS provision.
- 5.58 The SANGS has been brought forward as land that can be readily reached from Wellesley by foot or bike, without the need for a car. This philosophy has been central

to the identification of suitable land and has been driven by uses of sustainability, but also the close proximity of the SANGS are more convenient than the TBH SPA heathland and will therefore be effective in mitigating the impact of increased recreational pressures. SANGS provision is also a key element of the GI network which provides instant mature green routes for first occupants of the new development and subsequent later phases. Attention has been paid to the linkages between the developable area of the site and access to SANGS with a series of crossing and access points to ensure pedestrians and cyclists can move freely between residential areas and the SANGS and also between areas of SANGS itself. Consultation has taken place with HCC Highways to agree appropriate routes and understand measures required for their suitability. This process is on-going with a finite strategy being agreed over the determination period. For Maida Zone – Phase 1 existing pedestrian crossing points at the southern part of Farnborough Road will be utilised to ensure access to SANGS from first occupation of the development.

5.59 As part of the consent, a detailed management plan of the SANGS will be secured through a planning condition. Prior to the handover of the SANGS to any organisation taking on the long-term management of SANGS, the applicant will be responsible for the removal of existing, old and unsafe army infrastructure and redundant security fences across the SANGS. It is anticipated that the Blackwater Valley Countryside Partnership (BVCP) will manage SANGS and their long-term future, in association with RBC, HCC and the Basingstoke Canal Authority. It is, however, down to the LPA to decide on the ultimate management structure for the site.

5.60 The delivery of the SANGS package will be phased and will be provided in accordance with the following principles:

- Deliver generous SANGS provision for early occupiers.
- Early phasing will concentrate on the layout of footpaths, signage and the provision of crossing points across main roads to enable easy access to the SANGS provision.
- Rangers will be working on SANGS delivery and liaison with residents from the very first occupancy of the scheme.
- For the bulk of the SANGS, provision will be 'layered' such that SANGS 1, 2, 3 and 4 will be available for use for the first occupiers of the scheme, with progressive works refining SANGS use and improving the ecological value of the area.
- The very earliest of provision will deliver an interim route for access to the SANGS through Rushmoor Bottom along Knolly's Road. It is expected that this arrangement will be in place for up to 18 months, whilst secure routes are established through Phase 2 Coruna (see figure 16). Thereafter, routes will be

established to the SANGS through safeguarding green infrastructure and associated walking/cycling routes for each delivery phase.

- Due to difficulties of access across a derelict and/or construction site, SANGS 5 and 6 will be made available in association with adjacent works. SANGS 6 will come forward with redevelopment of the Cambridge Military Hospital, whilst SANGS 5 will come forward with the development of God's Acre.

5.61 The SANGS Strategy provides detailed phasing information which includes provision from the first phase of development. From Maida Zone – Phase 1, all SANGS, other than those within the site boundary known as Ski Slope Woods and Peaked Hill SANGS, will be accessible with access to the SANGS from Knolly's Road. Rangers will also be appointed in time to work with the first occupants of the scheme. The rangers will work with the Aldershot Garrison and new population to ensure that the public is aware of the SANGS provision and the public use of SANGS is responsible and well informed. Visitor members of the SANGS will be monitored through the use of visitor counters installed in key access points and administered by BVCP or the appointed management organisation which will assist with monitoring the ecological condition of the SANGS and enable effective management of recreational pressures.

5.62 The application for up to 3,850 houses and associated infrastructure has the potential to generate increased recreational pressures that could adversely affect the TBH SPA. The SANGS package summarised in this section and detailed in the SANGS Strategy document submitted with this application, in conjunction with SAMM contributions, is in line with national, regional and local planning requirements for the delivery of SANGS and will mitigate any adverse effect. The strategy is also in accordance with the Thames Basin Heath Development Framework produced by the Council. Applying the standards identified in the Core Strategy a minimum of 73.9ha would be required at Wellesley and therefore there is a significant over provision of SANGS.

Biodiversity

5.63 Policy CP15 of the Core Strategy requires the protection and maintenance of biodiversity and geology resources for the Borough. This includes protection, enhancement and management of nature conservation areas; a programme of survey of habitat and species, measures to protect and strengthen populations of protected and target species and contribute to habitat restoration targets, measures to protect and enhance local water courses, maintenance of a Borough wide network of local wildlife sites and corridors and the support measures to increase local understanding of the importance of biodiversity in the Borough. Saved Local Plan Policy ENV16 requires existing and potential nature conservation value to be considered in both the design and future management of development for major sites, whilst Saved Policy ENV19 requires management plans to be submitted for major developments regarding

landscaping and trees and where appropriate urban wildlife. The AUE SPD also provides a number of principles regarding biodiversity requirements to ensure the character and landscape setting of the AUE is maintained with a network of high quality and easily accessible green and open space provided.

- 5.64 For Wellesley, an extended habitat survey was undertaken in April 2011 and was carried out in accordance with the Handbook for Phase 1 habitat survey (JNCC, 2010). None of the habitats on site are identified within Hampshire Biodiversity Action Plan as habitats of key interest. The only nature conservation designations on site are three Sites of Importance for Nature Conservation (SINC). The strategy for Wellesley is to enhance and create habitats within Wellesley. In addition to the open space provision described under separate cover in this Statement, buffer zones for the SANGS and along the Basingstoke Canal will be provided and retained with woodland provision meeting the requirements of the AUE SPD. The retained buffer strip along the Basingstoke Canal will ensure that suitable habitat for water vole and otter is maintained which addresses a requirement by RBC within the Biodiversity Action Plan. Green movement corridors that link development parcels to the SANGS network will provide movement opportunity for badgers whilst the planting along these corridors will increase the diversity of invertebrates present within the site. Native planting within these corridors will also provide important food sources for badgers in the late summer period. Some of the reptile population will need to be translocated during the development to prevent isolation and to comply with the Wildlife and Countryside Act (1981, as amended). Two locations have been identified within the site boundary which adheres to guidance within the AUE SPD.
- 5.65 A number of buildings and structures will include designs to attract nesting birds. This includes house sparrow terraces, nest bricks for hole-nesting species, nest cups and swift boxes where appropriate. Buildings with existing bat roosts identified for demolition or refurbishment will be subject to application for European Protected Species Licences. Alternative roost sites will be provided for the specifics identified using the buildings. Where bats are directly affected by the proposal, other measures will be included in the design of some of the buildings to provide enhanced roosting opportunities for bats. The proximity of some of the buildings to SANGS within the site will also improve the attractiveness of these buildings to long-eared bats.
- 5.66 A policy of dead wood retention will be practiced within the GI wherever possible. Green and/or brown roofs will also enhance the diversity of habitat opportunities where practicable. These are likely to be focused on the commercial buildings to the east of the site, known as the 'ARBO' site.

- 5.67 There are also areas across the site that will need managing to ensure that more diverse grass/scrub mosaic can be established in areas such as land along the railway to the south east of the site. The steep south facing banks of the CMH requires management of this area to ensure a mosaic of tall and short grassland and scattered scrub can be achieved in this location, which is an ideal habitat for reptiles.
- 5.68 The summary of biodiversity measures within this Section clearly demonstrates an extensive strategy for the protection, enhancement and management of biodiversity features across the site. More details on mitigation required as part of the development can be found in the ES, whilst the detailed biodiversity strategy is included in the supporting GI Strategy for this application. The strategy for biodiversity measures has been discussed and agreed with RBC as part of pre-application discussions for the site. The proposed measures are in accordance with the Core Strategy and AUE SPD whilst also responding to the overall requirement to achieve an extensive GI network across the site.

Flood Risk

- 5.69 The NPPF requires developments to ensure that inappropriate development that takes place in areas at risk of flooding is avoided (paragraph 100). At Paragraph 100, the NPPF states that local plans should apply the sequential approach to the location of development to avoid, where possible, flood risk to people and property and manage any residual risk. The Technical Guidance to the NPPF provides additional guidance to LPAs to ensure the effective implementation of the planning policies on development in areas at risk of flooding. The guidance retains key elements of the now superseded PPS25.
- 5.70 The Core Strategy at Paragraph 8.49 states that the Strategic Flood Risk Assessment undertaken as evidence for the Core Strategy demonstrates that the majority of the Borough's soil is very permeable and underlying geology is relatively impermeable. This means that in many places the water table is high and rainfall leads to saturation to the surface of soil. Therefore the LPA and the Environment Agency encourage the use of Sustainable Drainage Systems (SuDS) for new developments in the Borough. Policy CP4 of the Core Strategy states that SuDS aim to return run-off rates back to the original greenfield discharge to prevent flooding and ensure the quality of local water. A Flood Risk Assessment is required to be undertaken for all major applications to demonstrate amongst others how the developer would return run-off rates and volumes back to original greenfield levels (paragraph 8.51). A FRA has been submitted to support the hybrid application.

- 5.71 At Wellesley there are a number of existing site constraints. There are a number of surface water catchment areas, each served by a series of positive drainage channels, road gullies and rainwater pipes. The surface water system discharges either into the Basingstoke Canal or, where the canal can not be reached, to a series of soakaways. The Basingstoke Canal is a designated Site of Special Scientific Interest (SSSI) and therefore surface water run-off from the existing developed areas has the potential to impact upon the SSSI. The MoD has obtained a number of discharge consents from the National Rivers Authority at the time of them being the consenting authority as a result of methods used to enable water run-off into the canal. The underlying geology of the site comprises sand and clay formations underlain by sand and gravel glacial head. These materials have indicated mixed results for soakaway testing.
- 5.72 Wellesley falls within Flood Zone 1, which is defined in the NPPF and supporting Technical Guidance as having less than 0.1% (1 in 1000 years or greater) probability of fluvial flooding. Within Flood Zone 1 there are no restrictions to the type of development permitted as this zone does not pose any risk due to potential flooding from the site or surrounding area.
- 5.73 With regards to surface water run-off, the FRA states that discharge rates and volumes for each catchment will be confirmed at the detailed planning stage for each phase of development. However, the FRA undertaken for the proposal demonstrates that there is adequate space within the development to provide attenuation at source in order that flooding for the 1 in 100 year event is controlled via the SuDS management train. This will be the required strategy for each phase of development. From consultation with the MoD the FRA demonstrates that there have been no instances of flooding on site. However, some flooding has taken place at the playing fields to the North of the site. this area is significantly higher than the Canal and therefore the flooding is likely to be a result of inadequate drainage either to the playing fields or the adjacent carriageway. The existing drainage covering the Maida Zone – Phase 1 has been measured using existing sewer records from Veolia which show both the 1 in 30 and 1 in 100 year flood volumes as demonstrated in the supporting FRA. Initial assessment shows existing pipe diameters are not to adoptable standard, in accordance with the Flood and Water Management Act 2010, as flooding is evident for the 1 in 30 year storm event. If, as a result of further investigation, the pipework is not to adoptable standards then it is anticipated the pipework will be replaced. The FRA states that all new drainage will be designed to reduce the potential for flooding and checked to ensure flooding does not occur for the 1 in 30 year return period, in accordance with Sewers for Adoption.
- 5.74 In addition, the Basingstoke Canal relies heavily on surface water run-off to recharge it and therefore it is important that the existing brownfield run-off conditions are maintained. However, care has to be taken in ensuring that the flows are balanced

against future climate change, as extreme weather events may cause discharge to the canal which may then enter the Blackwater River via an overflow from the canal. SuDS will therefore also play an important part in the surface water strategy for the development. Suitable drainage systems will be used across the development to provide a flexible approach to the disposal of surface water drainage. This will include some or all of the following depending on the layout and site specific aspects for each phase of development: swales/infiltration basins; permeable pavements with tanked sub based storage; ponds; wet or dry ponds; natural watercourse corridors. Depending on the phase of development, storm water run-off from these areas will be managed at source either through run-off directly into the surrounding soft landscaping or assisted by individual stone filled trenches/French type drains. SuDS management will be implemented to ensure surface water run-off is appropriately managed and aiming to recharge surface water back into the ground. The supporting FRA demonstrates what these management techniques will consist of. It is anticipated that the SuDS approving body will be responsible for approving, adopting and maintaining SuDS across the site once established.

- 5.75 Overall, Wellesley will not increase flood risk either on or off site and will provide betterment to the downstream Blackwater River. The site falls within Flood Zone 1 and therefore there are no restrictions to the type of development that can be located within the site's boundary. The supporting FRA provides detailed analysis of the suitability for SuDS techniques across the site and the method for surface water run-off and discharging into the Basingstoke Canal. The strategy to ensure that any potential flooding on-site and to ensure the quality of local water is maintained is therefore in accordance with both national guidance and local planning policy.

Recreation and Open Space

- 5.76 The provision of quality recreation and open space for Wellesley is a key feature of the development and should be understood in combination with the Green Infrastructure and SANGS Strategy for Wellesley. The NPPF requires access to high quality open spaces and opportunities for sport and recreation which can make an important contribution to the health and well-being of communities (paragraph 73). LPAs are directed (NPPF, Paragraph 73) to identify specific needs and quantitative and qualitative deficits or surpluses in open space, sports and recreation facilities in the local area.
- 5.77 The Core Strategy and its supporting evidence base identifies a high level of satisfaction across the Borough with sports and recreation facilities. The Council's strategy is to focus major investment in play equipment within Rushmoor's district parks

and recreation grounds. Paragraph 8.129 of the Core Strategy identifies the Council's present minimum standards for providing open space for new housing developments as 2.8 hectares per 1,000 population, including formal and informal open space. This standard is to be reviewed and a more detailed policy approach for open space identified in the Delivering Development DPD. This Development Plan Document is yet to be produced and therefore open space standards relate to the adopted Core Strategy and Saved Local Plan Policy OR4.

5.78 The following table demonstrates the open space requirements for the Borough as stated in Saved Policy OR4 of the Local Plan. In addition to this table, the Core Strategy identifies a number of requirements for open space, sports and recreation provision in the Borough, in accordance with Policy CP12. Within Policy CP12 reference is made to the open space standards that remain adopted by Saved Policy OR4.

Saved Local Plan Policy OR4 Requirements

Type of Open Space	Requirement (ha) per 1,000 population
Urban parks/ amenity open space	1.6
Equipped children's play space	0.2
Sports grounds	1.0
Total	2.8

Source: Rushmoor Core Strategy 2011 - Saved Local Plan Policies

5.79 In addition to open space and recreation requirements in the Core Strategy, the AUE SPD sets a number of key principles to the provision of open space. It is important to bear in mind that the Development Plan is the Core Strategy and the Saved Local Plan Policies and the principles within the AUE SPD are there to guide development rather than form the basis of provision. The AUE SPD open space principles are outlined in the following table.

AUE SPD Open Space Principles

Type of Open Space	Requirement (ha)
Sports and Playing Pitches	1 hectare per 400 dwellings
Equipped Children's Space	0.2 hectares per 400 dwellings
Informal Open Areas	1.2 hectares per 400 dwellings
Woodland	10 hectares
Allotments	0.1 hectares per 400 dwellings
Cemetery	2 to 4 hectares

Source: Aldershot Urban Extension SPD

5.80 The proposed development will increase the local population by approximately 9,240 people. This will in turn place additional demand on open space provision in the area. Whilst RBC has set out its open space requirements through the Core Strategy, the applicant's project team has sought to agree an approach with the Council that ensures suitable provision of the development that the Council is satisfied with and may adopt in the future. The Core Strategy refers to Saved Local Plan Policies, as identified at the start of this Section, to calculate overall provision for AUE. Based on the estimated population of Wellesley, the following table illustrates the required provision associated with Wellesley.

Required Open Space based on Saved Local Plan Policy / AUE SPD Calculations

<i>Type of open space</i>	<i>Saved Local Plan requirement based on 9,240 people</i>	<i>AUE SPD requirement based on 9,240 people</i>
Urban parks / amenity open space	14.78 ha	n/a
Informal open areas	n/a	11.55 ha
Equipped children's play space	1.85 ha	1.93 ha
Sports grounds	9.24 ha	9.63 ha
Allotments	n/a	0.96 ha
Woodlands	n/a	10.00 ha
Total	25.87 ha	34.07 ha

Source: Capita, based on Rushmoor Core Strategy 2011 - Saved Local Plan / AUE SPD 2009

5.81 Total informal open space/ amenity space across the site equates to approximately 31 ha (excluding the approximate 10 ha of woodlands and 109.2 ha of SANGS). This is above the Core Strategy (Saved Local Plan Policy) requirements for amenity open space and the AUE SPD's principles for informal open space provision. The key elements of informal open space proposals are the provision of large scale parks (Parade Park and God's Acre) along Stanhope Lines. This includes retention of key trees within open spaces, to provide maximum protection for their long term development and to maintain the character of the area.

5.82 As the development reaches various thresholds in housing provision, formal open space will be provided on site within the identified areas of play for different phases of development. There are two 'destination' equipped play spaces across Wellesley, located at God's Acre to the east and Parade Park adjacent to the LNC. These are located in places that are easily accessible for future residents on both the eastern and western sides of the development and relate well to the primary schools. The exact timing and phasing of these destination play spaces is to be agreed with RBC. Whilst equipped play space of 1 ha does not meet the Saved Local Plan Policy or AUE SPD requirement in pure quantitative terms, the principle of providing these quality

destination spaces rather than just dispersed equipped play spaces is as a direct result of consultation with the relevant stakeholders and RBC Officers.

- 5.83 RBC has a clear strategy to provide and invest in destination spaces rather than scattered small equipped areas which have not been successful in recent developments. Therefore, it was requested that around two 'destination' equipped play spaces were provided with a mix of equipment for different aged children in key locations to ensure access from across the site were incorporated into Wellesley. These two equipped areas are located east and west of the site to ensure sufficient access for all whilst provision at the LNC will ensure natural surveillance of these areas. Play facilities close to the two primary schools will also encourage children and their parents to use these facilities which will also assist in achieving sustainable communities and provide opportunities for meetings between members of the community as required in the NPPF. Further detail on the open space and recreation can be found in the Green Infrastructure Strategy submitted with this application.
- 5.84 Each development will also provide informal open space and local landscaped areas of play. As set out in the AUE SPD, about 10 ha of grass sports pitches to the west of Farnborough Road will be provided for at Wellesley, with good pedestrian access and a pavilion of a scale appropriate to the final number of sports pitches and their size, for example senior and/or junior pitches. Whilst the overall quantity of provision has been agreed the sport pitch provision is still being considered by RBC offices. This area will also form a link to the Rushmoor Bottom SANGS. There is no requirement for hard surface / multi-use games areas within the development, due to existing local provision.
- 5.85 Allotment space that meets the 0.96 ha requirement of the AUE SPD will be provided to the east of the site. The proposals also account for the required woodland area within the AUE SPD, through the retention and enhancement of existing wooded areas within the site boundary. The woodlands along the ridge line to the south of the site (about 10 ha as identified in the SPD), will be retained to maintain the landscape character of the site.
- 5.86 In addition to open space provision, SANGS provision will be incorporated on site as part of the hybrid application to mitigate any potential impact on the Thames Basin Heath Special Protection Area and thus provide further space for walking. A total of 109.2 ha of SANGS will be provided as part of a comprehensive SANGS strategy. This is an over provision of SANGS relative to established standards, and will therefore have a positive benefit to the area. Further information on SANGS provision is discussed under the Environment heading within this section of the Statement.
- 5.87 Overall provision of open space and recreation therefore goes well beyond the requirements of the Core Strategy through the Saved Local Plan OR4 and the AUE SPD. There is an overprovision of informal/amenity space in relation to both

requirements, whilst the overall provision for recreation and open space meets the more generous requirements of the SPD. With regard to equipped play, whilst provision is below the purely quantitative requirement of the policy criteria, the strategy has been agreed with RBC to ensure provision meets the Council's strategy for provision and it is committed to adopting these equipped play spaces once developed, subject to commuted payments. Further detail of the overall strategy for open space and recreation provision can be found in the Green Infrastructure Strategy submitted with this application.

Education

5.88 The new population at Wellesley will generate in the region of 0.3 primary school children and 0.21 secondary aged pupils per dwelling based on Hampshire County Council methodology. The increase in primary and secondary aged pupils will place an increase in demand on existing primary and secondary school places in the area. The Environmental Statement assesses the impact of the emerging population on existing services and facilities and allows for any mitigation on these services as part of the proposals. As a result of Wellesley, one 2FE and one 3FE primary school will be required to mitigate the impact of the proposed new housing. These proposals take into account the proposed maximum of 3,850 homes, excluding 1-bed flats as children within these would lead to overcrowding and it would not be appropriate to plan for it. These principles have been agreed with HCC.

5.89 The justification for providing all the primary school places on-site at Wellesley is as a result of there being very little existing capacity at nearby primary schools in the area. Therefore, Wellesley will need to provide primary school places for all children generated from the development. The Core Strategy at Policy SP1 makes provision for the delivery of two new primary schools, whilst the AUE SPD also recognises the need to deliver such facilities. The applicant has worked closely with HCC and RBC to understand their requirements for primary school delivery and the timeframes for which these services can be delivered. Whilst the schools will be located on-site at Wellesley, and the applicant will provide land for these facilities within the site boundary, the two schools will be delivered by HCC. Therefore, obligations to provide land and serviced sites to ensure HCC is able to deliver the schools within the County timeframes will form part of the legal agreement for Wellesley. The first primary school on the western side of the site will be made available at an early stage of the programme to be agreed with HCC. HCC will make a Regulation 3 application following consent being granted for the hybrid application. The second school will be brought on stream at a suitable housing occupations trigger to be agreed by the relevant stakeholders.

- 5.90 The AUE SPD identifies the preferred location for two primary schools within the site. However, following the application's baseline assessments and extensive engagement with HCC and RBC, a variation on these principles will be applied. Whilst both schools remain on the eastern and western sides, the location of the two facilities have been slightly refined to complement proposed open space, the local centre and the parade park along Stanhope Lines.
- 5.91 In addition to primary school provision the applicant will make available sufficient buildings for the provision of pre school facilities. It is likely that these facilities will be located in existing buildings. However, the precise location and specification requirements will be agreed with the selected private provider at the appropriate stage.
- 5.92 Necessary and directly related contributions will be made to HCC for off-site contributions to secondary school provision, which has been identified for Connaught Secondary School. Existing capacity at this secondary school and issues around the school choice agenda, which enables secondary school pupils and their families to choose which secondary school to attend, mean that the exact contribution requirements are presently unknown. Therefore, the applicant will remain in close liaison with HCC to identify the number of secondary aged children that will require further provision at the existing secondary school once capacity is reached.

Employment

- 5.93 The Core Strategy requires the delivery of small scale employment opportunities that reflect the guidance contained in the AUE SPD. In addition to this, a LNC is required that includes community uses, and small scale local retail, services and food and drink facilities. The provision of a LNC is discussed in the following sub-heading. Principle SN13 of the AUE SPD states that a range of small-scale employment units in appropriate locations to strengthen the local economy and contribute to a range of uses within the development is required. The principle of a number of employment options for the site is established in both the Development Plan and supporting guidance, which is further emphasised within the NPPF regarding the significance of employment to contributing towards sustainable development.
- 5.94 The planning application for Wellesley consists of an outline application for the majority of the site and therefore, the exact mix of employment uses is unknown at this stage. The ES assesses maximum floorspace for each employment use illustrated in the following table. The NPPF focuses on economic development (paragraph 160) that creates strong and competitive economies (paragraph 18 to 22) that are flexible to accommodate changes in economic circumstances over time (paragraph 21). This should therefore include a number of job creating uses, not just traditional B class uses.

An element of flexibility at this stage of the application process should be retained, to ensure that any subsequent detailed application is not stifled by overly prescriptive criteria, including provision at the LNC.

Employment generating uses at Wellesley, AUE

Assumed split between Employment Generating Uses	Estimated Floorspace (Gross Square Metres)	Estimated Jobs (at 90% of gross figure)
Local Centre		
Moderate convenience store retail unit	1,400	74 FTE
General retail units	1,560	74 FTE
B1 & B1c Office space	3,180	238.5 FTE
A3 (Restaurant) & A4 (Public House)	610	30.5 FTE
Nursery Facility	330	47 FTE
Other Areas		
Retail – Ordnance Road	185	8.7 FTE
Mandora Area – Nursery facility and Cafe	450	54 FTE (based on 327 sq m for nursery)
2 x Primary Schools	5,800	104.9 FTE (49.8 FTE for 2 FE and 55.1 FTE for 3 FE)
Waste Facility	800	4 FTE
Commercial area at ARBO site	2,420 (480 B1c, 970 B2, 970 B8)	46 FTE
Cambridge Military Hospital Cafe/ restaurant	3,000	150 FTE
Total	19,735	831.6 FTE

Source: Estimated floorspace - CBRE / Estimated Jobs - HCA Employment Densities Guide – for pre-school and education actual for similar scale provisions in similar areas from DfE published data

5.95 As assessed through the ES, the total economically active population from Wellesley is predicted to be approximately 5,226 people. Of this, many will work outside of the development at existing employment areas within the Borough and across the region. The employment proposals for AUE include provision for a total of approximately 19,735 square metres of mixed use floorspace. Based on the above table it is

estimated that once operational Wellesley will generate in the region of 831 FTE direct jobs. This equates to an anticipated 16% of the economically active resident population on-site.

- 5.96 Much of the existing and emerging working age population will be employed outside Wellesley. Notwithstanding this, the objective of the development is to maximise on the level of employment floorspace provided across the site within the market and location constraints. The main locations of employment will be within the LNC, whilst there is also a commercial area proposed to the east of the site. In addition to traditional employment B Class generating uses, jobs will be created from public and community uses such as health, education and community facilities. These employment generating uses will provide opportunities for the emerging and existing population to live and work at Wellesley and also support the NPPF's objective of creating economically vibrant and sustainable communities.
- 5.97 The Rushmoor Borough Core Strategy identifies Aldershot Town Centre as failing and it is an objective of RBC for Wellesley to assist in its regeneration. As part of the development, pedestrian and cycle routes will connect the site to the town centre. Residents requiring wider town centre services will use Aldershot town centre, whilst enhanced routes to the centre will allow more sustainable modes of transport to be used other than the car. As identified in the Retail Impact Assessment (RIA), provision of small scale retail uses in the LNC and additional retail provision off Ordnance Survey Road, would not be expected to adversely affect town centre uses at Aldershot Town Centre and North Camp District Centre. Details of employment provision at the LNC is discussed in the following sub-heading.

Local Neighbourhood Centre (LNC)

- 5.98 There is significant potential to create an attractive vibrant new community at Wellesley, which will serve the new community. Aldershot does not have a strong retail reputation itself and underperforms compared with nearby towns. Adopted planning policy for the Borough allows for a LNC at Wellesley that provides a number of small scale uses, including community, employment and retail provision that meets the needs of the local community. The NPPF states at Paragraphs 69 and 70 that an important role of the planning system is to ensure strong neighbourhood centres are created that have active frontages which bring together those who live, work and play in the same vicinity. In addition, existing shops and facilities should remain to be able to develop and be retained for the benefit of the community.
- 5.99 The LNC should enhance the commercial and community offering to Wellesley residents and should not compete with the Aldershot Town Centre or North Camp District Centre. The Core Strategy (adopted October 2011) Policy SP1 states that "*The*

provision of a local neighbourhood centre to include community uses and small scale local retail, service and food and drink facilities within a mix of small units within Use Classes A1, A2, A3, A4 and A5” should be provided at Wellesley. The spatial strategy of the Core Strategy at Section 6 (Page 49) envisages “small scale retail units up to a maximum total floorspace of 6,000 sq m as part of a new neighbourhood centre.” In addition, at the Glossary of the Core Strategy a Local Neighbourhood Centre is defined as: ‘A small scale centre to be provided at the Aldershot Urban Extension to include a mix of community, employment and small scale retail and service uses to provide for the needs of the local community’.

5.100 It is important that provision within the Local Neighbourhood Centre does not draw trade from Aldershot Town Centre, which was recognised in the Inspector’s report for the Core Strategy at paragraph 13. The DPP Rushmoor Retail and Leisure Study (November 2010) forms the retail evidence base for the Core Strategy and allows in its capacity assessment for the additional dwellings in the South East Plan up to 2026 including 4,500 dwellings (1,500 by 2016 and 3,000 by 2021) at the AUE. On this basis DPP envisage a modest convenience store of 1,200 sq m net in 2014 at AUE (which is treated as a commitment) together with small scale local retail provision. Further capacity of £6.49m at 2016 and £14.14m at 2019 (Table xix, Page 73) is identified in the Borough as a whole. The principle of retail provision within the LNC is established by the Development Plan and its supporting evidence base. The AUE SPD allows a local neighbourhood centre that provides an accessible focal point for the community and which accommodates a range of retail, leisure, service and business space (Principle SN6). Through close liaison with the LPA and its appointed consultants, a Retail Impact Assessment has been undertaken to support provision at the LNC.

5.101 The Retail Impact Assessment undertaken by the applicant assesses any potential impact of the proposed retail provision in the Local Neighbourhood Centre (LNC) at Wellesley on Aldershot Town Centre and North Camp District Centre. The findings of the RIA demonstrates that there is strong comparison and convenience retailer representation in both Aldershot Town Centre and North Camp District Centre whilst there is good diversity of uses and core retail is highly accessible. The convenience floorspace proposed for the LNC will provide day-to-day needs for the local population and will not be of a scale that will have a significant adverse impact on provision in the two identified existing centre. The proposed comparison offer is likely to be convenient in its nature with relatively small turnover and therefore is unlikely to undermine the future of any of the centres assessed in RIA. Furthermore, the balance of retail convenience and comparison floorspace in the proposed LNC has significant sustainability merits for the emerging neighbourhood in ensuring a local retail offer. Further assessment of the LNC and the provision of shops and services can be found in the Key Areas Study within Chapter 6 of the DAS.

5.102 In addition to the RIA being undertaken, the Key Areas Study within Chapter 6 of the DAS demonstrates the suitability of the LNC being located on the crossroads of Queen's Avenue and Alison's Road. The justification of its location relates to:

- The LNC being located on the crossroads of Queen's Avenue and Alison's Road which are the major roads through the site
- Queen's Avenue is a public transport corridor
- The LNC will be situated adjacent to the western primary school and the Parade Park which will enable sustainable links between the two sites and provide a focal point for Wellesley
- The location will deliver the critical mass in terms of pedestrian flow throughout the day to ensure the best opportunity for a viable LNC

5.103 Further details on the location of the LNC and options considered for employment, retail and service offer at the LNC can be found in the Character Areas within the DAS. The work undertaken by the applicant, in close liaison with the LPA's planning policy Officers, highlights the requirement for a small scale local neighbourhood centre that provides a number of uses including small scale retail. The options for provision as demonstrated through the DAS show that the LNC is policy compliant and is small scale in nature, which will not adversely affect provision at Aldershot Town Centre and North Camp District Centre.

Health

5.104 Policy SP1 of the Core Strategy requires the delivery of health facilities as part of Wellesley. Principle SN9 of the AUE SPD states that the provision of doctors and dentist surgeries to meet local needs of residents in accessible locations should be included in the development scheme. The AUE SPD recognises the Aldershot Centre for Health (ACH), located on Hospital Hill, as connecting the site to the town centre. The ACH will also be instrumental in meeting the needs of some of the emerging population. However, it is recognised in the AUE SPD that not all healthcare requirements can be facilitated by this existing health centre.

5.105 The applicant has been in dialogue with NHS Hampshire and the Aldershot Centre for Health. Whilst negotiations are still taking place, capacity at the ACH can accommodate residents from Wellesley. This existing capacity will accommodate the first phase of development but may not account for the total increase in population at Wellesley. Further GP provision is required to meet additional demand at Wellesley. Provision will either be through off-site contributions or through on-site provision of GP facilities which will be confirmed during the drafting of the planning obligations. Whether provision is applied either on or off site, once the site is fully occupied, there will be suitable health care provision for the population of Wellesley.

Sustainability

5.106 Integral to the NPPF is the contribution that planning plays to achieving sustainable development. The NPPF considers there to be three dimensions to sustainable development, these are: economic, social and environmental (paragraph 7). These roles should not be taken in isolation as they are mutually dependant. The NPPF at paragraph 8 recognises that economic growth can secure higher social and environmental standards, and well-designed buildings and places can improve the lives of people and communities.

5.107 The Development Plan, the Core Strategy, at Policy SP1 requires the provision of Wellesley to create a sustainable, well designed residential led, mixed use development. This requirement draws on the AUE SPD objectives of creating a new sustainable neighbourhood for Aldershot, which contributes to the social, economic and environmental improvement of the town as a whole, and which integrates the military and civilian communities. Core Strategy Policy CP1 also defines specific sustainable development principles for new developments, and Wellesley meets these, including:

- Making efficient use of resources including, land, buildings, water and infrastructure, and giving priority to previously developed land;
- Promoting design and layouts which take account of the need to adapt to and mitigate against the effects of climate change, including the use of renewable energy;
- Maximising development opportunities in accessible locations;
- Supporting initiatives, including travel plans and improvements to public transport, to encourage non-car based travel, as well as measures that reduce the need to travel;
- Not causing significant harm to biodiversity, and including measures for biodiversity conservation and enhancement;
- No substantial harm to, or loss of significance of, heritage assets or their setting, particularly those of national significance;
- Including measures to address flooding and the risks from flooding, particular close to the River Blackwater and Cove Brook;
- Protecting, and where opportunities arise, enhancing the quality of natural resources including water, air and soil, particularly water quality at the River Blackwater and Cove Brook, and air quality on European designated sites;
- Including proposals for waste minimisation including use of sustainable construction methods and space for recycling;
- Minimising the emission of pollutants into the wider environment.

5.108 The aim for development at Wellesley is to ensure that it is sustainable in line with national and local policies. As future Development Zones are brought forward over time, greater levels of performance against national and local sustainability objectives will be evident. Sustainable development at Wellesley over time will reflect the national and local policy movement towards higher levels of sustainable development, in particular zero carbon and Passivhaus developments; Lifetime Homes; future adjustments to building regulation standards (2013); levels 5 and 6 of the Code for Sustainable Homes (CfSH) for domestic properties and Very Good and Excellent BREEAM ratings for non-domestic properties.

5.109 For Wellesley, seven broad themes that capture the five guiding principles of the UK Sustainable Development Strategy *Securing the Future* have been applied. These are:

- Green Infrastructure (GI)
- Energy and Utilities
- Built Environment
- Public Realm
- Access and Movement
- Employment and Community
- Waste and Recycling

5.110 There are two overarching topics that permeate these broad themes: management and integration. Further details on the sustainability strategy for the outline application can be found in the Sustainability Strategy submitted with this application. A Sustainability Statement has also been submitted that sets out the provision and methods of sustainability applied for Maida Zone – Phase 1. The seven themes of sustainability are addressed by category demonstrating the overall approach for Maida Zone – Phase 1.

Energy

5.111 The site wide energy strategy has been developed by considering five key elements that when considered sequentially will support the development of a low carbon, sustainable urban extension at Wellesley.

- The first key element is the site consideration and development of solutions on a plot by plot and building by building basis in line with current national and local policies and regulations. With the development being phased over a number of years, local policies and regulations should be followed at the time that detailed design of each respective phase is undertaken. Careful consideration should be given to the Government's evolving definition of zero carbon and the associated

implication of 'allowable solutions' that would class developments as having zero carbon emissions.

- The second element of the energy strategy for Wellesley is to limit the energy related improvements which are made to buildings that are retained to those measures which are technically, functionally and economically feasible, while adhering to Building Regulations for existing dwellings and other buildings.
- The third, fourth and fifth elements describe the underpinning Energy Hierarchy principles 'Be Lean' (use less energy), 'Be Clean' (supply energy efficiently), 'Be Green' (use renewable energy).
- Under the third element, due consideration is given to taking the maximum economic benefit from the orientation of buildings, and the incorporation of lean design techniques including fabric energy efficiency standards. Energy efficiency is a key consideration for Wellesley and in line with Rushmoor Borough Council's Core Strategy, this area will be maximised first, before renewable technologies are considered. Where possible, the energy strategy will look to deal with and minimise the causes of energy usage. Remaining energy requirements will look to be met through clean or green measures where technically and financially viable.
- The fourth element considers the use of combined heat and power (CHP) systems wherever technically and economically feasible, and to connect them to district heating networks where the density and type of buildings along with magnitude of heat is appropriate. The choice of fuel (including between natural gas and biomass) will be made on a case-by-case basis to reflect location-specific constraints and opportunities.
- After consideration of the above, the fifth element focuses on 'being green' through the use of on-site renewable energy.

5.112 Overall, the energy strategy shall be informed by the emerging Government Policy and regulations over the project time period. Given the considerable uncertainty associated with the estimation of long term carbon emissions, any projections which go beyond 2016 cannot be relied upon. However the energy strategy shall ensure that the low carbon principles of the development shall remain in line with the Government's energy policies and regulations throughout the project life.

5.113 The conclusions of the renewable analysis, aimed at determining which technologies are viable for integration with Wellesley are: photovoltaic's (PVs), solar thermal, combined heat and power (CHP) with natural gas or biomass as a fuel source and air /ground source heat pumps. CHP will not be appropriate for all situations and its feasibility will be assessed in terms of district heating networks, at detailed design

stages. Consideration must be given to the magnitude and demand of required, dwelling density, type of buildings and phasing.

5.114 The more stringent energy and carbon targets of 2016 and beyond do appear to lend themselves to a combination of renewable technologies working in harmony with a highly energy efficient building fabric, that would have already greatly reduced the actual demand for energy. However, further analysis will be required at each detailed design phase to ensure the guiding principles of the Energy Strategy document will achieve the required energy and carbon targets at the specific time.

5.115 Wellesley Maida Zone - Phase 1 has been designed to meet current Building Regulations. Through the use of an enhanced fabric and highly efficient services specification, in line with the first consideration of the energy hierarchy i.e. 'Be Lean', the Dwelling Emission Rate (DER) for all dwellings tested is no worse than the Target Emission Rate (TER), thus satisfying Criterion 1 of Part L 2010.

5.116 A percentage of the Maida Zone - Phase 1 (10%) has also been designed to surpass current energy and carbon performance standards beginning to lead the way in support of a low carbon, sustainable urban extension at Wellesley. Further details on the energy strategy for Maida Zone – Phase 1 can be found in the submitted Energy Statement.

Transport

5.117 Wellesley is an inherently sustainable development which is adjacent to Aldershot Town Centre with current strong links to existing facilities and services. There are existing sports and recreation and open space provision that the proposal is utilising and which will enhance the scheme. Furthermore, the site has excellent existing road links to nearby towns whilst the strategic road network links the site to London and further afield via the M3. Transport and highways issues have a significant role to play in creating sustainable communities as recognised in Section 4 of the NPPF. Viable infrastructure necessary to support sustainable development should be provided whilst developments that generate a significant amount of movement should be supported by a Transport Statement as well as a Travel Plan. The NPPF at paragraph 32 states that planning applications should only be refused on transport grounds where the residual impact of development is severe. The Core Strategy at Policy SP1 part g requires a detailed Transport Assessment (TA) to accompany any planning application for the site. There is a TA and Travel Plan submitted with the hybrid submission. The drafting of the TA has been carried out in association with the Highways Agency (HA), HCC Highways, RBC and Surrey County Council. From the TA modelling a number of junction improvements are proposed as part of the scheme.

5.118 Included in the NPPF at paragraph 35 are a number of measures to support sustainable transport, including giving priority to pedestrian and cycle movement, and having access to high quality public transport. Proposals should create safe and secure layouts which minimise conflict between traffic and cyclists. To ensure sustainable development at Wellesley, the Core Strategy Policy SP1 requires measures to support the regeneration of the Town Centre including the provision of good pedestrian, cycle and public transport links between the new development and Town Centre. Pedestrian and cycle links are also required to North Camp and relevant secondary schools. Policy CP16 and CP17 of the Core Strategy also require travel management measures and investment in transport to ensure any potential impact are mitigated appropriately. The AUE SPD in its objectives states that to deliver sustainable access and ease of movement, both to and within the urban extension, the provision of public transport services and well designed and convenient walking and cycling routes is required. A number of principles are defined within the transport section of the AUE SPD, and the development meets these, including:

- Managing the demand of travel, particularly by car
- Providing a well connected and permeable network of streets and open spaces
- Ensure public, commercial and education uses are accessible to people with disabilities
- Actively encourage walking and cycling through the provision of safe and direct routes to key destinations and integration with the Town Centre
- Provision of public transport
- Meet the LPAs parking standards for the development
- Provide safe routes to primary and secondary schools
- Secure all necessary improvements to site access points and linkages to the surrounding road network

5.119 The TA submitted with this application takes into account all these requirements whilst additional junction improvements are proposed to the existing road network on and off site at Wellesley. The TA outlines the benefits arising from the mixed use nature of the proposed development and its location close to existing key transport networks. The holistic transport strategy presented in the TA ensures that the site and its supporting development proposals deliver the necessary combination of hard and soft transport and infrastructure measures necessary to promote sustainable travel. Priority is given to walking, cycling and public transport which have been re-enforced by a pragmatic approach to infrastructure delivery that accommodates the traffic impact from the site. In addition, off-site highways improvements will be included in the legal agreement for Wellesley and their triggers for their completion will be agreed during the determination period. Off-site improvements include:

- New A331 junction at Government Road (on-slip);
- New roundabout incorporating Government Road/ Thornhill Road/ Gallwey Road and Ordnance Road to provide capacity for traffic accessing the new on-slip;
- Revised signal junction incorporating improved pedestrian crossings at Queen's Avenue/ Alison's Road;
- Reduced speed limit along the A325 Farnborough Road with the introduction of a new signal controlled crossing for access to the sports pitches and SANGS;
- Safety improvement scheme with lane realignment on the A325 Farnborough Road; and
- Revised signal junction incorporating improved pedestrian crossings at A323 Wellington Avenue/ Hospital Hill in Aldershot Town Centre.
- A range of pedestrian and cycle improvements which substantially improve the north/south connect between the development area and town centre, as well as providing sign improvements to existing facilities along Ash Road.

5.120 The proposals ensure that local concerns on road safety, speed, network capacity, connectivity and parking are addressed. All of these factors add significant weight to the conclusion that the Wellesley development is a sustainable scheme which will have long term benefits to Aldershot and the wider community. Further details on the transport proposals for the scheme can be found in the TA for Wellesley.

Phasing and Delivery

5.121 The Council previously accounted for the delivery of 4,250 dwellings to the period 2027 in its Core Strategy. Within the trajectory at Section 6.16 of the Core Strategy approximately 350 new homes are predicted to be delivered at Wellesley from 2016 onwards. Prior to this, the LPA anticipate 100 dwellings to be delivered in 2014/2015 with 300 delivered in 2015/16. The phasing plan for Wellesley is included in the Delivery Strategy submitted with this application.

5.122 Delivery of housing at Wellesley is dependant on when consent for the hybrid application is granted by the LPA. However, the trajectory is predicted to be approximately 175 dwellings in 2013/14, with delivery ranging from 200 to 350 dwellings each year until 2026. This closely matches the LPA's projections with some variation in completions, taking into account the reduction in housing numbers overall from 4,250 to a maximum of 3,850 dwellings.

5.123 In order to create a sustainable community it is important that the social and physical infrastructure is delivered in line with the residential areas as this will not only provide

the new and emerging communities with adequate amenity space but will also increase the marketability of the area which has a direct impact on the regeneration of Aldershot Town Centre. Given the approximate 15 year delivery period, the LPA will be seeking surety that:

- The delivery of key elements such as the affordable housing, amenity space and the listed buildings are in line with the delivery of the private residential units, rather than left to the end of the development programme
- The delivery of the overall development by a number of house builders will result in a coherent and comprehensive development.
- A level of flexibility has been incorporated into the process to allow detailed proposals to adapt to change, e.g. policy, technology, demographics, needs and demands.

5.124 In order to provide surety and manage the delivery of Wellesley the site has been subdivided into the Core Development Area, SANGS and Off-Site Infrastructure. Each Development Zone may comprise of more than one reserved matter area. The approach set out in the Delivery Strategy demonstrates how this will be managed through the design codes, affordable housing strategies and each RMA.

5.125 The applicant will deliver the on and off-site strategic infrastructure (unless otherwise agreed with HCC) for Wellesley, enabling the parcelling up of development plots for sale/self-development. The delivery of residential Development Zones will be brought to the market in parcels of around 90 to 130 dwellings. Once the site is established it is likely that this figure will increase with multiple developers being operational at any one time. Once a developer is selected to deliver a parcel of development, they will enter into a conditional contract to purchase the development parcel and will commence detailed planning negotiations with RBC. Grainger will manage every meeting between developers and stakeholders to ensure that the planning process remains on programme and to maintain the quality of the scheme. Further details on the delivery of Wellesley can be found in the submitted Delivery Strategy.

5.126 Delivery of the site will be through on-site provision and off-site contributions to elements such as secondary school provision. When calculating planning obligations for development proposals, the Community Infrastructure Levy (CIL) Regulations 2010 (as amended) apply. The CIL Regulations 2010 provide that it is unlawful for a planning obligation to be taken into account when determining a planning application for a development, or any part of a development, that is capable of being charged CIL, whether there is a local CIL in operation or not, if the obligation does not meet all of the following tests:

- necessary to make the development acceptable in planning terms
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development

RBC has recently undertaken consultation on the Preliminary draft Community Infrastructure Levy (CIL) Charging Schedule. The consultation documentation makes clear that it is anticipated that AUE would have received planning consent prior to the imposition of CIL. The Preliminary draft Charging Schedule outlines a Borough-wide charge for residential development of £180 sq metre and hence on implementation would apply to the entirety of the AUE site if planning consent has not been secured before its implementation. The programme for the implementation of CIL shows that it may be enforced later in 2013. The applicant wishes to secure the necessary infrastructure plus fair and reasonable financial contributions via a Section 106 Agreement (as per the tests of CIL Regulation 122 and NPPF paragraphs 203/204), and therefore does not wish the development proposal to be CIL liable. Separate representations have been made to RBC in regard to this.

5.127 The PPA sets out an agreed programme with RBC for the determination period and committee timeframe for Wellesley. The applicant continues to support this timeframe and, subject to the approval of the application content, this programme will ensure the above concerns are avoided and subsequent delay.

6.0 Other Material Planning Considerations

- 6.1 Relevant Supplementary Planning Documents (SPDs) and any other material planning considerations are set out in this Section.

Aldershot Urban Extension SPD (March 2009)

- 6.2 The SPD was adopted in March 2009. The SPD provides further details on the requirements for the implementation of the AUE. Where the proposals accord with the requirements of the AUE SPD, these are set out through the Planning Assessment Section of this Statement. This section addresses areas where factors in the detailed analysis of the site or changes in planning or criteria from the Council demonstrate why some aspects of the AUE SPD have not been carried forward in the proposals. As we have stated throughout this Statement, the Development Plans include the SEP, Core Strategy and Saved Local Plan Policies. Whilst the principles outlined in the AUE SPD are a material consideration to determining applications, the weight that should be attributed to these principles is less compared to the weight of the adopted Development Plan policies.
- 6.3 A table demonstrating the substantial compliance with the SPD principles is set out in Appendix 4. This also outlines the few non compliance and a reason for not meeting these.

Car and Cycle Parking Standards SPD (March 2012)

- 6.4 The Car and Cycle Parking Standards SPD was adopted in March 2012 and sets standards for new developments within Aldershot. The SPD sets a number of key principles that should be adhered to and provides information about the LPA's expectations for car and cycle parking in new residential and non-residential development, and support the implementation of the parking standards which are set out at Appendix A of the SPD.
- 6.5 The SPD will be considered at the early stage of delivery for each detailed application. With regard to Maida Zone – Phase 1 parking standards outlined in the SPD are applied. This requires 1 bedroom properties to provide 1 car space per unit, 2 and 3 bedroom units 2 spaces per unit and 4 bedroom plus 3 spaces per unit. 1 cycle space per 1 bedroom unit and 2 spaces per 2-4 bedroom units will also be required.

Buildings of Local Importance SPD (March 2012)

6.6 This SPD was adopted in March 2012 and sets out the buildings considered of local importance by Rushmoor Borough Council. Buildings of local importance are identified on the parameter plans for Wellesley. It is the intention to retain these buildings where possible. If locally listed buildings are proposed to be demolished consultation with the LPA will take place at the time on the RMA application for that phase of the Development Zone.

Housing Density and Design SPD (April 2006)

6.7 The housing density and design SPD was adopted in 2006 and promotes well designed housing at an appropriate density for the location of new development. The SPD is not intended to impose detailed design control.

6.8 The promotion of more intensive redevelopment of previously developed land on appropriate sites to make more efficient and effective use of the land is promoted through the SPD. One of the key objectives of the SPD is to promote sustainable development and sustainable communities to ensure people are able to use the facilities they need without the use of a car. This accessibility is not only about having alternative methods of transport to the car but also achieving good access to shops, leisure facilities, health facilities, employment and educational opportunities by foot, by cycle and by public transport. Developers should also consult the Environment Agency at the earliest opportunity to ensure sustainable drainage systems (SUDS) can be accommodated within the site.

6.9 The principles set out in the Housing Density and Design SPD have been adhered to through this application.

Sustainable Design and Construction SPD (April 2006)

6.10 The Sustainability SPD has been developed to raise awareness of the impact of new development on the environment and to encourage proposals to minimise this impact. The SPD establishes principles rather than being prescriptive as the most sustainable measures will depend on the individual circumstances for each site. Sustainable design and construction policies are also set out in the adopted Core Strategy and are addressed in the Planning Assessment Section of this Statement.

Transport Contributions SPD (April 2008)

6.11 The Transport Contributions SPD sets out RBC's approach to determining transport contributions when considering planning applications for development in Rushmoor. The document was produced to supplement Saved Local Plan Policies IMP1 and TR8. However, these policies have now been replaced by the Core Strategy which was adopted in 2011. Appropriate and relevant transport contributions will be agreed with the LPA and HCC as part of the legal agreement.

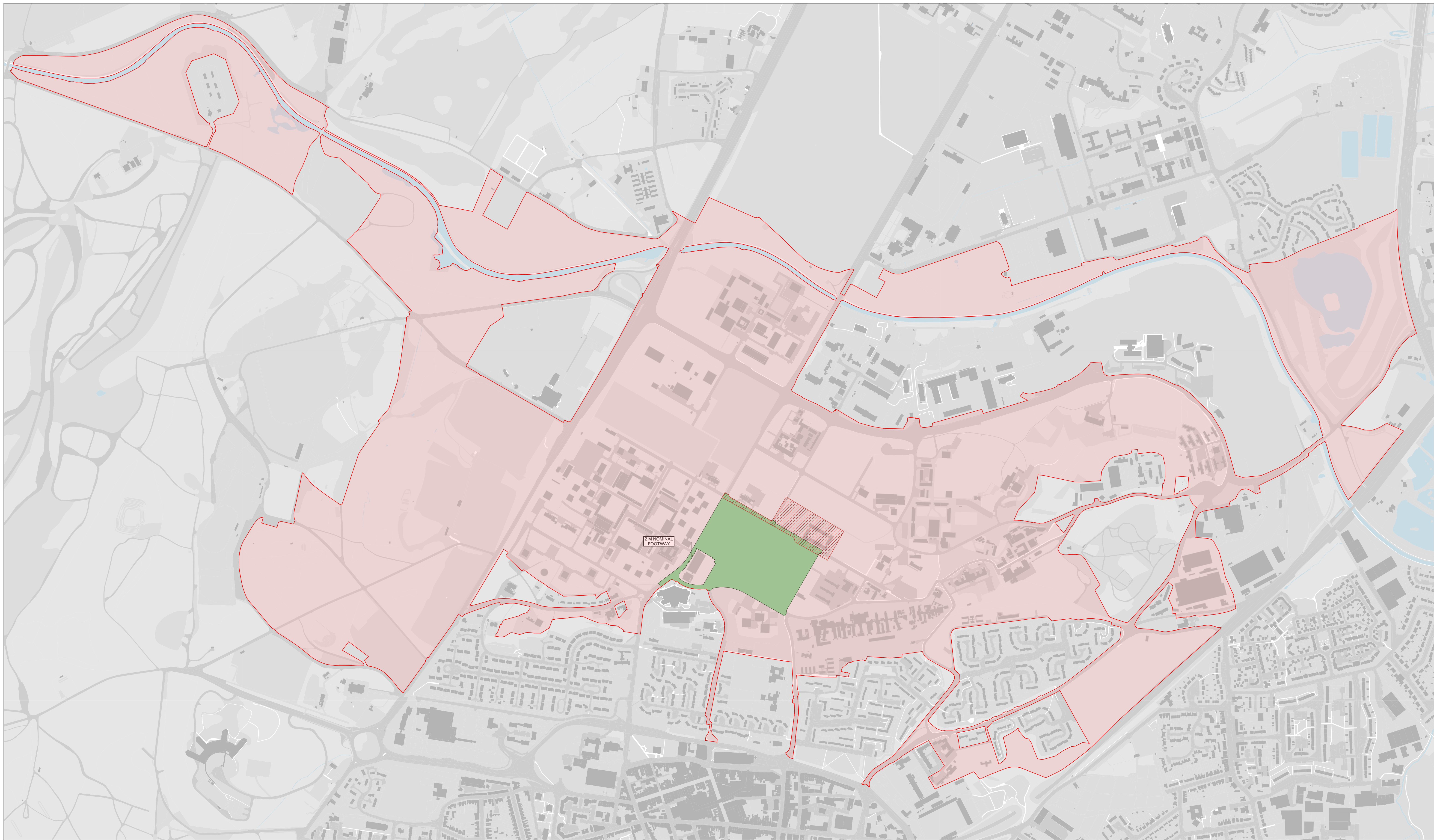
7.0 Summary and Conclusions

- 7.1 A hybrid application for up to 3,850 dwellings in outline and a detailed application of 228 dwellings and associated infrastructure plus Conservation Area Consent for Demolition at the site known as Wellesley has been submitted to Rushmoor Borough Council. This application is the culmination of a significant period of assessment, consultation and review.
- 7.2 The application seeks the delivery of the Aldershot Urban Extension (AUE) designed and planned for in a comprehensive manner preserving and enhancing the significant heritage assets at the home of the British Army. The application is the culmination of a significant period of engagement with Officers, stakeholders and local residents. A series of Exhibitions and workshops have been held during the pre application period and these have influenced the evolution of the parameter plans and illustrative masterplan. The Wellesley proposals are in conformity with the adopted Development Plan and will help deliver the long term regeneration objectives of the RBC. The delivery of Wellesley will also greatly assist in the delivery of the Planning for Growth Agenda with the recognition of the Government of the positive direct and indirect effects that the construction industry and house building have on economic growth.
- 7.3 The benefit of a hybrid application, submitting the outline with the Phase 1 in detail, is primarily to expedite the development programme and ultimately to start constructing the much needed housing sooner. The submission provides detailed information such as for materials, hard and soft landscaping and mitigation measures for Maida Zone - Phase 1, and this should also limit the number of pre-commencement planning conditions imposed on the detailed element of the hybrid application.
- 7.4 This planning statement has demonstrated the proposal's compliance with the adopted planning policy framework at both the national and local level. In respect of the assessment of impact, this has been fully considered and is presented within the accompanying Environment Statement, which in turn is supported by a plethora of technical studies. These demonstrate that with appropriate and programmed mitigation, the development can come forward with no significant adverse impacts on the local environment. With regard to the specific components of the proposal, extensive dialogue and discussions have taken place with the Council including its Officers and Members and this has been clearly detailed throughout this Planning Statement.

7.5 Overall, and in conclusion, the Local Authority has a very strong justification from which to approve planning consent for the hybrid proposal on the allocated AUE site, now known as Wellesley.

APPENDIX ONE

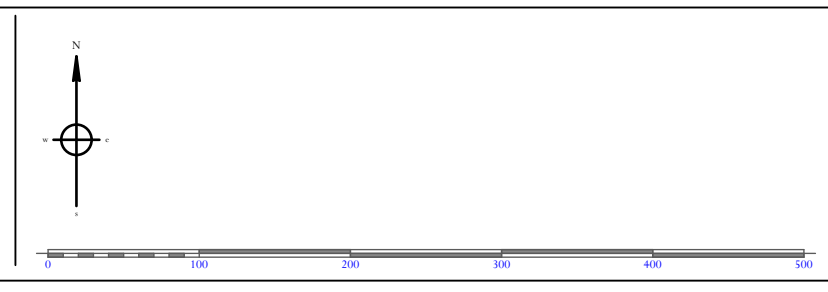
SITE LOCATION (RED LINE) PLAN



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KEY

- WELLESLEY OUTLINE PLANNING APPLICATION BOUNDARY
- MAIDA ZONE PHASE 1 BOUNDARY
- CONSERVATION AREA CONSENT BOUNDARY FOR DEMOLITION WORKS



APPENDIX TWO

APPLICATION CHECKLIST

DEVELOPMENT AT WELLESLEY, ALDERSHOT URBAN EXTENSION

Appendix 2 - Application Checklist

- Completed Application Form
- Site Location Plan (SCALE: 1:2500)
- Other Plans/ information necessary to properly describe the development (SCALE: will vary, typical A0 plan 1:2500, typical A1 plan 1:5000)
- Design and Access Statement
- Site Survey
- Affordable Housing Statement
- Environmental Impact Assessment, in accordance with the Scoping Report including a non-technical summary
- Transport Assessment
- Flood Risk Assessment
- Planning Statement
- Design Code – including the three design documents as agreed with the Council
- Heritage Strategy
- Conservation Management Strategy
- Summary of Community Involvement
- Retail Impact Assessment
- Tree Survey/ Arboricultural Method Statement
- Energy/ Sustainability Statement (Phase 1 and Outline)
- SANG Proposal Plan and Strategy
- Position Statement for SANG Visitor Management Strategy
- Green Infrastructure Strategy
- Site Waste Management Plan
- Site Access Plan
- Travel Plan
- Remediation Design Statement
- Code of Construction Practice
- Shadow HRA
- Demolition Strategy
- Stage 1 Road Safety Audits (feasibility and preliminary design)
- Detailed elevation and floor plans for Phase 1
- Infrastructure Strategy (As set out in SPD) – Phase 1 and Outline
- Landscaping details (hard and soft) for Phase 1
- Street Scene Elevations for Phase 1
- Conservation Area Consent Application

APPENDIX THREE

PLANNING PERFORMANCE AGREEMENT

PLANNING PERFORMANCE AGREEMENT
ADDENDUM

December 2012

Rushmoor Borough Council

Grainger plc

- 1.1 This addendum sets out changes to the Planning Performance Agreement since agreed in October 2012.
- 1.2 Areas of change include:
- Submission Date of Hybrid Application
 - Draft Application Description
 - Application Documents
 - EIA Schedule
 - Project Programme
 - Planning Sub-Group Meetings
- 1.3 Any further changes will be submitted as a further addendum.

Submission Date of Hybrid Application

- 1.4 The application was informally submitted for pre-consultation review by the Council on the 13 August 2012. The Council then reviewed the draft submission within four weeks and provided comments back on the material and any alterations to the documents/additional documents deemed appropriate for the formal submission. Following these alterations a formal application will be submitted to RBC on the 18 December 2012. The Council will use its best endeavours to determine the application expeditiously at the earliest practicable date having regard to due process. Following submission of the hybrid application a special committee date will be arranged no later than six months from the date of validation.

Draft Application Description

- 1.5 The hybrid application will be described as follows:

A. *Outline description*

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

B. *Maida Zone - Phase 1 description*

Full planning application for the development of Phase 1 comprising 228 dwellings, demolition of buildings, internal roads, garages, driveways, pathways, boundary treatment, pedestrian/cycleways, substation, associated parking spaces, Sustainable Drainage Systems, associated

amenity space, hard and soft landscape works and full details of engineering operations associated with infrastructure requirements and service provision for this phase.

C. Demolition in a Conservation Area

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

Application Documents

1.6 The parties to this Agreement agree that the Planning Application shall be accompanied by the following documents (this is a non-exhaustive list that may be amended):

The Statutory National list of planning application requirements

- Completed Application Form
- Site Location Plan (SCALE: 1:2500)
- Other Plans/ information necessary to properly describe the development (SCALE: will vary, typical A0 plan 1:2500, typical A1 plan 1:5000)
- Design and Access Statement
- Site Survey
- Appropriate Application Fee

The statutory local list of planning application requirements

- Affordable Housing Statement
- Environmental Impact Assessment, in accordance with the Scoping Report including a non-technical summary
- Transport Assessment
- Flood Risk Assessment
- Planning Statement
- Design Code – including the three design documents as agreed with the Council
- Heritage Strategy
- Conservation Management Strategy
- Summary of Community Involvement
- Retail Impact Assessment
- Tree Survey/ Arboricultural Method Statement
- Energy/ Sustainability Statement (Phase 1 and Outline)
- SANG Proposal Plan and Strategy
- Position Statement for SANG Visitor Management Strategy
- Green Infrastructure Strategy
- Site Waste Management Plan
- Site Access Plan
- Travel Plan
- Remediation Design Statement
- Code of Construction Practice
- Shadow HRA
- Demolition Strategy

- Stage 1 Road Safety Audits (feasibility and preliminary design)
- Detailed elevation and floor plans for Phase 1
- Infrastructure Strategy (As set out in SPD) – Phase 1 and Outline
- Landscaping details (hard and soft) for Phase 1
- Street Scene Elevations for Phase 1
- Listed Building Consent Application where applicable
- Conservation Area Consent Application where applicable

EIA Schedule

- 1.7 Documents as per the Scoping Report will be submitted as part of the Environmental Impact Assessment.

Screening:

No Screening Request is considered necessary as a full EIA will be submitted.

Scoping:

- 1.8 A formal Scoping Opinion was received from RBC 29th March 2012 providing feedback from statutory consultees and concluding as follows:

“The Council is therefore of the opinion that the information to be provided in the environmental statement as set out in the submitted report would be acceptable”

- 1.9 On this basis the Environmental Statement will be set out as detailed below (and reflecting the comments received by RBC from the statutory consultees as appropriate). A summary table outlining how the Environmental Statement has responded to the formal Scoping Opinion will be provided as an annex to that document.

Environmental Statement:

Prior to submission of the Environmental Statement, a presentation will be given to RBC and any consultants appointed by RBC setting out key issues / likely significant effects identified in the Environmental Statement.

- 1.10 The Environmental Statement will include the following:
- Part 1: **‘Front end’ chapters**, distinguishing between (a) the development scheme as a whole, covering both ‘the core development area’ and the SANGs, and (b) Phase 1.
 - Part 2: **Environmental baseline**, comprising a full set of topic chapters covering the scope of the baseline characterisation exercise, relevant plans and policies, baseline characterisation methods, and baseline conditions and key receptors (including future no-scheme baseline where relevant).
 - Part 3a: **Assessment of the development scheme as a whole, including the SANGs** - comprising a full set of topic chapters, concentrating on (a) the principles of the construction phase, and (b) the parameters and principles as they affect the existence / occupation phase.
 - Part 3b: **Summary and Conclusions in relation to part 3a.**
 - Part 4a: **Assessment of Phase 1** – full set of topic chapters covering description and assessment of sources of potentially significant effects arising from (a) construction and (b) existence / occupation of Phase 1 of the scheme.
 - Part 4b: **Summary and Conclusions in relation to part 4a.**

- Part 5: **Overall Summary and Conclusions.**
- Part 6: **Annexes.**

- 1.12 A Non-Technical Summary will be provided as a stand-alone document aimed at the non specialist reader.
- 1.13 All topic chapters in Parts 3a and 4a will deal with uncertainties and limitations; the assessment of the significance of likely effects; any scope for additional mitigation; and the potential for non-significant effects to contribute to cumulative effects. Each topic chapter will end with a summary and conclusions.
- 1.14 This structure will be facilitated by putting background reference and supporting information into Annexes (which will form part of the Environmental Statement) or Appendices (which will be stand-alone documents which are informative, but are not required in order for the Environmental Statement to be properly understood). For example, the Archaeology Desk Based Assessment will form an Annex to the Environmental Statement, allowing the Environmental Statement archaeology chapters to concentrate on the main issues. The Transport Assessment (which informs parts of the Environmental Statement, but does not form part of it) will be an Appendix to the Environmental Statement, not an Annex. The same will apply to reports dealing with flood risk, sustainability and energy.

Project Programme

1.15 The DRAFT Project Plan outlines the agreed timescales for reaching a decision on the planning application.

Task Name	Q1, 2012			Q2, 2012			Q3,2012			Q4, 2012			Q1, 2013			
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr
Fix Masterplan																
Finalise Parameter Plans																
Environmental Impact Assessment																
▪ Scoping Exercise																
▪ Baseline Chapters																
▪ Completion of EIA																
Public/Stakeholder Consultation																
Members Consultation																
Finalise Planning Submission																
Application Submission																
Draft Heads of Terms of S106																
Committee																
S106 signing*																

Key		Preliminary Work
		Final Documents/ Plans
		Consultation
		Final Submission/ Committee

* The draft Heads of Terms shall be submitted with the application with a Draft S106 ready for committee to be signed promptly thereafter.

Sub-Group Meetings

- 1.16 A number of Planning Sub-Group meetings will be set up to address specific topic areas covered by the Masterplan, such as transport, open space, ecology and education. At these meetings the approach taken for each topic area will be discussed with a set of actions agreed by all parties. For each Steering Group Meeting a list of agreed parameters will be provided to the Steering Group for sign-off.

Retail Impact Assessment

- 1.17 It has been agreed with RBC that a Retail Impact Assessment will form part of the hybrid planning application to assess any likely impact from retail provision across the site on Aldershot Town Centre and North Camp District Centre. RBC has appointed NLP to review this Assessment. Grainger has agreed to provide reasonable funding for this work, as agreed with RBC.

APPENDIX FOUR

AUE SPD COMPLIANCE SCHEDULE

Appendix 4 - AUE SPD Compliance Schedule

December 2012

Principle	Requirement	Supporting text key headlines	In conformity	Variation to Principle	Non-compliance	Details of non-compliance/ variation/General Comment	Justification for non-compliance
Creation of Sustainable Neighbourhood							
Principle SN1	Promote a sustainable neighbourhood comprising a range of land uses to complement the housing, including small-scale retail and leisure, business space, community facilities, primary schools and a household waste recycling centre	Community facilities	✓				
		Two primary schools	✓				
		Small-scale retailing and leisure (bars, cafes and restaurants)	✓				
		Small-scale office	✓				
		Other business space	✓				
Principle SN2	Provide housing at a net density of not less than 30 dwellings per hectare. Average densities across the site are expected to be in the region of 45- 50 dwellings per hectare (dph). Higher density town houses and apartments are to be located in areas particularly well-served by public transport, shops and community facilities, e.g. nearly along all of the Parade Ground and Queens Avenue.		✓				
Principle SN3	Provide approximately 4,500 dwellings across the site at the expected housing densities under Principle SN2.				✓	The application will include the delivery of up to 3,850 dwellings.	
Principle SN4	Provide a variety of different types and sizes of dwelling to appeal to a wide and mixed community.	The mix of dwelling types must reflect the findings of the Council's Housing Needs Survey and Update (2005) and the Rushmoor Draft Strategic Housing Market Assessment.	✓				
Principle SN5	At least 35 per cent of dwellings must be for affordable homes, through private subsidy and where economically justified, a public subsidy, throughout the whole development and within individual development parcels and integrated seamlessly with the rest of the development.	Affordable housing 'pepper-potting' within private housing areas.			✓	Clustering in accordance with Core Strategy Policy CP6	
		At least 60 per cent must be for social rent and 40 per cent intermediate.	✓				
		Mix of dwellings to be adjusted to meet changing needs as indicated in any future Strategic Housing Market Assessment	✓				
		The Council's preference is for affordable housing to be provided and managed by Registered Social Landlords (RSL) - agreement with the Council that gives the Council 100% nomination rights for first lets and sales of all the affordable housing and 75% thereafter. Delivered through private subsidy and, where economically justified, a public subsidy. Lower than 35% provision may be suitable in some instances	✓				
		Design and specification of the affordable housing units will be in accordance with the Housing Corporation's Design and Quality Standards 2007 or whatever is current and to level four or above of the Code for Sustainable Homes	✓				
		Design and specification of the affordable housing units will be to level four or above of the Code for Sustainable Homes		✓		Phase 1 will be a mix of CSH L 3 & 4. In accordance with Core Strategy and National Requirements	
		Figure 5.1c provides an indication of the phasing of development across the AUE.		✓		Wellesley has been divided into Development Zones. Maida Zone Phase 1 is adjacent to Smith Dorrien. Thereafter the Development Zones broadly follow the phasing plan. Please note the SPD Plan is defined as a broad.	
Principle SN6	Create a 'local neighbourhood centre' to provide an accessible focal point for the community and to accommodate a range of retail, leisure, service and business space.	Scale and nature that complements local need and does not compete with shopping and other facilities within the town centre and North Camp village centre.	✓				
		Floorspace within the local centre would be • 3,000 to 6,000 sq. metres gross of retail, services and food and drink space, within Use Classes A1, A2, A3, A4, and A5. These are intended to provide a range of local facilities, including but not restricted to food store, restaurants, cafes, public house/wine bar, take-away, banks, estate agents, newsagent, chemist, florist, hairdresser, post office, optician, dry cleaners and stationery;		✓		The Local centre has been subject to a Retail Impact Assessment which concludes there will be no adverse impact on the town centre or North Camp District Centre. The total retail floorspace is within the SPD range at 3,145 sq m, not including the public house.	
		• Up to 2,000 sq. metres of gross of small-scale office space within use class B1 for occupiers such as financial, legal and professional services;		✓		Provision of approx 3,200 sq m across Wellesley	
		• Doctors and dentists surgeries;			✓	Capacity at the Aldershot Centre for Health	

		• Small-scale gym / fitness centre.		✓		Provided at Maida Gym	
		Council will expect the first retail elements of the local neighbourhood centre to be provided before the completion of the 200th dwelling. The remainder of the local centre should be provided before the occupation of the 1000th dwelling.			✓	Local Centre to commence at the occupation of the 1000th dwelling and the 4th District Headquarters be completed by occupation of 1500th dwelling	
Principle SN7	Provide sufficient educational capacity to provide for the requirements of the future residents.	Two new 3 form entry (630 places) primary schools - net useable area of not less than 2.8 hectares.		✓		1 x 3FE & 1 x 2FE. As agreed with HCC.	
		The western primary school - provided before the occupation of the 200th dwelling.		✓		The Site will be handed over upon planning approval to HCC. HCC to control delivery of school.	
		The second, eastern primary school will need to be provided before occupation of the 2,000th.	✓				
		No new secondary school will be required. Provision will be made at existing, schools, expanded as necessary, for which developer's contributions will be required.	✓				
		Make available sufficient sites, supported by appropriate contributions, for the provision of preschool facilities by the private or voluntary sectors – two sites of 0.4ha or four of 0.25ha. These should be located in close proximity to the school sites, or associated with the community facilities or as part of the reuse of the Cambridge Military Hospital.		✓		Provision in the Local Centre and Mandora subject to commercial requirements. Agreed with HCC	
		The AUE development will be of sufficient size to warrant a Children's Centre - developer would be expected to contribute towards the capital cost of such provision			✓	This is no longer required by HCC	
Principle SN8	Provide attractive, convenient and flexible multi-functional community facilities to cater for all sections of the AUE population.	Maida Gym and the Smith Dorrien on Queen's Avenue provide exceptional potential for creative re-use of listed buildings to provide community centre facilities.	✓				
		Where community centre facilities make use of an existing building, this should be provided before occupation of the 400th dwelling.	✓				
		Where the community facility is newly built, it should be provided before occupation of the 100th dwelling.				Smith Dorrien	
		The developer will be expected to fund a full-time community facilitator post, for at least £30,000 per annum (index linked) for ten years - in place before occupation of the 100th dwelling	✓				
Principle SN9	Provide doctors' and dentists' surgeries to meet the local needs of residents in appropriate, accessible locations.		✓				
Principle SN10	Provide facilities for religious or other assembly.				✓	Within existing neighbouring facilities	
Principle SN11	Provide a cemetery of between two and four hectares within the AUE or in an appropriate nearby location.	A cemetery of between two and four hectares must be provided within the AUE or in an appropriate nearby location.			✓	Not in accordance with Core Strategy	
		A planning application for the cemetery should accompany the main outline planning application for the AUE.			✓		
		The preferred site for the cemetery is west of Farnborough Road			✓		
		The cemetery should be laid out before the occupation of the 1000th dwelling			✓		
Principle SN12	Proposals for the Community Centre should provide for a satellite library, information and learning resource for the new community.		✓				
Principle SN13	Provide a range of small-scale employment units in appropriate locations to strengthen the local economy and contribute to the range of uses with the development.	Employment could include provision of small-scale units within B1, B2 and B8 uses where these are compatible with the general residential environment.	✓				
		The proposed location of the Household Waste Recycling Facility off Ordnance Road is the only location considered acceptable for B2 and B8 uses within the AUE development area.	✓				
		The proposals should make provision for an Enterprise Centre of between 2,000 and 2,500 sqm, to provide space for training, re-skilling and business support services.	✓				
		The Council will encourage the provision of livework accommodation			✓	There is no market demand for live-work units	
Principle SN14	Provide an on-site Household Waste Recycling Centre to meet the household recycling needs of the new community (The developer contribution to Hampshire County Council towards the new HWRC shall consist of the freehold provision of the land and a financial contribution towards the design and construction costs)	A total site area of 0.8 hectares is required. Preferred location for the HWRC has been identified on a site close to Ordnance Road	✓				

		The developer contribution to Hampshire County Council towards the new HWRC shall consist of the freehold provision of the land and a financial contribution towards the design and construction costs		✓		Negotiations for proportional contribution still ongoing with HCC. To be agreed in legal agreement.	
		transfer the freehold to the County Council in a fit for purpose condition on or before the 100th dwelling		✓		Timescales will be dependant on works required to clean the site. Final trigger to be agreed in legal agreement.	
Sustainable Design							
Principle SD1	Sustainable Design and Construction Practice	first phase of development to achieve a level of performance rating equivalent to BREEAM 'Very Good'	✓				
		Code Level 4 for first phase		✓		Phase 1 will be CSH L 3 with a portion at CSH L4	Compliant with Core Strategy Policy CP3
		first phase at least 10% of units achieving a level of performance equivalent to BREEAM 'Excellent', or Code Level 5			✓	Phase 1 will be CSH L 3 with a portion at CSH L4	Whilst we are following the Core Strategy, we have agreed with RBC to provide 10 % code level 4 units
		By 2016 all housing will achieve Code Level 6.		✓		Full Code level 4 from April 2013 onwards	The level of Code will be in accordance with the national requirements for Code. Core Strategy requirements.
Principle SD2	The AUE should adhere to the following energy hierarchy; <ul style="list-style-type: none"> • Use energy efficiently • Use renewable energy • Supply energy efficiently 	Government Guidance - at least 10% of developments energy demand should be generated from renewable energy sources. Range of renewable source: Solar Thermal; Photovoltaic (PV); Combined heat and power (CHP); Biomass; Ground source heat pump (GSHP); and Large scale wind turbines/Micro building integrated wind turbines. The Council will particularly encourage the use of biomass technology		✓		If a % improvement against the current Building Regulations Target Emissions Rate (TER) is achieved by Energy Efficiency measures, the use of renewable energy will not be required to achieve the % improvement for Stage 1. For latter design stages, a 10% of renewable could be achieved in addition to the energy efficiency measures to be integrated in the design.	We will follow the standard "energy hierarchy" as set out in the supporting Sustainability and Energy Statement.
Principle SD3	Requires the installation of water efficiency measures specifically or through potable water consumption targets.		✓				
Principle SD4	The AUE will have to ensure integration of SUDS that follow a best practice hierarchy from control at source and infiltration, to a range of management features	SUDS on site will primarily consist of a series of linked 'flashes' or swales which will have a storage and infiltration function which will mainly convey runoff to shallow storage wetlands in four to five key areas primarily located close to the Basingstoke Canal within the AUE site. It may also be necessary to make provision for several balancing ponds.	✓			SUDS should be selected in accordance with the Environment Agency's SUDS Management Train(95) taking account of the specific characteristics of the site and its surrounds.	A SUDS strategy has been submitted.
		Green roofs and living roofs can be integrated on buildings to reduce runoff and create habitat.	✓			This maybe promoted where feasible and viable but is a detailed design issue	
		In line with meeting requirements under BREEAM Code 4 or 'Very Good', water butts for rainwater collection will be required for all new housing provision.		✓		Options for water and energy efficiency will be included where feasible and viable as set out in the supporting Sustainability and Energy Strategy.	
Principle SD5	The AUE should provide space for sufficient communal recycling and waste collection areas, including facilities which encourage composting in individual homes	The AUE should also encourage sustainable standards for construction and demolition waste. A Servicing and Refuse Plan will be required		✓		As above	
Principle SD6	The use of sustainable, low energy and locally sourced materials will be encouraged throughout the AUE.	Design specifications should aim to achieve 'Green Guide to Specification' A-ratings to ensure low embodied impact.		✓		As above	
		The AUE should also encourage the use of a certain percentage of recycled and reused materials, including re-cycling of demolition material.		✓		As above	
Principle SD7	The AUE will need to ensure that development proposals include landscaping and other ecological features that contribute towards protecting, managing and enhancing local biodiversity.		✓				
Principle SD8	The AUE should encourage transport choice and promote the proportion of journeys made by public transport, by bicycle and by foot in order to reduce car dependency.	The AUE must ensure priority is given to the pedestrian and cyclist with the provision of safe and well maintained routes into and through the site. These routes must have easy access to surrounding green belt and parks.	✓				
		A comprehensive network of footpaths and cycle routes must be planned, so that these form an integrated network which is delivered throughout the phases of the development.	✓				

		Public transport facilities in the form of bus shelters / hubs may also need to be provided.	✓				
Principle SD9	To improve the quality of life where people live, designing out crime and creating a safer community.	The layout of the scheme will need to ensure that noise-generating land use will be separated from vulnerable land use.	✓				
		Open spaces will also act as a noise buffer, protecting areas vulnerable to noise from roads, etc.	✓				
		Units should also follow the principles of Lifetime Homes as set out in the Code for Sustainable Homes with correct sound insulation, day light and natural ventilation standards being reached.		✓			A proportion of units will be Lifetime homes in accordance with Core Strategy Policy CP2
		Provision of Allotments and Live Work units			✓		No Livework units due to marker considerations
Principle SD10	Adequate potable water, foul water, electricity and gas supply must be provided to serve each of the phases of the development.	Portable water, electricity and gas to adoptable standards.	✓				
		All capital works costs associated with delivering water supply to the AUE must be borne by the developer.	✓				
Transport and Access							
Principle STA1	Manage the demand for travel, particularly by private car, and actively encourage the alternative use of sustainable transport options across the urban extension	To help reduce the need to travel, local facilities and services should be located in highly accessible areas. Walking, cycling and public transport journeys in preference to car-based travel where possible. High levels of external accessibility between residential zones and key local trip attractors	✓				
Principle STA2	Provide a well-connected and permeable network of streets and open spaces that enhance the attractiveness of walking, cycling and public transport journeys	Application of principles from 'Manual for Streets'.	✓				
		The creation of a well-connected internal network of streets and open spaces, and good external connectivity to surrounding highway networks will need to be demonstrated throughout the urban extension.	✓				
Principle STA3	Ensure that all public, commercial and education uses within the urban extension are accessible for people with disabilities	Consideration to the type and location of street furniture throughout the urban extension must demonstrate regard to the resulting ease of access along footways for those with visual or mobility impairments.	✓				Listed Buildings will require careful consideration at the detailed design stage
Principle STA4	Actively encourage walking and cycling journeys through the provision of safe, attractive and direct routes to key destinations	The provision of safe, attractive and direct walking and cycling routes throughout the development is required. Integration with Aldershot town centre.	✓				
		Direct and convenient walking and cycling routes along the following streets as a minimum: • Queens Avenue; • Hospital Hill and crossing the A323; • Gun Hill and crossing the A323; • Middle Hill, Court Road and crossing the A323; and • Ordnance Road and crossing the A323. consultation and agreement with Hampshire County Council	✓				
Principle STA5	Ensure the provision of safe pedestrian and cycle routes to both new and existing primary and secondary schools that children from the urban extension will attend.	Routes between the urban extension and Wavell and Connaught secondary schools should be identified and delivered by a developer.		✓			HCC confirmed that children will attend Connaught School
		Pedestrians and cyclists along Gun Hill and Middle Hill to Talavera Infant and Junior Schools will be required.	✓				
		Safe routes to following locations, as a minimum: • Wavell and Connaught Secondary Schools; • Local supermarket; • North Camp Railway Station; • Farnborough town centre; and • Ash Road Industrial Estate.	✓				
		Provision should be in consultation and agreement with Hampshire County Council	✓				
Principle STA6	The provision of new and significantly improved public transport services and infrastructure to support the development of a sustainable community (including: Accessibility; Level of Service; Interchanges; Priority Measures; Core Bus Routes; Funding; Partnership approach to delivery)	Local bus services must be provided through the urban extension connecting to Aldershot town centre, Farnborough Main Railway Station and Farnborough North Camp Station.	✓				
		All parcels of the development should fall within a maximum 400m distance (a five minute walk) of a bus stop.	✓				
		Bus services must operate at a sufficient frequency and provided from the earliest phase of development.	✓				
		The provision of bus shelters and real-time information systems. A developer will be required to fully fund the installation of realtime information at bus stops.	✓				
		Public transport priority measures should also be incorporated both within and beyond the urban extension to aid the speed and reliability of local services.		✓			Subject to assessment of benefits and feasibility

		Two core bus routes have been identified by the SPD, north / south link via Queens Avenue and an east / west link through the AUE.					
		Developers will be required to fund the required level of service on these bus routes for an agreed set period of time, developer also be required to fund the introduction of new high-specification vehicles to operate these bus services	✓				
Principle STA7	Establish a Parking Strategy for the urban extension in accordance with Rushmoor Borough Council's parking standards (as a maximum standard). Including cycle parking/car parking/disabled parking				✓	RBC and HCC have confirmed a 'Parking Strategy' for Wellesley is not required.	Parking provided in line with RBC local cycle and car parking standards
Principle STA8	Any proposed adoption of Ministry of Defence roads will need to be approved by Hampshire County Council, as the Local Highway Authority.		✓				
Principle STA9	A Transport Assessment for the Urban Extension will be required as part of any major planning application.	The Transport Assessment should:	✓				
		• Define the existing highways and multi-modal transport characteristics related to the site and surrounding area;	✓				
		• Present the development proposals;	✓				
		• Provide accurate quantitative and qualitative analyses of the predicted impacts on all modes of transport;	✓				
		• Provide a clear assessment of measures to be introduced in mitigation of these impacts	✓				
		• Include likely desire lines	✓				
		The Transport Assessment must also demonstrate levels of accessibility to trip attractors across the urban extension, and how movements across the development by a range of different modes will be accommodated.	✓				
Principle STA10	An overarching Residential Travel Plan will be required as part of any planning application for development of the urban extension.	The travel plan will clearly identify a series of measures to be implemented both prior to, and following occupation of the urban extension prepared in close consultation with RBC/HCC.	✓				
		RTA include a series of targets related to modal split for residential travel patterns, and appropriate remedial measures.	✓				
		It will be necessary for a developer to fund the appointment of a site-wide travel plan coordinator to facilitate the delivery of the Residential Travel Plan	✓				
Principle STA11	An overarching Workplace Travel Plan will be required as part of any planning application for development of the urban extension. Including: Subsidiary Travel Plans;	In order to reduce travel demand associated with the retail and commercial uses in this local centre, and to encourage sustainable travel behaviour where possible, an overarching Workplace Travel Plan must be prepared by a developer - prepared in close consultation with RBC/HCC.	✓			Subsidiary travel plans to be prepared post-occupation of non-residential premises. Not possible to prepare these in advance of occupations	
Principle STA12	Maximise patronage of bus services as an alternative to private car-based travel for local journeys through marketing to local residents, schools and businesses	Households and businesses within the urban extension should be provided with timetable and route information, and free trial travel tickets. Developers will be required to fund this marketing of local bus services	✓				
Principle STA13	Safe Routes to School: A School Travel Plan will be required for each school proposed on the urban extension as part of any planning application for development of the urban extension	Safe routes within the site to primary schools. And off-site to secondary provision	✓			HCC will prepare School Travel Plans post-application	
Principle STA14	A Construction Travel Plan for the Urban Extension will be required as part of any major planning application	The Construction Travel Plan will need to be prepared in close consultation with key stakeholders, including, Surrey County Council, Surrey Heath Borough Council and be approved by Rushmoor Borough Council and Hampshire County Council prior to the commencement of any building works	✓				
Principle STA15	Secure all necessary improvements to site access points to ensure sound linkages between the urban extension and the surrounding area. Including: A325 / Alison's Road; A325 / Pennefathers Road; A325 / Hope Grants / Fleet Road; Lynchford Road / Queens Avenue; A323 / Hospital Hill; A323 Gun Hill (NAAFI Roundabout); A323 Court Road	Improvements to these junctions will be necessary to ensure that adequate capacity exists to accommodate forecast development traffic flows from the urban extension on the highway network, and that pedestrian and cycle access to and from the site is adequately catered for	✓				
Principle STA16	Provide the required highway improvements to reduce the impacts of additional traffic from the urban extension on the surrounding local and strategic highway networks. Including: Queens Roundabout;	Assessment in light of any major development proposals for the urban extension.	✓				
Principle STA17	Hollybush Lane could be utilised as a primary route for construction traffic for any major development. Including A325 / A327 Pinehurst Roundabout	Construction traffic should not approach the site through Aldershot town centre, via the A325 Farnborough Road, or from Ash Road.			✓		Hollybush Lane now a private road, not public highway. Construction Access Plan included in the Transport Assessment.
Landscape Recreation and Open Space							
Principle OS1	Maintain and enhance the unique character and landscape setting of the Aldershot Urban Extension, particularly the special character and appearance of the Basingstoke Canal.	Development adjacent to the Basingstoke Canal should front onto the canal, should preserve and enhance existing planting and should deliver a generous landscaping strip for informal recreation, with canal-side walking and cycling routes	✓				
Principle OS2	Ensure that the design and layout of development respects existing trees on site and retains trees where possible.	Development proposals should be accompanied by a public realm strategy linked to the landscape strategy, a comprehensive tree planting and management plan, as part of a Landscape Strategy and Management Plan, to mitigate the loss of existing trees and to ensure that the future AUE remains a well-wooded environment and to consider rights of way and bridle ways			✓		Management plan still to be agreed within the S106 negotiations

Principle OS3	Provide a network of high quality and easily accessible green and open spaces to meet the recreational needs of the new community and ensure that areas of acknowledged nature conservation interest close to the AUE are protected.	well-designed circular routes suitable for those such as dog walkers which provide attractive and convenient routes through the network of open spaces.	✓				
		• 'Parade Park' – a major linear open space echoing the structure of parade grounds within the Military Town;	✓				
		• Areas of existing tree cover at Hospital Hill, the wooded ridgeline bounding the southern part of the site, and areas to the east of the site south of Alison's Road;	✓				
		• Playing fields associated with the two proposed primary schools; and	✓				
		• Conveniently located areas of amenity open space should be available for use before the occupation of the first dwellings.		✓			Phase 1 incorporates an area of public amenity, timing of implementation to be agreed with RBC.
Principle OS4	Meet the requirements of the Natural England Delivery Plan by providing sufficient land known as 'Suitable Alternative Natural Green Space (SANGS)' to act as alternative recreation areas to the European designated nature conservation sites.	minimum SANGS provision of roughly 92 hectares	✓				
Principle OS5	Provide a sufficient amount of sport and playing pitches, with a minimum provision of one hectare per 400 dwellings.	preferred location for the playing pitches are the existing MoD playing pitches to the west of Farnborough Road, together with the playing fields associated with the proposed primary schools on site.		✓			Agreed Sports Provision agreed with RBC to provide circa 10ha on the existing MOD playing pitches. A strategy for provision and pavillion submitted with application.
		The development will be expected to pay and make provision for the long term maintenance of playing fields	✓				
Principle OS6	Provide a sufficient amount of equipped children's play space and youth facilities, at a minimum provision of 0.2 hectares per 400 dwellings.	This provision would include small playgrounds, kick-about areas, sports walls, courts and youth shelters. meet secured-by-design objectives and openly visible from their surrounding properties.		✓			Alternative play strategy agreed in principle with RBC and set out in the GI strategy
		• Local Area for Play (LAP) with minimum activity zone of 100 sqm and minimum area including buffer zone of 400 sqm;		✓			Alternative play strategy agreed in principle with RBC and set out in the GI strategy
		• Local Equipped Area for Play (LEAP), with minimum activity zone of 100 sqm and minimum area including buffer zone of 3,600 sqm; and		✓			Alternative play strategy agreed in principle with RBC and set out in the GI strategy
		• Neighbourhood Equipped Area for Play (NEAP), with minimum activity zone of 1,000 sqm and minimum area including buffer zone of 8,400 sqm.		✓			Alternative play strategy agreed in principle with RBC and set out in the GI strategy
		Locations close to the local neighbourhood centre and the Community Centre are particularly appropriate. Any design proposals for equipped play facilities will need to refer to the 2007 Play Strategy for Rushmoor.		✓			Alternative play strategy agreed in principle with RBC and set out in the GI strategy
Principle OS7	Provide a sufficient amount of informal open areas (amenity green space) at a minimum provision of 1.2 hectares per 400 dwellings.		✓				
Principle OS8	Provide a total of 10 hectares of woodland (natural or semi-green space) within the development area.	Any costs associated with its future maintenance are to be borne by the developer, as agreed with the Council.	✓				
Principle OS9	Provide a sufficient amount of new allotments at a minimum provision of 0.1 hectares per 400 dwellings.	The preferred location of the allotments are two sites close to the Basingstoke Canal,	✓				
Principle OS10	Produce a comprehensive long-term landscape management plan in order to ensure proper management and delivery of different types of green and open spaces on site.	This plan will outline a set of mechanisms in order to ensure proper management and maintenance of open spaces for the future as well as identify the relevant bodies expected to be responsible.		✓			Management and maintenance plan still to be agreed within the s106 negotiations
Conservation and Built Heritage							
Principle CBH1	Preserve and enhance the cultural value of the site through the recognition of major historic places and the opportunities they offer in terms of regeneration.	Whilst the majority of the AUE site has been designated a Conservation Area, its expected that the remainder of the area will make a positive contribution to the character and appearance of the designated Military Town Conservation Area and the setting of listed buildings and other buildings of historical or architectural merit	✓				
Principle CBH2	Monuments and Listed Buildings: Ensure the retention of military monuments, memorials and features of historic and cultural interest and value to Aldershot's rich military past.	The presumption will be against demolition unless it can be agreed that there are overriding reasons for their demolition or removal. Consent will not be given for the relocation of any of the monuments or memorials unless it can be shown that the loss of the feature will not have a detrimental impact on the character of the Conservation Area.	✓				

		Conversion of all listed buildings will be required to show that they have gone through a sequential test. This involves the full testing of opportunities for viable re-use which retain the character and the historic fabric of the buildings, and a full understanding of the positive or negative impact of interventions necessary to attract viable and economically sustainable uses. This must be carried out taking into account of the adopted Aldershot Military Town Conservation Area Character Appraisal and the Conservation Management Plan for the whole site.	✓				
		Conservation plans will be required for each historic building		✓			A Heritage and Conservation Management Plan has been prepared for the the whole site and the Heritage Assets
Principle CBH3	Ensure the long term beneficial use of the listed Cambridge Military Hospital and protect and enhance the setting of the buildings.	CMH should be highly visible from major roads and the town centre combined with well lit airy spaces, and provides great opportunities for conversion and re-use - preferred use is residential with ancillary uses such as health and fitness facilities, private or specialist hospital, a nursery, office or for educational use.	✓				
		Required archaeological desk top study to be undertaken for any development proposals within the conservation area.	✓				
		Where any demolition is proposed, a full record to National Monuments Record (NMR) level 3, (measured survey and photographic record with explanatory text) will be required	✓				
		Lighting schemes may be considered which helps to enhance the appreciation of the Hospital and its surroundings.	✓				
		Proposals must respond positively to particularly important features of the buildings such as the dominance of the bell tower, architectural symmetry, refined articulation of stone and brickwork detailing and the consistency of the cornices and eaves line.	✓				
Principle CBH4	Ensure the long term beneficial use of the listed Maida Gym and Smith Dorrien buildings and protect and enhance the setting of the buildings.	Preferred use is community facilities. protect and enhance the setting of the buildings by: • Removing unsympathetic alterations and introduce more sympathetic development;	✓				
		• Improving access and accessibility externally and internally;	✓				
		• Maintaining views of the main south-facing frontage from Steele's Road;	✓				
		• Enhancing trees car parking and landscaped areas at the Steele's Road frontage;	✓				
		• Improve the eastern (rear) elevation of the Smith Dorrien building; and	✓				
		• Retaining open space, trees and landscaped areas between the building and Queen's Avenue.	✓				
Principle CBH5	Ensure the long term use of listed HQ 4th Division buildings and protect and enhance the setting of the buildings.	Preferred use of the existing listed HQ 4th Division buildings are the use for which they were built: as military headquarters. Other acceptable uses include hotel or offices.		✓			A number of options have been preliminarily tested in the Key Area Study for the Local Centre. These include a range of uses. The final mix of uses will be submitted at the detailed planning stage following more detailed assessment of the buildings and market assessment.
		Preserve and enhance the setting of the buildings by: • Removing unsympathetic modern buildings creating the opportunity to introduce more sympathetic development;	✓				
		• Retain and convert buildings which are positive contributors to the Conservation Area;	✓				
		• Maintaining views of the main south-facing frontage;	✓				
		• Enhancing trees and landscaped areas at the Steele's Road frontage; and	✓				
		• Retaining open space, trees and landscaped areas between the building and Queen's Avenue.	✓				
Principle CBH6	Preserve and reuse the existing roads and streets of the military grid system as much as possible.		✓				
Principle CBH7	Create a heritage trail which is representative of Aldershot's rich military history.	The heritage trail should be coherent for both visitors and residents to enjoy. It should be well-signed and easily accessible, particularly for children pedestrians	✓				
Urban Design Principles							

Principle UD1	Ensure that there is an urban hierarchy across the site, to make for an interesting composition of different character areas, uses and spaces.	The general layout of the AUE should reflect the historical 'street' pattern of the Military Town.	✓				
		Most of the AUE will fall into the category of 'general neighbourhood', of medium density housing, between 40 and 55 dwellings per hectare.	✓				
		Housing densities are expected to be higher closer to the main transport spine of Queen's Avenue, which is also the area where a range of other uses, including retail, employment and community facilities will predominate.	✓				
		Lower density and lower intensity of activity towards the east of the development site			✓		Lower Density pockets will be introduced along the Lines, along Knollys Road and God's Acre. The development will aim to establish a coherent mix throughout the site and rather than having one designated density for part of the site.
Principle UD2	Retain and enhance key gateways, landmarks, views and vistas in order to strengthen sense of place and 'legibility'.	These include the gateway locations at each end of Queen's Avenue (Basingstoke Canal to the north and Hospital Hill to the south), and the major access point at the junction of Farnborough Road and Alison's Road.	✓				
		The existing garrison churches, the Smith Dorrien and Maida Gym, 4th Division Headquarters and Cambridge Military Hospital are important existing landmarks	✓				
		Eastern primary school become a key landmark building at the eastern end of the Parade Park. Similarly the local neighbourhood centre and western primary school could provide focal points along Queen's Avenue			✓		The eastern primary school is not positioned along the Stanhope Lines in the illustrative master plan. Agreed location with HCC
Principle UD3	Major roads within the AUE should generally have strong built frontages, although these will often be set back behind existing tree lines. Built frontages should be largely continuous, providing primary elevations to improve street legibility and allow through natural surveillance of the street.	Active frontages comprising elevations with front doors and main windows are encouraged along major roads as well as green spaces to improve street legibility and encourage natural and passive surveillance.	✓				
		Frontages along major roads should seek to reinforce original established building lines and layouts wherever possible.	✓				
		Where existing trees contribute to the character and landscape of the AUE these should be retained and building lines should be set back from the street edge.	✓				
Principle UD4	Ensure high quality, innovative building design which reflects the setting and local building vernacular in Aldershot.	Architectural designs should not seek to adhere to Aldershot's prevailing building forms.	✓				
		Consider the local vernacular to gain inspirations for new architectural interpretations	✓				
Principle UD5	Create an aesthetically pleasing public realm in both green spaces and harder urban spaces through landscaping and streetscape treatments.	High quality, sustainable and robust materials which are preferably locally sourced. Incorporate artworks into public places, particularly where they are relevant to Aldershot's military past.	✓				
Principle UD6	Ensure appropriate scale, building height and layout throughout the development.	scale of buildings should reflect the width of the street or open space onto which they front	✓				
Principle UD7	Built development along Queen's Avenue should reinforce this key axis and movement corridor within the AUE development, and reflect the historic importance of the Avenue within the structure of the Military Town.	Development along Queen's Avenue should: • Retain the existing trees lining the Avenue wherever possible;	✓				
		• Require buildings to adhere to a consistent building line within development parcels;	✓				
		• In order to provide a sense of enclosure along the long vista of Queen's Avenue, built frontages should provide a minimum of three storeys along the Avenue, with higher built elements at key locations such as within and close to the neighbourhood 'local centre' and on corner plots where Queen's Avenue crosses the Parade Park;			✓		Frontage along Queens Avenue will play a key role; There will be a coherent mix of building heights ranging from 2 - 5 storeys and taller buildings will be introduced at key locations where feasible.
		• Ensure that the built form of the western primary school has a presence on Queen's Avenue as a counterpoint to the retained listed buildings of HeadQuarters 4th Division, which are set back from the Avenue	✓				
		• Provide largely continuous built frontages to the rear of these retained trees. In some places, this built frontage will also be set back behind a local access road, to the rear of the retained trees, as shown in Figure 10.1c; and	✓				
		• Incorporate a range of activities on the ground floors, particularly close to the local neighbourhood centre, including retail and business space, including live-work units, combined with residential uses on the upper floors	✓				
Principle UD8	The historic landscape, recreational and ecological value of Basingstoke Canal must be protected and where possible enhanced. Developers will be expected to contribute to any additional maintenance and management costs arising from the development.	Development proposals in the vicinity of the canal should: • Ensure that development 'faces' the canal, with houses fronting onto a canal-side landscape corridor, rather than having rear gardens fronting the canal;	✓				

		<ul style="list-style-type: none"> Maximise potential for views of the canal and natural surveillance, with development of generally 3 or 4 storeys being appropriate adjacent to the canal-side landscaping; 	✓				
		<ul style="list-style-type: none"> Provide an element of canal-side leisure facilities, such as public house, restaurant, particularly close to Queen's Avenue; 			✓		Leisure facilities to be provided within the Wellesley development including public house in the Local Centre along Queens Avenue
		<ul style="list-style-type: none"> Provide a canal-side pedestrian / cycle towpath on the southern bank of the canal between Queen's Avenue and Farnborough Road, with existing trees and shrubs retained where appropriate; 	✓				
		<ul style="list-style-type: none"> Provide boat mooring facilities, small-scale boat launching facilities, angling stations; picnic areas and canal-side car parking on the southern side of the canal; and 			✓		Pedestrian routes to be improved along the canal side. An aspiration for a future canal loop for a small section of canal within Wellesley will be assessed in more detail for the later adjoining phase. The ability to deliver this will depend on detailed technical assessments, consultation with key stakeholders and land assembly. This does not form part of this hybrid application.
		<ul style="list-style-type: none"> Provide towpath improvements to the northern side of the canal, including selective towpath widening, surface improvements and widened angling stations where appropriate. 	✓				
		'Parade Park' is proposed as a major public open space proposed within the heart of the AUE, covering approximately 7 hectares.			✓		Parade Park forms a major and key space within the Landscape framework for Wellesley covering approximately 6ha
		The design of the park should provide a coherent open space for communities living to the north and south.	✓				
		Built development fronting Parade Park should: <ul style="list-style-type: none"> Provide largely continuous built frontages facing onto the park, with a local access road between buildings and the park in most locations; 	✓				
		<ul style="list-style-type: none"> Adhere to a consistent building line within development parcels and a generally consistent building line along both northern and southern boundaries of the park along its length; 	✓				
		<ul style="list-style-type: none"> Provide generally four storey development within the local neighbourhood centre, framing the southern boundary of the Parade Park, opposite the primary school to the north 			✓		Local Centre location is set out in the Key Area Study. Heights and uses will be sensitively designed to compliment and enhance the setting of the 4th Divisional Headquarters.
		<ul style="list-style-type: none"> Provide four storeys as the predominant building height fronting the park, with five or more storeys in key locations; in order to create a strong built frontage adjacent to the open space, and 			✓		A variety of building heights are incorporated into the design strategy to add variety with key frontage framing the park.
		<ul style="list-style-type: none"> Allow for the provision of on-street parking at key locations adjacent to the park. 	✓				
Design Code							
n/a	Ensuring a high standard of design will be vital to realise the vision for the AUE.		✓				

n/a	The design codes for the AUE should, as a minimum, cover the following topics: <ul style="list-style-type: none"> • Street Types – specifications / geometry, location of services, tree planting, street furniture; cycle / pedestrian surfaces; on-street parking; • Block Principles – continuous / broken frontages, building lines, approach to parking and access; active frontages / surveillance; • Boundary Treatments – verges, planting, fencing, railings; Building Types – terraced, semi-detached, houses, apartments; • Building Heights – maximum and minimum heights; • Building Materials and Details – vertical & horizontal rhythm, parapet heights, roof treatments, use of render / cladding; and • Environmental Standards – BREEAM and Code for Sustainable Homes. 		✓				
Planning Application Requirements							
Principle PA1	The Council will expect any planning application for the Aldershot Urban Extension to be comprehensive in terms of geographical coverage of the site identified in this SPD, and full consideration of the relevant issues.		✓				
Principle PA2	The Council will require a comprehensive scheme for the whole site including an outline application, which must be accompanied by detailed applications for listed buildings, including the Cambridge Military Hospital. Conservation area consent will be required for the demolition of buildings within the conservation area. Proposals to demolish buildings that make a positive contribution to the Conservation Area will need to satisfy the sequential tests set out in PPG15.			✓		A hybrid planning application will be submitted for the wider site which includes the detailed phase 1 element at Maida Development Zone. This also include Conservation Area Consent for Demolition for the Duchess of Kent building. Further Conservation Area Consents and Listed Building Consents will be submitted relevant to the Development Zone and its heritage assets.	
Principle PA3	The Council will strongly encourage pre-application discussion and early consultation with key stakeholders.		✓				
Long Term Management							
Principle PA4	To facilitate effective local engagement and participation in the planning, design and long-term stewardship of their own community.		✓				

APPENDIX FIVE

CORE STRATEGY COMPLIANCE SCHEDULE

Appendix 5 - Core Strategy Compliance Schedule

Policy	Criteria	In conformity	Variation to Principle	Non-compliance	Details of non-compliance/ variation	Justification for non-compliance
Spatial Strategy						
Aldershot Urban Extension	Retail (sq m gross): Small scale retail units up to a maximum total floorspace of 6,000 sqm as part of a new neighbourhood centre	✓				
	Other Uses: Two primary schools / Health/community facilities/household waste recycling centre / Green Infrastructure.	✓				
	Major Place Shaping Issues: Links to Aldershot town centre and other destinations including secondary schools, North Camp Railway Station and North Camp District Centre.	✓				
Spatial Distribution						
SS1	New development will be directed to the urban areas.	✓				
	The Council will ensure that subject to the availability of deliverable avoidance and mitigation measures in respect of the Thames Basin Heaths Special Protection Area, provision is made for the delivery of at least 6,350 net new dwellings in the Borough over the period 2010 to 2027. This will be provided as follows: About 4,250 new homes at the Aldershot Urban Extension At least 2,100 new dwellings from the remainder of the urban area	✓				
	Rushmoor's hierarchy of town centres, district centre and local shopping centres will be maintained and enhanced by encouraging a range of facilities and uses, consistent with the scale and function of the centre. Town centre uses will be located within Aldershot and Farnborough town centres to support their regeneration in line with Policies SP3 and SP4. Retail development will be focused in Aldershot and Farnborough town centres, within the primary shopping areas. If such sites are not suitable, available and viable, locations for major retail development will be assessed sequentially in accordance with national policy. New retail development must protect or enhance the vitality and viability of Aldershot and Farnborough town centres. North Camp will be protected and enhanced as a district centre supporting local needs and specialist provision in line with Policy SP5. The retail and local service function of local shopping centres, as defined on the Proposals Map, will be protected to provide for local day to day needs.		✓		The Local centre has been subject to a Retail Impact Assessment which concludes there will be no adverse impact on the town centre or North Camp District Centre. The total retail floorspace is within the SPD range at 3,145 sq m, not including the public house.	
Aldershot Urban Extension						
Paragraph 7.14	Appropriate mix and tenure of housing development, including the provision of affordable housing;	✓				
	Small scale employment and retail facilities;	✓				
	Appropriate community and educational facilities;	✓				
	Open space and appropriate mitigation for the Thames Basin Heaths Special Protection Area;	✓				
	Guidance on urban design issues;	✓				
	Adaptation and mitigation to climate change;	✓				
	Transport infrastructure and accessibility.	✓				
SP1	Land to the north of Aldershot Town Centre is identified for a sustainable, well designed residential led, mixed use development.	✓				
	The Council will work with partners to grant planning permission for development which meets the following criteria: a. Phased delivery of about 4,250 homes between 2014 and 2027;		✓		The AUE will deliver up to 3,850 new homes as explained in the Planning Statement	
	b. A target of 35% of homes to be sought as affordable housing;	✓				

c. Phased delivery of social, physical and community infrastructure to include two new primary schools, pre-school facilities, community centre, health facilities, open space and recreational facilities, allotments and waste facilities;	✓				
d. Measures to avoid and mitigate any impact of development upon the Thames Basin Heaths Special Protection Area including the provision of Suitable Alternative Natural Greenspace, and Strategic Access Management and Monitoring measures;	✓				
e. Small scale local employment opportunities reflecting the guidance in the AUE Supplementary Planning Document;	✓				
f. The provision of a local neighbourhood centre to include community uses and small scale local retail, service and food and drink facilities within a mix of small units within Use Classes A1, A2, A3, A4 and A5;	✓			The Local centre has been subject to a Retail Impact Assessment which concludes there will be no adverse impact on the town centre or North Camp District Centre. The total retail floorspace is within the SPD range at 3,145 sq m, not including the public house.	
g. Transport infrastructure improvements to include those set out in the relevant section of the Rushmoor Infrastructure Plan and any other requirements identified through a detailed Transport Assessment to accompany any planning application;	✓				
h. High quality urban design reflecting the content of adopted local design guidance;	✓				
i. Includes measures to support the regeneration of Aldershot Town Centre including the provision of good pedestrian, cycle and public transport links between the new development and the town centre;	✓				
j. Includes measures to provide good pedestrian and cycle links to other destinations including North Camp (District Centre and Railway Station) and relevant secondary schools;	✓				
k. Has regard to the character of the Aldershot Military Town and Basingstoke Canal Conservation Areas and provides for the retention and improvement of heritage assets including listed buildings and monuments, with priority to be given to the appropriate reuse of the Cambridge Military Hospital;	✓				
l. Measures to demonstrate adaptation and mitigation to climate change including: Efficient design and layout The provision of on-site renewable energy, Water efficiency measures, Integration of Sustainable Drainage Systems Design, and initiatives which encourage the use of non car modes for travel, including the use of Travel Plans Sustainable construction techniques and energy efficiency measures;	✓				
m. Has regard to the principles of the adopted Aldershot Urban Extension Supplementary Planning Document.	✓				

Core Policies

CP1	Development will be permitted subject to:				
	a. Making efficient use of resources including land, buildings, water, and infrastructure, and giving priority to previously developed land;	✓			
	b. Promoting design and layouts which take account of the need to adapt to and mitigate against the effects of climate change, including the use of renewable energy;	✓			
	c. Maximising development opportunities in accessible locations;	✓			
	d. Supporting initiatives, including travel plans and improvements to public transport, to encourage non-car based travel, as well as measures that reduce the need to travel;	✓			
	e. Not causing significant harm to biodiversity, and including measures for biodiversity conservation and enhancement;	✓			
	f. No substantial harm to, or loss of significance of, heritage assets or their setting, particularly those of national significance;	✓			
	g. Including measures to address flooding and the risks from flooding, particularly close to the River Blackwater and Cove Brook;	✓			

	h. Protecting, and where opportunities arise, enhancing the quality of natural resources including water, air and soil, particularly water quality at the River Blackwater and Cove Brook, and air quality on European designated sites;	✓				
	i. Including proposals for waste minimisation including use of sustainable construction methods and space for recycling;	✓				
	j. Minimising the emission of pollutants into the wider environment.	✓				
CP2	Development proposals will be permitted provided that they:					
	a. Include high quality design that respects the character and appearance of the local area;	✓				
	b. Protect and enhance the Borough's heritage assets, including its military and aviation history, with particular protection to be given to nationally designated sites;	✓				
	c. Provide safe and secure communities through, for example, compliance with Secured by Design;	✓				
	d. Do not result in any demonstrable harm to amenity;	✓				
	e. Provide accessible and attractive pedestrian and cycle routes to ensure permeability across the site and with surrounding areas;	✓				
	f. Are designed in an inclusive way to be accessible to all, and for residential development to meet the Government's targets for Lifetime Homes;		✓			The development will meet elements of Lifetime Homes requirements as agreed with the Council.
	g. Maximise the opportunities for a mix of uses;	✓				
	h. Respect the amenity and biodiversity value of urban greenspace;	✓				
	i. Provide high quality usable open spaces and public realm;	✓				
	j. Use design, layout, building orientation, massing and landscaping to reduce energy and water use and minimise the Urban Heat Island Effect;	✓				
	k. Provide opportunities for greening the environment;	✓				
l. Meet the CABE Building for Life Assessment for residential developments;	g					
m. Have regard to the Rushmoor Landscape Assessment and are consistent with more detailed design guidance that may be developed as part of the Rushmoor Plan.	✓					
CP3	Renewable and Low Carbon Energy: The assessment of proposals for the development of decentralised, renewable and low carbon energy sources, will give consideration to their contribution towards meeting national and local renewable energy targets and carbon dioxide savings. Planning applications that include new buildings will demonstrate how they help to deliver the Energy Opportunities Plan including, where appropriate, district heating with Combined Heat and Power networks.	✓			A strategy for renewable energy is being agreed with the Council with the most appropriate strategy being brought forward to meet Code and BREEM requirements	
	Sustainable Construction: All development proposals will demonstrate how they will incorporate sustainable construction standards and techniques. Unless it can be demonstrated that it would not be technically feasible or financially viable, applications will demonstrate that they will be completed in accordance with: For new dwellings, full Code for Sustainable Homes standards or the equivalent of: At least Code Level 3 from the adoption of the Plan; and At least Code Level 4 once further updates to Part L of Building Regulations have come into effect (currently scheduled for 2013).	✓			A strategy for renewable energy is being agreed with the Council with the most appropriate strategy being brought forward to meet Code and BREEM requirements	
	For other major developments, BREEM 'Very Good' standard (or any future national equivalent).	✓				
CP4	All new buildings, and the development of car parking and hard standing, will incorporate Sustainable Drainage Systems (SUDS) with the aim of returning runoff rates and volumes back to the original greenfield discharge to prevent flooding and to ensure the quality of local water.	✓				

	Development in areas most at risk of surface water flooding will include mitigation measures to limit the amount of property damage caused.	✓				
	Details of proposed SUDS and how they will be maintained will be submitted as part of any planning application and will need to be agreed to the satisfaction of Rushmoor Borough Council or any other relevant approving Authority.	✓				
Paragraph 8.65	Guidelines for the mix of future market housing development required in Rushmoor to deliver a sustainable and mixed community - 1 bed 10%, 2 bed 50%, 3 bed 20%, 4 bed + 20%			✓		Refined market housing mix as demonstrated by CBRE Markets appraisal
Paragraph 8.66	Applications for residential development should be supported by a statement setting out how the development contributes towards meeting the SHMA guidelines and creating sustainable and mixed communities.					
Paragraph 8.69	compliance with Lifetime Homes criteria is encouraged (see Policy CP2)	✓				
CP5	To deliver a balanced mix of housing to create mixed and sustainable communities, meet projected future household needs in Rushmoor and to provide for a range of households, such as families with children, single people, older people and people with specialist housing needs:	✓				
	Residential developments will only be permitted, which provide a mix of dwelling sizes, which are appropriate to the site and contribute to meeting local needs. A statement setting out how the development contributes towards meeting the SHMA guidelines and creating sustainable and mixed communities should be submitted as part of the planning application; and			✓		Private residential mix differs from that identified in the core strategy and SHMA as set out in the Planning Statement.
	Support will be given to developments that recognise the growing proportion of elderly persons by providing specialist accommodation, such as extra care.	✓				
Paragraph 8.77	Any application not complying with this policy on grounds of viability should be supported by evidence of viability, which has been independently audited by external experts. Site viability refers to the economic viability of developing the site.	✓				
Paragraph 8.79	A key strategic objective is to deliver the tenure and home size mix to meet local needs and create mixed and sustainable communities. The SHMA identifies a target tenure mix of 60% social rented and 40% intermediate affordable housing to meet local needs.	✓				
	affordable housing size targets are: social rented 1 bed 25%, 2 bed 35%, 3 bed 35% and 4 bed + 15% intermediate 1 bed 40%, 2 bed 40%, 3 bed 20% and 4 bed + 0%			✓		See Affordable Housing Strategy
Paragraph 8.80	Applications should be supported by a statement explaining how the mix of tenures and home sizes proposed on the site contributes towards meeting local housing needs in Rushmoor	✓				
Paragraph 8.81	To ensure that we create mixed and sustainable communities, affordable housing should be integrated with market housing, in small clusters, in mixed tenure schemes. Affordable housing will be maintained in perpetuity by means of a legal agreement, subject to the right to acquire and other legal rights occupiers have to purchase their property.	✓				
CP6	a. A minimum of 35% of dwellings on sites of 15 or more net dwellings as affordable homes, subject to site viability;	✓				
	b. A site appropriate mix of sizes and tenures of affordable homes designed to meet local needs and create mixed and sustainable communities;	✓				
	c. The integration of affordable housing with market housing, unless the development is 100% affordable housing;	✓				
	d. On site provision of affordable housing unless there are exceptional circumstances, in which case a commuted sum will be required.	✓				

CP9	The Council will support applications that: a. Providing improvements to primary and secondary schools and further and higher education facilities;	✓				
CP10	Development will be permitted provided that the following criteria are met: a. Development includes the provision of, or meets the reasonable costs of providing, necessary community facilities, open space, transport infrastructure and other infrastructure requirements to address the needs arising from the proposal;	✓				
	b. New facilities and infrastructure are located and designed so that they are accessible and compatible with the character and needs of the local community;	✓				
	c. It can be demonstrated that opportunities for the dual use of community and recreational facilities have been explored;	✓				
	d. The phasing and delivery of infrastructure has been agreed by the Council in partnership with relevant partners;	✓				Phasing and delivery to be agreed during determination period.
	e. The proposals are consistent with the Rushmoor Infrastructure Plan;	✓				
	f. There is no loss or reduction in capacity of existing infrastructure, including community facilities. These will be protected unless: (i) It can be proven that there is no longer term need for the facility, either for its original purpose or for another facility that meets the need of the community; or (ii) It is to be re-provided elsewhere to the satisfaction of the Council.	✓				
	The financial viability of developments will be considered when determining the extent and priority of developer contributions.	✓				
CP11	A diverse network of accessible, multi functional green infrastructure across the Borough will be protected and enhanced for its biodiversity, economic, recreational, accessibility, health and landscape value by permitting development provided that it: a. Does not result in a loss, fragmentation, or significant impact on the function of, the green infrastructure network;	✓				
	b. Provides green infrastructure features within the development site, or where this is not feasible, makes appropriate contributions towards other strategic enhancement, restoration and creation projects where the proposal will result in additional pressure on the green infrastructure network;	✓				
	c. Maximises opportunities for improvement to the green infrastructure network including restoration of fragmented parts of the network.		✓			
Paragraph 8.129	The Council's current minimum standard for providing open space for new housing developments is 2.8 hectares per 1,000 persons.	✓				Alternative play strategy agreed in principle with RBC and set out in the GI strategy
Paragraph 8.131	Rushmoor is tightly constrained, with limited opportunities for the creation of new areas of open space. The only significant opportunity to create new open space is likely to be as part of the Aldershot Urban Extension development or the provision of new Suitable Alternative Natural Greenspace (SANG) required to mitigate against the impact of new development on the Thames Basin Heaths. However, these are likely to lie outside the Borough boundary but will be accessible to Rushmoor residents.	✓				
CP12	Development will not be permitted on areas of open space used for recreation or outdoor sport or having visual amenity unless: a. The open space or facilities in the built up area are not required to meet need in the long term; and/or	✓				
	b. Replacement provision is made elsewhere of equivalent community benefit; and/or	✓				
	c. Recreation facilities in the built up area can best be retained and enhanced through the development of ancillary facilities on a small part of the site.	✓				

	The strategy is to ensure good provision of high quality and accessible open space to meet a wide range of recreation, outdoor sport and open space needs in Rushmoor, including publicly accessible natural green space by: i. Maintaining and improving provision and accessibility for all.	✓				
	iii. Permitting new development which makes appropriate provision for open space in accordance with the Council's adopted standards. (Local Plan Standards)		✓			Variation to equipped play requirements as set out in GI Strategy
Paragraph 8.143	The development of up to 4,500 new homes at the Aldershot Urban Extension will include the provision of about 92 hectares of SANG.		✓			SANG provision is circa 110ha for up to 3,850 homes at the AUE.
CP13	New development which is likely to have a significant effect on the ecological integrity of the Thames Basin Heaths Special Protection Area (SPA), including all net new dwellings, will be required to demonstrate that adequate measures are put in place to avoid or mitigate any potential adverse effects. The mechanism for delivering this policy is set out in the Council's Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy and in the Thames Basin Heaths Delivery Framework prepared by the Thames Basin Heaths Joint Strategic Partnership.	✓				
	No residential development resulting in a net gain of units will be permitted within 400m of the SPA boundary, unless in agreement with Natural England an Appropriate Assessment demonstrates that there will be no adverse effect on the SPA.	✓				
	Where mitigation measures are applicable, as set out in the Delivery Framework, the following standards will apply unless an evidence based alternative strategy has been agreed with Natural England: A minimum of 8 hectares of SANG land (after discounting to account for current access and capacity) should be provided in perpetuity per 1,000 new occupants either through contributions towards the provision of SANG identified by the Borough Council, or through on site SANG agreed with Natural England;	✓				
	Contributions towards Strategic Access Management and Monitoring measures.	✓				
CP15	a. Retains, protects and enhances features of biological and geological interest and provides for the appropriate management of those features;	✓				
	b. Improves biodiversity by designing-in provisions for wildlife and ensuring any adverse impacts are avoided, or if unavoidable, are appropriately mitigated for.	✓				
	And in association with other partners, through:					
	i. Protecting the nature conservation interest and objectives of the Thames Basin Heaths Special Protection Area (in accordance with Policy CP13);	✓				
	ii. Protecting, enhancing and managing the nature conservation value of Special Areas of Conservation (SACs), Special Protection Areas (SPAs), Sites of Special Scientific Interest (SSSIs) and Sites of Importance for Nature Conservation (SINCs);	✓				
	iii. Supporting a programme of survey of habitats and species, and designation of Sites of Importance for Nature Conservation;	✓				
	iv. Seeking the inclusion of measures which protect and strengthen populations of protected and target species and contribute to the habitat restoration targets identified in the Hampshire and Rushmoor Biodiversity Action Plans;	✓				
	v. Seeking the inclusion of measures to protect and enhance local watercourses, including the River Blackwater, Cove Brook, and Basingstoke Canal and their tributaries;	✓				
	vi. Maintaining a borough wide network of local wildlife sites and wildlife corridors, between areas of natural green spaces to prevent the fragmentation of existing habitats;	✓				

	vii. Supporting measures to increase local understanding of the importance of biodiversity in the Borough.	✓				
CP16	The Council will work with Hampshire County Council, the Highways Agency, and other partners on a cross-boundary basis where appropriate, to ensure that development proposals are permitted subject to:	✓				
	a. Securing safe access to the highway network and maintaining its safe operation;					
	b. Being located to give maximum flexibility in terms of choice in the mode of transport available;	✓				
	c. Identifying suitable alternative transport measures to help minimise traffic generation by reducing reliance on the private car;	✓				
	d. Improving the existing transport network (road, rail and public transport) as appropriate to the scale and nature of development proposed;	✓				
	e. Enhancing safety of, and linkages between, the footway and cycleway network, in accordance with the Council's Cycle Strategy;	✓				
	f. Producing and implementing travel plans where appropriate;	✓				
	g. Taking appropriate measures to avoid adverse impact on air quality, including on European nature conservation sites;	✓				
	h. Mitigating any adverse effects on the transport network arising from the proposed development;	✓				
	i. Providing appropriate parking in accordance with the Council's adopted standards;	✓				
	j. Providing necessary transport improvements secured by legal agreement;	✓				
k. Demonstrating that they reflect the objectives, and support the delivery, of other transport strategies, particularly the Hampshire Local Transport Plan and its Implementation Plan and the Town Access Plans for Aldershot and Farnborough.	✓					
CP17	The Council will work with Hampshire County Council, the Highways Agency, and other partners on a cross-boundary basis where appropriate, to support investment in the transport network that:	✓				
	a. Provides alternative modes of transport to the private car by helping to deliver improved opportunities for public transport, walking and cycling;					
	b. Improves accessibility to our towns to encourage environmental, economic and social sustainability;	✓				
	c. Improves road safety;	✓				
	d. Reduces congestion;	✓				
	e. Enables improvements to the highway network as listed below;	✓				
	f. Enables other transport infrastructure improvements as set out in the Hampshire Local Transport Plan and its Implementation Plan, in the Rushmoor Infrastructure Plan, and in the Town Access Plans for Aldershot and Farnborough.	✓				
	Strategic priorities for improvement include:					
	i. A325 Farnborough Road to improve capacity on several junctions;			✓	Transport Assessment has determined capacity improvements not required on A325 Farnborough Road at several locations.	
	ii. A331/A325/A323/A3011 improvements to junctions to provide access to the Aldershot Urban Extension;			✓	Improvements identified on A331, A325, A323, but not required on A3011	
iii. Links to M3 Junction 4a, improvements to capacity of A327 and junctions along this congested route to the M3;			✓	Transport Assessment has determined capacity improvements not required on A327 links to M3 Junction 4a		
iv. Town centre accessibility improvements for Aldershot and Farnborough;	✓					

v. Improved pedestrian, cycle and public transport access between town centres, residential and business neighbourhoods and the railway stations; and	✓				
vi. Improved bus routes, and cycle and pedestrian networks across the Borough.	✓				

APPENDIX SIX

CBRE MARKET SUMMARY OF RESIDENTIAL DEMAND

RESIDENTIAL MARKET DEMAND IN WELLESLEY

17th December 2012

It is expected that development at Wellesley will deliver approx 3,850 new homes and, as such, forms an essential part of the borough's overall housing strategy for the next twenty years. The case for housing need in the area has already been made, with respect to the volume of units required. However, it is essential that the type of housing brought to the market accurately matches local demand, both now and as it evolves over the lifetime of the development. This is key, given the scale of delivery, in order to achieve the absorption rates required. In addition, while the priority is to meet local demand, there is also an opportunity to create an aspirational residential destination, which will capture demand from the wider region and act as a catalyst in the rejuvenation of Aldershot as a whole.

THREE AND FOUR BED FAMILY HOMES

Looking at the current demographic profile of Aldershot and the wider Rushmoor borough, it is clear that family life is central. This underpins demand for housing at Wellesley, driving a requirement for family housing over small flats.

The age profile of the Aldershot is broadly in-line with the national picture, while the most prevalent household group in the borough are married couples with children. This accounts for 41% of the local households. In addition, according to research by Experian, the most significant single socio-economic group is 'Suburban Mindsets', accounting for 18% of the local population. This group contains people that are mostly married and of middle age, living together with their children.

Furthermore, the on-site schools will clearly exacerbate demand from young families, for houses over flats. Younger families will be interested in potentially quite modest properties, with manageable gardens and within easy walking distance of public amenity space, and the commercial and community amenities.

Given the demographic backdrop, as well as the overall offering at Wellesley, there is a compelling market case for the development of family homes. We would recommend three and four bed family homes across a range of price points.

LARGER EXECUTIVE HOMES

While most demand is locally driven, it is important to look further afield as well, in order to achieve the absorption rates required over the time-frame of the development. There is a real opportunity to attract buyers from the wider sub-region, particularly more affluent buyers who could play an important part of lifting the socio-economic base of the borough.

Our study of commuting patterns indicates that there are over 32,000 people that work in the region that would be closer to work if they moved to Aldershot (but who do not actually work in Aldershot itself). Although there are many more factors that determine

where people live, this is an encouraging headline figure that highlights where there are concentrated pockets of potential demand.

London commuters are another pocket; at present, only a minimum number of Aldershot residents commute into London, despite its excellent rail links. Commuters tend to live in other areas nearby; over 5,000 commute from the sub-region. It is possible to tap into these markets, if the right type of housing is provided, if a community environment is established, and if we are able to change people's perception of the area. Wellesley could be a new commuter dormitory location by delivering appropriate aspirational housing and potentially, by providing additional facilities such as a bus link. This has been achieved by Linden Homes at Caterham on the Hill and by St James at Queen Mary's place in Roehampton.

An additional 23,500 people who work in Aldershot, live in the wider sub-region. These people tend to be the higher-skilled, higher-earners, who can afford larger properties on the outskirts of the town. Although there is little open market evidence to demonstrate strong demand for executive homes in Aldershot itself, this is a reflection of the lack of stock of this kind. This type of housing is mostly located in the periphery areas of countryside, or in other suburbs nearby, such as Godalming. It has not, until now, been appropriate for Aldershot. However, there is clearly an opportunity at Wellesley.

We would recommend an emphasis on larger housing at Wellesley, in order to attract families currently in the wider sub-region, where residents commute into London or indeed, already work in Aldershot but who are unsatisfied with current market offering. Three bed homes would appeal to younger families, while larger executive homes with four or five beds would appeal to the more mature and affluent families. This element of housing would be most suited to the early phases, in order for Wellesley to establish a strong reputation as an aspirational place to live. It also relies on a demand group that can find it somewhat easier to move in the current market, compared with say first time buyers, thus helping the early sales rates.

THREE BED HOMES FOR RETIREES

Although the elderly population does not stand out at the moment, this is likely to change, and there will be heightened demand for suitable accommodation. The older generation (65+) is set to increase over the next ten years; it currently accounts for 18% of the local population, but will account for 21% in twenty years time. In absolute numbers, this means an additional 3,000 people over the age of 65 by 2026, and an additional 2,300 people over the age of 75 and 1,000 over the age of 85. In addition, there are more specific opportunities at Wellesley to attract ex-military personnel who already have an attachment to the area and typically retire with good buying capability (i.e. a lump sum).

Although accommodation for this cohort could take the form of specialist sheltered housing, non-bespoke housing that is modest and manageable is often more popular in reality. Many down-sizers would still prefer a traditional house to a retirement flat, so that

they can still enjoy their own reception rooms and proper-sized kitchen, guest rooms for friends and relatives, a garden and parking provision. There is also less of a stigma attached to a smaller house than bespoke retirement accommodation.

Although the last few years have been challenging for the senior housing sector specifically, there are still many examples of success where the right product – which doesn't necessarily have to be bespoke – has been bought to the market; Poundbury is a good example. This part of the market will require attention, if not in the first phases, but at least over the course of the development.

Wellesley

ALDERSHOT



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