Wellesley

ALDERSHOT

GREEN INFRASTRUCTURE STRATEGY

DECEMBER 2012

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Wellesley Green Infrastructure Strategy

Contents

1 Introduction

This document forms part of a suite of documents that make up the Wellesley planning application

This Wellesley Green Infrastructure Strategy accompanies a 'Hybrid' planning application submitted by Grainger plc (hereafter known as the 'Applicant') to Rushmoor Borough Council (RBC) for the development of land within Aldershot known as the Aldershot Urban Extension (AUE), hereafter referred to as 'Wellesley'. The Applicant seeks outline planning permission for residential development of up to 3,850 dwellings with associated infrastructure including access, and Maida Zone - Phase 1 detail for 228 dwellings at Wellesley (the Hybrid Application). This Wellesley Green Infrastructure Strategy should be read in conjunction with the corresponding application forms and drawings, along with the suite of documents that support this Hybrid Application. For further details on the Hybrid Application please refer to the Planning Statement.

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 LPA as application drawings. The illustrative masterplan is one way of interpreting the site against the opportunities and constraints identified and tested in the parameter plans. The parameter plans are for approval. Detailed proposals, following consent granted pursuant to the Hybrid Application, will be submitted to RBC in accordance with the Development Zones identified by the Applicant, as one or more Reserved Matter Application per Development Zone, which will include Listed Building Applications and Conservation Area Applications as appropriate.

1.1 Aim of the Green Infrastructure Strategy

1.1.1 This strategy describes the multi-functional green infrastructure (GI) that has been developed and designed as an intrinsic and an important part of the overall masterplan for Wellesley. The strategy sets out the GI provision in the short and long term, and for the outline and detailed Maida Phase 1 application (Refer to Figure 1 'Site Location Plan')

1.1.2 The GI Strategy provides a vehicle for the delivery of the following documents, required by the RBC Aldershot Urban Extension Supplementary Planning Document (Adopted March 2009) and the RBC Core Strategy (Adopted October 2011) and relevant saved Local Plan policies.

- Open Space, Landscape and Recreation Strategy
- Biodiversity Action Plan - Summary
- Sustainable Urban Drainage Systems (SuDS) – Summary

1.1.3 Since publication of the SPD and associated documents, the multi functional role of green space within a development has been increasingly recognised and the concept of green infrastructure has evolved. In response to this, discussions with RBC have agreed that the three documents above are best considered in a single GI Strategy, better able to reflect the interactions and parallel roles of green space within a large development such as Wellesley. A record of this agreement is provided in support of the hybrid application (See Statement of agreement between Rushmoor Borough Council & Grainger plc: ecological documents for submission).

1.2 Evolution of the Strategy

1.2.1 As part of the original Wellesley Bid Document (2011), analysis of the underlying landscape elements were identified and developed into the initial landscape concept.

- Figure 2 'Existing Landscape and Ecology Plan
- Figure 3 'Landscape Pattern and Open Space Plan'

1.2.2 These elements were then further developed as part of the draft Green Infrastructure Strategy plan which has subsequently been tested through a series of stakeholder workshops and meetings with RBC representatives, particularly in regard to developing the open space and tree retention proposals, the results of which are set out in this document. The GI Strategy has been developed in the context of all relevant guidance, including recent guidance jointly published by the Town & Country Planning Association and Wildlife Trusts

- Figure 4 'Draft Green Infrastructure Strategy'

1.2.3 The GI Strategy, as it developed, was a key tool in the development proposal, providing a framework for the built form that protects and enhances the existing local landscape character of the site and providing accessible space for the community and integrating biodiversity into the built environment.

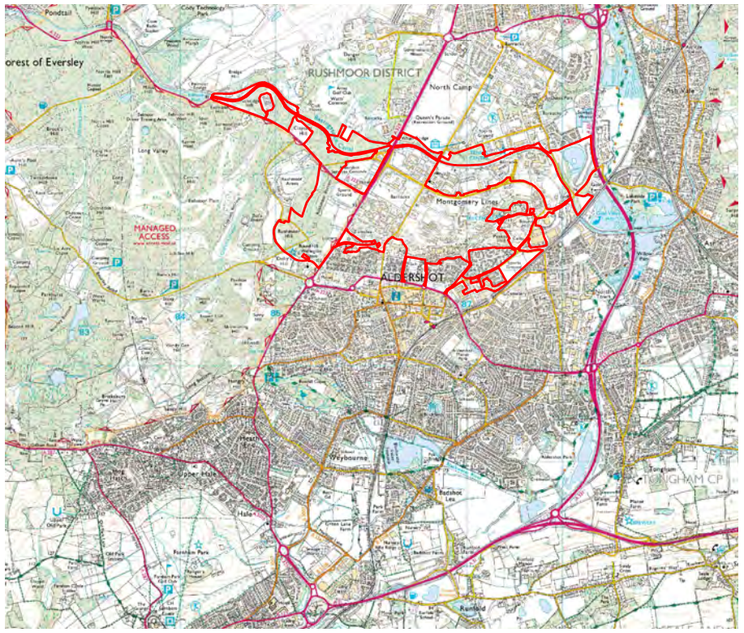


Figure 1 'Site Location Plan'

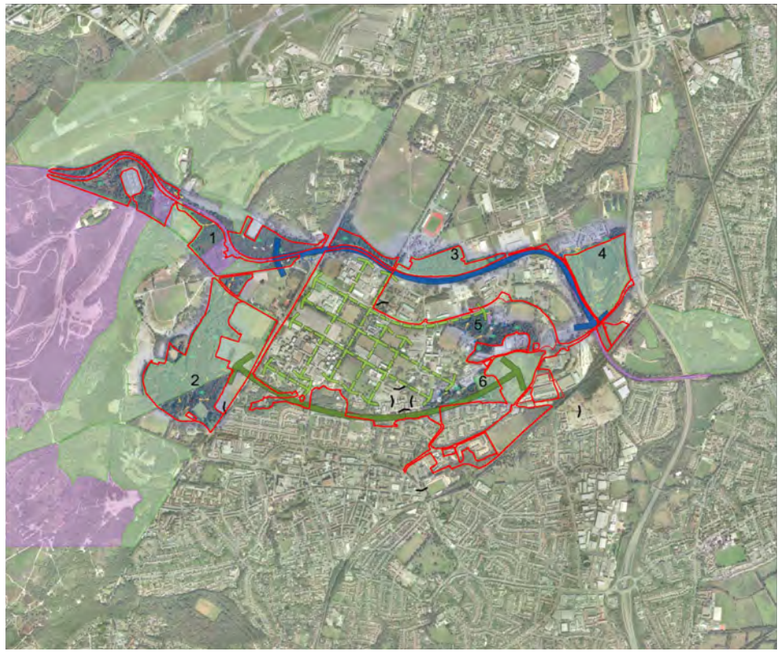


Figure 2 'Existing Landscape and Ecology Plan

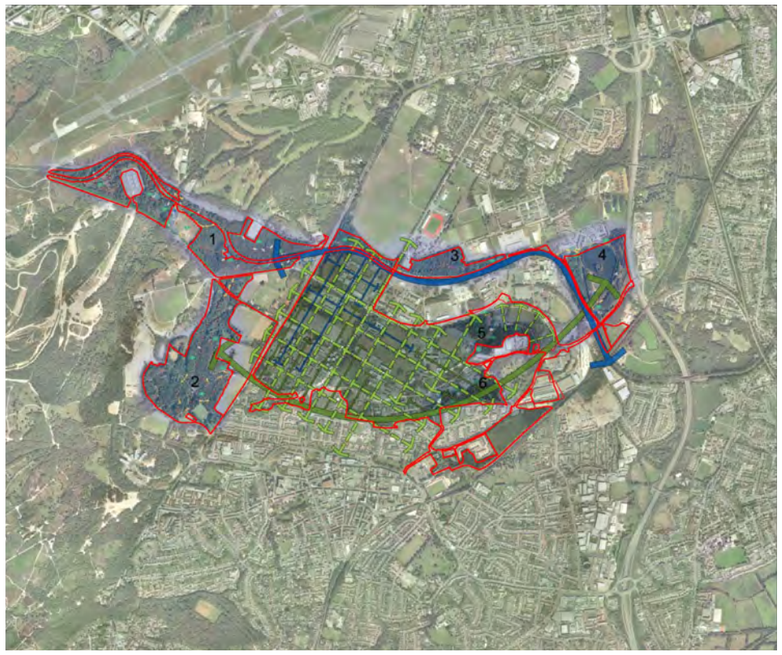


Figure 3 'Landscape Pattern and Open Space Plan'

Figure 4 'Draft Green Infrastructure Strategy'

2 Green Infrastructure Definition

2.1 Landscape Institute's position statement

2.1.1 There are a number of definitions of 'Green Infrastructure'. For the purposes of this strategy the definition set out in the Landscape Institute's position statement 'Green Infrastructure: Connected and multi-functional landscapes' (May 2009) is used as the guideline for the approach:

> *GI includes the network of green spaces and other natural elements such as rivers and lakes that are interspersed between and connect villages, towns and cities. Individually these elements are GI assets and the roles that these assets play are GI functions. When appropriately planned, designed and managed, these assets and functions have the potential to deliver a wide range of social, environmental and economic benefits.'*
>
> *'GI assets include the natural elements which provide social, environmental or economic benefit.'*
>
> *'Connectivity between different GI assets will help maximise the benefits that they generate. This connectivity can be visual or notional; however physical connections make the most impact. This connectivity can enhance public engagement with the natural environment, improve opportunities for biodiversity migration and assist in encouraging sustainable forms of travel.'*
>
> *'GI functions are the roles that assets can play if planned, designed and managed in a way that is sensitive to, and includes provision for, natural features and systems. Each asset can perform different functions, a concept known as multifunctionality.'*

2.1.2 Taking this concept of assets and functions forward, the GI Strategy for Wellesley is set out as a series of layers in Section 4 that highlight the individual assets, such as open space, play equipment or biodiversity. The format of each layer is set out as follows:

- Planning Context - Setting out the relevant, specific SPD and Core Strategy requirements. Where a quantitative requirement is set out, tables have been provided for comparison.
- Current Asset – Analysis of existing assets within the site
- Proposed Asset – The 'Planned' delivery of the asset aims
- Function – The 'Designed' vision for each asset

2.1.3 The 'Managed' element of the GI proposal will follow separately, subject to discussion and agreement with HCC and RBC on adoption and management requirements.

2.1.4 Each asset has a function or series of functions independently. The value of developing an overarching GI Strategy is the connectivity of these assets through sustainable movement, both within and without the site, binding the proposal into its context and creating multi-functional spaces.

2.1.5 Connectivity is one of the overarching layers that impacts on all other layers, as the goal is to produce accessible spaces by foot or cycle. Therefore, all subsequent layers will have the the connectivity information greyed out as part of the baseline information.

3 Planning Context

3.1 National Context

3.1.1 The National Planning Policy Framework (March 2012) defines Green Infrastructure as:

> *"A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities."*

3.1.2 Core Planning Principles that specifically mention the requirement for GI Strategy include:

- Principle 10. Meeting the challenge of climate change, flooding and coastal change
- Principle 11. Conserving and enhancing the natural environment

3.2 Regional Context

3.2.1 The South East Plan contains a specific policy on Green Infrastructure for the region and encourages local authorities to work with other partners to develop and manage a network of green spaces.

3.2.2 The Green Infrastructure network includes the following assets (as set out in the South East Green Infrastructure Framework: From Policy into Practice).

Parks and gardens	Including urban parks, country parks and formal gardens.
Natural and semi natural urban greenspaces	Including woodlands, urban forestry, scrub, grasslands, wetlands, open and running water, wastelands and derelict open land and rock areas.
Green corridors	Including river and canal banks, cycleways and rights of way.
Outdoor sports facilities (with natural or artificial surfaces, either publicly or privately owned)	Including tennis courts, bowling greens, sports pitches, golf courses, athletics tracks, school and other institutional playing fields, and other outdoor sports areas.
Amenity greenspace	Including informal recreation spaces, greenspaces in and around housing, domestic gardens and village greens.
Provision for children and teenagers	Including play areas, skateboard parks, outdoor basketball hoops and other more informal areas (e.g. 'hanging out' areas, teenage shelters).
Allotments, community gardens and urban farms	
Cemeteries and churchyards	
Accessible countryside in urban fringe areas	
River and Canal corridors	
Green roofs and wall	

3.3 Local Context

3.3.1 RBC Core Strategy Adopted October 2011

Policy CP11 - Green Infrastructure Network

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.

Policy SP1 – Aldershot Urban Extension

3.3.2 Although Green Infrastructure is not mentioned explicitly, the section of the Core Strategy for Wellesley refers back to the SPD and its requirements which underpin this GI Strategy document, such as the requirement for a network of green spaces and the protection of the existing landscape character.

3.3.3 Aldershot Urban Extension Supplementary Planning Document

3.3.4 Within Section 12, Planning Application Requirements, the following required sections will be covered by the Green Infrastructure Strategy as requested by RBC.

12.9.1 The Biodiversity Action Plan - (BAP) should be prepared in accordance with PPS9 Biodiversity and Geological Conservation (August 2005). The BAP should provide a framework for habitat creation and management which will benefit the site and the wider area. It will also provide a framework for designers, builders and those responsible for landscape management within Wellesley

12.9.2 The BAP should be prepared in consultation with Rushmoor Council, Hampshire County Council and Natural England. It should be prepared in conjunction with CoCP, Sustainability Statement and Open Space, Landscape and Recreation Strategy.

12.14.1. An Open Space, Landscape and Recreation Strategy should explain and justify the open space proposals. It should be prepared in accordance with PPG17: Sport and Recreation and should be cross-referenced to the Design and Access Statement. It should set out:

The scale and nature of open space proposals with reference to PPS17 categories of open space

- *The scale of open space provision with respect to open space standards in relation to residential population;*
- *An explanation and justification of open space network, linkages, pedestrian and recreational routes*
- *An explanation of design of proposals in respect of SANGS (linkages to Appropriate Assessment and the Visitor Management Strategy), including proposals for access to SANGS from the Urban Extension;*
- *Public art strategy, including proposals for landscape and historical interpretation.*

4 Green Infrastructure Layers

4.1 Connectivity (Pedestrian / Cycle)

4.1.1 Planning Requirements

SPD

4.1.2 OS3: Provide a network of high quality and easily accessible green and open spaces to meet the recreational needs of the new community

Core Strategy

4.1.3 7.13: To promote sustainable access and easy movement to and within the AUE, through...well designed and convenient walking and cycling routes.

Current Asset

4.1.4 The existing road network provides the current connectivity within the site but is generally not publicly accessible apart from cycle paths along roads and some informal 'desire lines' on open green space adjacent to Queen's Avenue

Proposed Asset (Figure 5 – Connectivity)

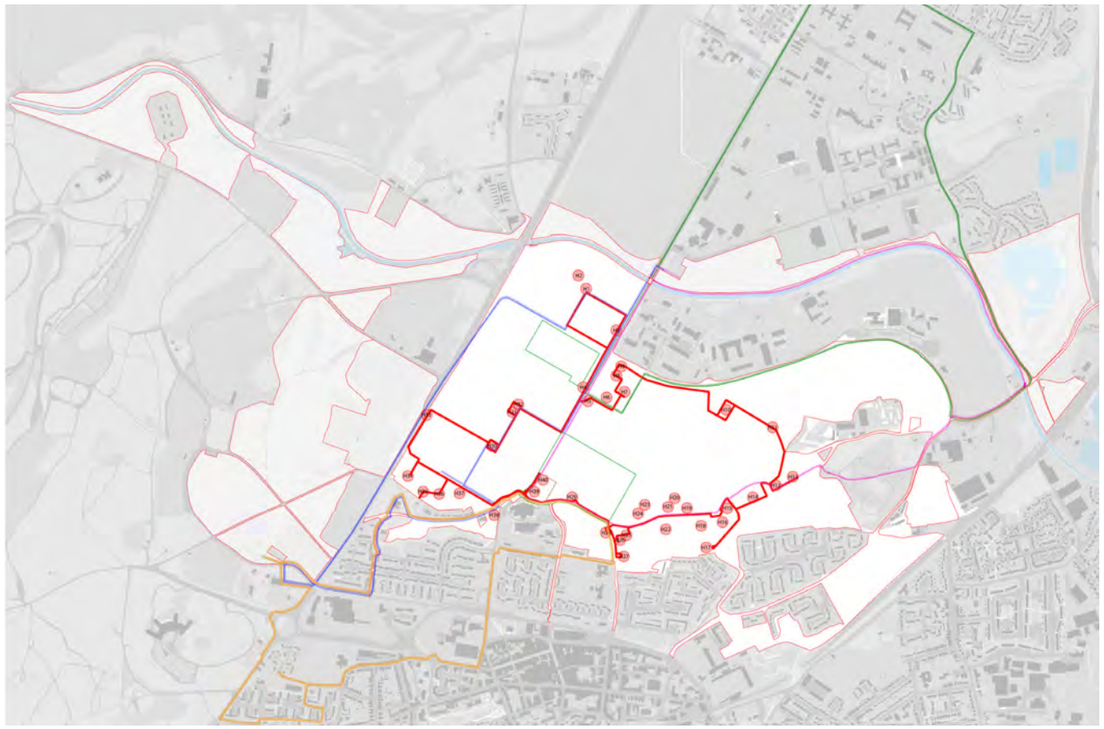
4.1.5 The proposal will build on the existing road network, extending and completing roads that have become fragmented and adding tertiary roads within development plots to increase the permeability and ease of movement through the site.

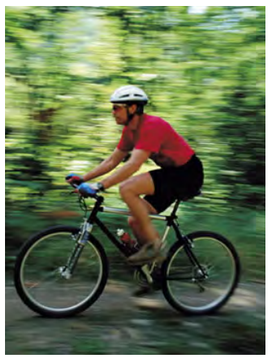
4.1.6 Key elements will be additional footpaths that link the development zones to the woodlands, SANGS and the Basingstoke Canal.

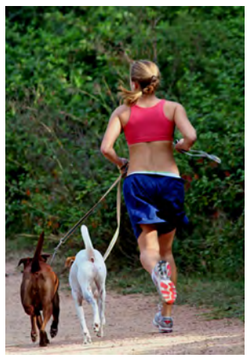
4.1.7 As part of the connectivity strategy, the heritage trail will be delivered as set out in the Heritage Strategy.

Function

4.1.8 An overarching layer, which informs all subsequent layers and is shown on all layer drawings. Providing links between open space assets and allowing sustainable travel both from within and without the site.







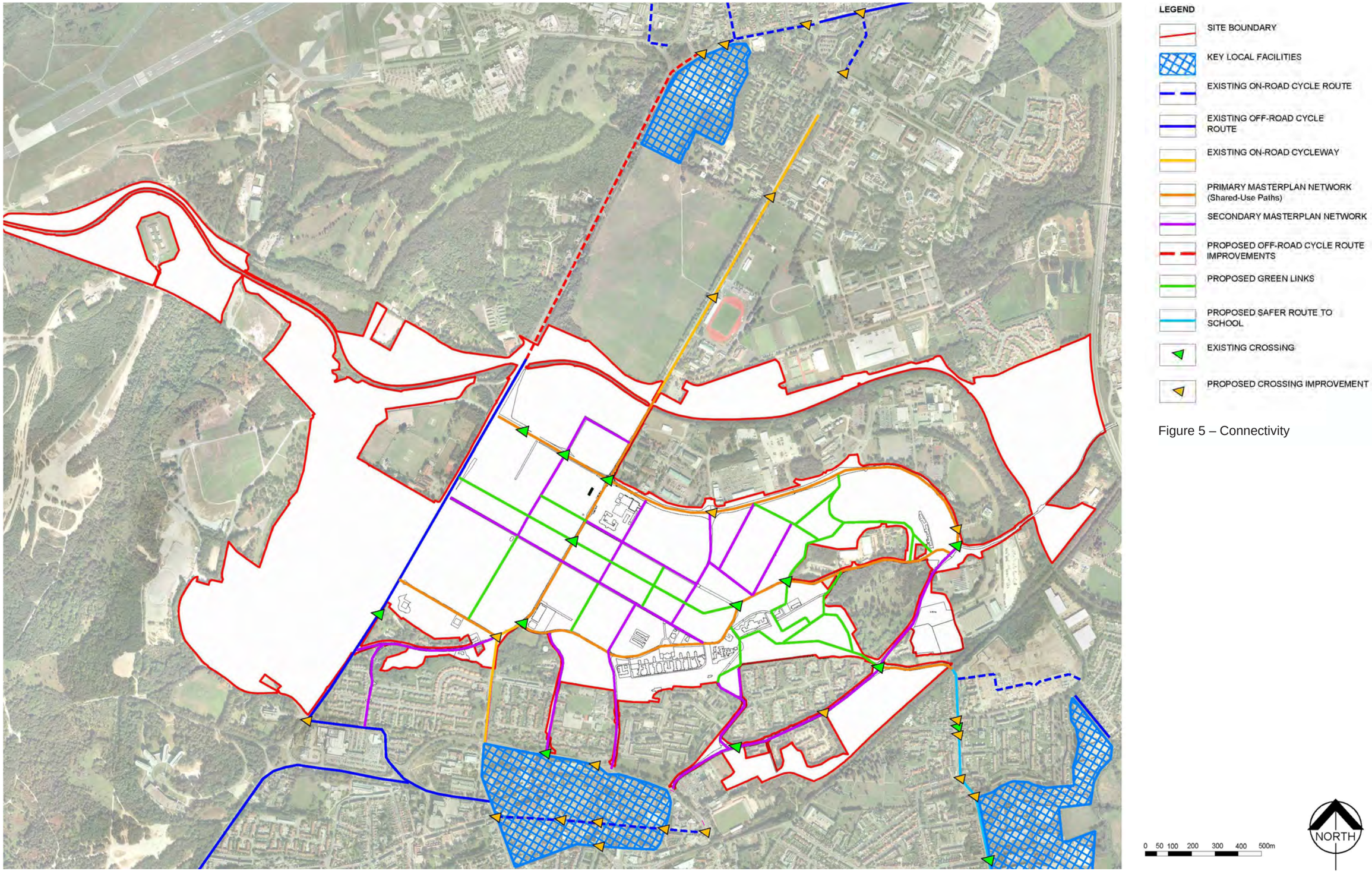


Figure 5 – Connectivity

4.2 Sports and Playing Pitches

Planning Requirements

4.2.1 SPD Principle OS5: Provide a sufficient amount of sport and playing pitches, with a minimum provision of one hectare per 400 dwellings.

Principle OS5	No Of dwellings	Area Required	Area Provided
1 hectare / 400 Dwellings	3850	9.625 hectares	Circa 10 hectares

Core Strategy

Policy 8.2.9	No of people	Area Required	Area Provided
1 hectare / 1000 people	9240	9.24 hectares	Circa 10 hectares

Current Asset

4.2.2 The existing MoD pitches and changing rooms to the west of Farnborough Road will be transferred to Wellesley for public use and in the future (subject to agreement) these facilities will be adopted and managed by RBC.

Proposed Asset (Figure 6 Sport & Playing Pitches)

4.2.3 The public pitches will be made available in total as part of the Maida Phase 1 proposals. A crossing will be provided on Farnborough Road to facilitate the safe access to the pitches. The existing changing facilities will require upgrading as part of the proposal.

4.2.4 Utilising existing pitches has a greater sustainability benefit than creating new pitches and will also benefit from being available for use early in the delivery. The current position also benefits from its proximity to Aldershot centre and nearby residential areas for use by all members of the community.

4.2.5 In addition, the two school sites proposed will provide playing fields. The availability of these areas will be dependent on the design and management of the schools which are currently being developed by Hampshire County Council

4.2.6 In order to define the number of formal pitches required to be delivered within the circa 10ha of space provided, the team generation rates in the Rushmoor Borough Council report 'Playing Pitch Strategy – April 2003' was used. Based on these figures, the proposed final population of the Wellesley development is estimated to create six senior football teams and the changing room facilities to support them. The position and size of the changing rooms pavilion will be subject to agreement with Rushmoor Borough Council, taking into account site related issues (existing trees, access, parking and visual impact) plus management of the team's use of the site.

Function

4.2.7 To provide flexible and accessible formal and informal play for Wellesley and the wider community. Given the nature of the space, biodiversity benefits will include dark areas and foraging sites.

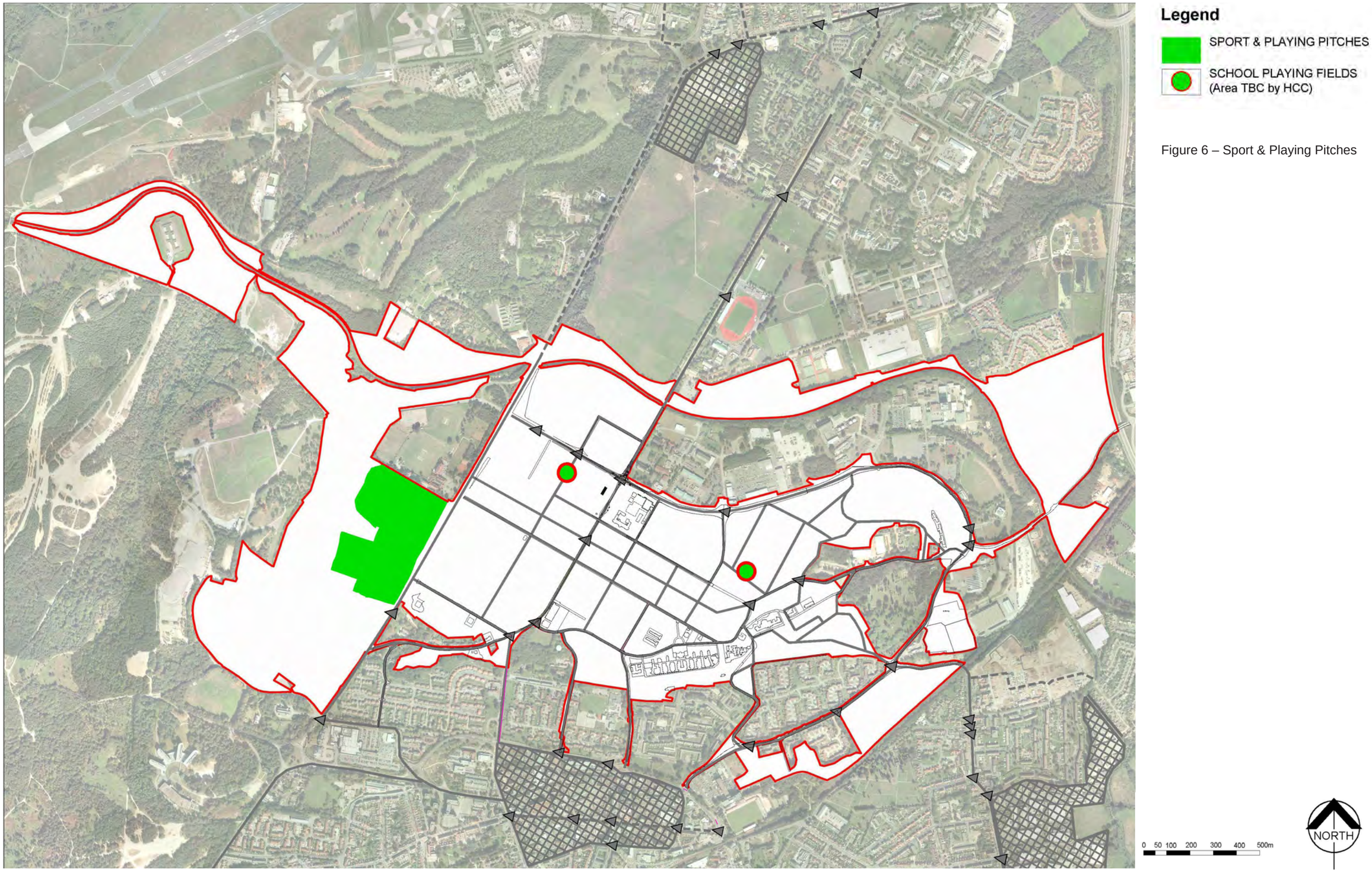


Figure 6 – Sport & Playing Pitches

4.3 Equipped Play Space

Planning Requirements

4.3.1 SPD. 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

Principle OS6	No Of dwellings	Area Required	Area Provided
0.2 hectare / 400 Dwellings	3850	1.92 hectares	1 hectare

Core Strategy

Policy 8.2.9	No Of people	Area Required	Area Provided
0.2 hectare / 1000 people	9240	1.92 hectares	1 hectare

Current Asset

4.3.2 There are no equipped play spaces within the development zone

Proposed Asset (Figure 7 Equipped Play Space)

4.3.3 During the course of stakeholder engagement for the Green Infrastructure proposals, a specific play related meeting with the RBC officer Andy Ford (17/01/12) and a planning sub-group meeting (02/02/12), concluded with the following agreed approach for the open space strategy:

> *A 'pragmatic' approach, working within an existing, planned landscape should be adopted for the provision of the open space requirements rather than a 'tick box' approach of providing a number of LAP's, LEAP's and NEAP's as set out in the AUE SPD PrincipleOS6.*

4.3.4 In line with the RBC Core Strategy (8.128) the play space provision strategy has been based on the provision of 'destination spaces' to provide the formal, equipped play spaces, supplying the equipped play for the whole development:

> *'The 'destination' playground is a play space within a key site, such as a park. It is aimed at attracting family and similar groups for longer visits. It tends to be larger than neighbourhood sites, have car parking facilities, a greater variety of fixed equipment and access to facilities such as cafes and public toilets.' (Fields in Trust – Planning and Design for Outdoor Sport and Play, 2008)*

4.3.5 Two current destination spaces that have been developed by RBC, Aldershot Park and King George V Playing Fields, were agreed as suitable exemplar projects. Both schemes have high levels of use and have created large catchment areas.

4.3.6 Having reviewed the area required to provide these destination playgrounds, it was agreed with the RBC play officer that a suitable provision for the Wellesley site would be two circa 0.5 ha destination spaces, situated close to schools and provide the facilities noted in the 'Fields in Trust' definition'. On this basis it was agreed that the two sites would be:

- God's acre
- Stanhope Lines East adjacent to the Neighbourhood Centre

4.3.7 An additional equipped play space was discussed to the west of Farnborough Road in the area of the sports pitches; however, on review by RBC, this was felt to be inappropriate as a position due to its remoteness from Wellesley.

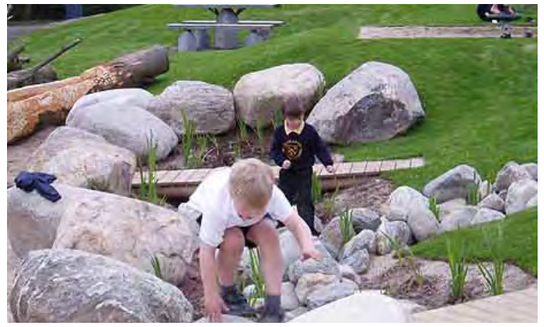
4.3.8 Within the plots, informal Local Landscape Areas of Play (LLAP) will be provided within the shared community spaces with a landscaped / natural play approach provided rather than formal equipped play spaces within the plots.

> *'The area may have little or no equipment but is imaginatively designed and contoured, using as far as is possible natural materials such as logs or boulders which create an attractive setting for play....The recommended minimum area is 900m2. (Fields in Trust – Planning and Design for Outdoor Sport and Play, 2008)*

Function

4.3.9 To provide for the entirety of the equipped play requirements for the site in two destination spaces and informal play spaces designed to be part of the general amenity open space, as part of the leisure and recreation aims set out by RBC in the Core Strategy. The destination spaces will be designed to draw users from the wider community.

4.3.10 Detail design of the destination spaces will need to be confirmed with RBC from both a qualitative and quantitative basis and including delivery dates and a management strategy.



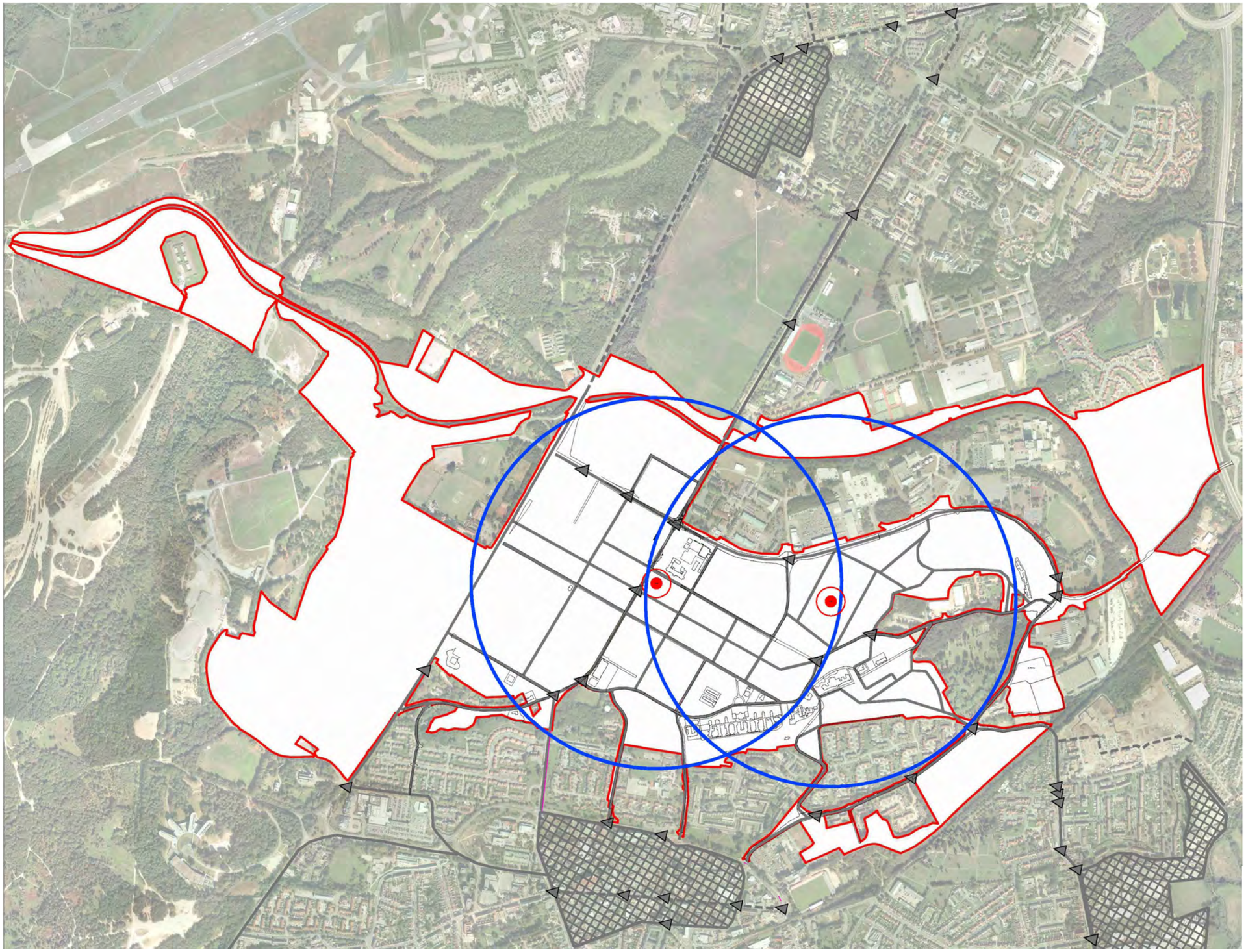


Figure 7 – Equipped Play Space

4.4 Amenity Open Space

Planning Requirements

4.4.1 SPD. 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 OS7	No Of dwellings	Area Required	Area Provided
1.2 hectare / 400 Dwellings	3850	11.55 hectares	Circa 20 hectares

Core Strategy

Policy 8.2.9	No of People	Area Required	Area Provided
1.6 hectare / 1000 people	9240	14.78 hectares	Circa 20 hectares

Current Asset

4.4.2 There is no public open space within the development zone, though some areas (particularly to east and west sides of Queen's Avenue) which are outside the MoD fences are used on an informal basis as pedestrian routes.

Proposed Asset (Figure 8 Amenity Open Space)

4.4.3 The provision of public open space for amenity use and to act as the landscape setting for the development is in four main types:

A. Large scale spaces

4.4.4 Spaces that reflect the historic development of the military site and are suitable for both formal and informal use:

4.4.5 Parade Park – A proposed 'village green' to act as the central open space of the development which provides a wide variety of potential uses such as fetes and local events and acts as a setting for the listed Head Quarters 4th Division building.

4.4.6 Stanhope Lines – To the east and west (and linking to) Parade Park, the central, linear park contained within the lines is the major open space of the development.

4.4.7 God's acre – Retained as a key open space and the location of one of the proposed destination play spaces.

B. Spaces Associated with Existing Trees:

4.4.8 As part of the principle to retain the existing character of the site, the trees identified as visually important (within the AUE SPD and as part of the stakeholder engagement with the RBC Tree Office) will be primarily retained within amenity space.

C. Formal Spaces

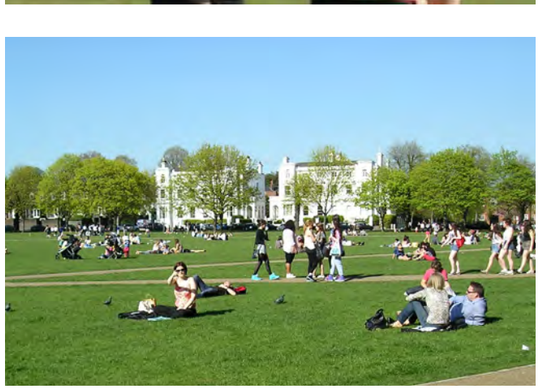
4.4.9 Particularly associated with the listed building, some amenity space will be formal with a primarily visual amenity approach to provide the appropriate settings for the buildings

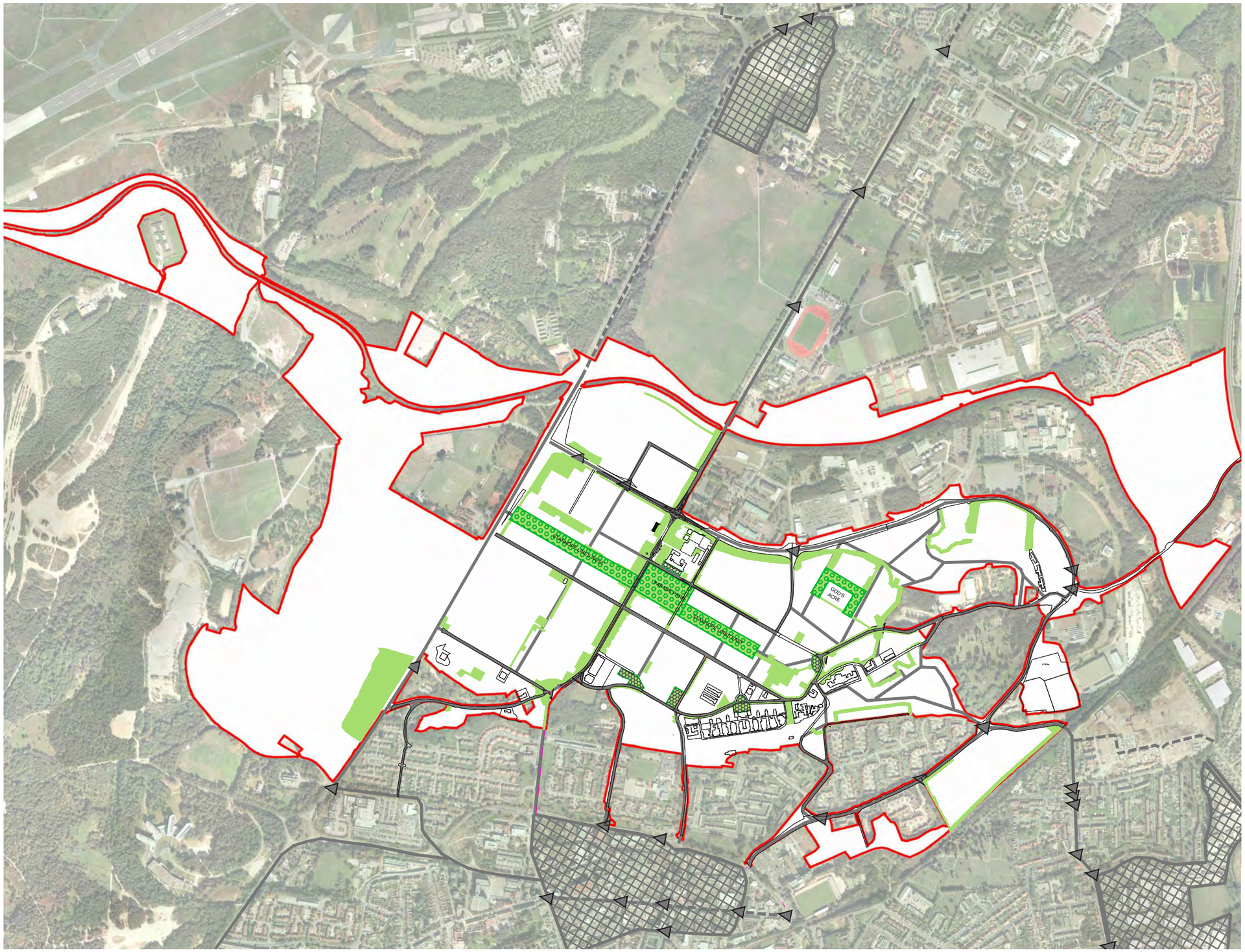
D. Buffer Zones

4.4.10 Developed in line with requirements to protect and enhance the biodiversity aims of the woodland and SANGS zones.

Function

4.4.11 To provide for the health and well being strategy set out in RBC's Core Strategy, to ensure access to open space, opportunities for walking and cycling and good quality living environment that respects the landscape character and history of the site. Opportunities for Biodiversity and Food Production will be part of the detail applications for development phases.





Legend

- GREEN CORRIDORS / BUFFER ZONE / INFORMAL RECREATION
- URBAN PARKS
- FORMAL SPACES

Figure 8 – Amenity Open Space

4.5 SANGS Strategy

Planning Requirements

4.5.1 SPD: Meet the requirements of the Thames Basin Heaths Development Framework, published by the JSPB, 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.

Principle OS4:	Wellesley Proposal
4500 dwellings/circa 92 hectares	3850 dwellings / circa 110 hectares

Core Strategy:

CP13 – Thames Basin Heaths	No of People	Area Required	Area Provided
8 hectares / 1000 people	9240	73.92 hectares	Circa 110 hectares

Current Asset

4.5.2 There are no SANGS associated with the development zone currently.

4.5.3 Proposed Asset (Figure 9 Suitable Alternative Natural Green Space)

4.5.4 For full details of the SANGS proposals please refer to the SANGS document, Wellesly: Strategy for the delievery of SANGS issued as part of this application. The following extract from the Report summarises the SANGS element of the GI Strategy.

4.5.5 The SANGS have 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 issues of sustainability, but also the close proximity of the TBH SPA: the SANGS must be more convenient than the TBH SPA heath land if it is to be effective in its role of mitigating the impact of increased recreational pressures.

4.5.6 The development of a Green Infrastructure (GI) Strategy for the site has been central to the delivery of this philosophy, as it provides a mechanism by which residents in all development parcels can access the SANGS along green walkways and cycle routes. The existing planned nature of the brownfield site has meant that the GI Strategy has been able to draw on an existing framework of tree belts, providing instant mature green routes to the SANGS for the first occupants of all phases and subsequently.

4.5.7 Special attention has been paid to the linkages between the GI for the site and access to the SANGS. With an urban context, the Wellesley proposals are crisscrossed with existing roads that demand specific crossing and access points to ensure that pedestrians and cyclists can move freely between the residential areas of the built environment to the SANGS, and also between areas of the SANGS itself. Pedestrian crossings and related measures such as speed restrictions still require agreement with Hampshire County Council, whose roads they affect.

4.5.8 Additional to links across physical barriers such as roads, the SANGS package has also considered the coherence of the user experience, particularly along the western edge of the development, where playing fields and attractive open space do not provide clear links to the SANGS. Consequently, the footpaths within Rushmoor Bottom have been extended into the adjacent open space provision, linking with pedestrian crossing points of the Farnborough Road and directing users through the playing fields to the key access points into the SANGS. This will ensure that access to the SANGS is legible and coherent, and will allow first-time users to easily find their way

4.5.9 It is important to avoid viewing the package in isolation of other, readily available recreational opportunities that will be available and signed from the paths and routes of the SANGS. Most specifically, the Basingstoke Canal towpath offers a linear route of miles that extends either side of the section identified as part of the SANGS: users can easily and readily continue along the tow path for as long as they wish, well beyond the extent of the formal SANGS. This is likely to be of particular value to cyclists. Similarly, access to the extensive network of footpaths through the Blackwater Valley will also be readily available from the east of the SANGS package, offering a wide diversity of much longer walks that form a natural extension to the provisions of the SANGS.

Function

4.5.10 The SANGS are an important element of a package designed to mitigate potentially adverse effects of Wellesley on the Thames Basin Heaths SPA, other Eurpoean sites and other ecological interests. The SANGS represent a natural extension of the on-site green infrastructure and deliver significant biodiversity benefits through bringing an area of derelict and varied habitats back into long-term active conservation management. The improved conservation management will also support the recreational function of the SANGS, ensuring an interesting and attractive area for walking and cycling into the future.

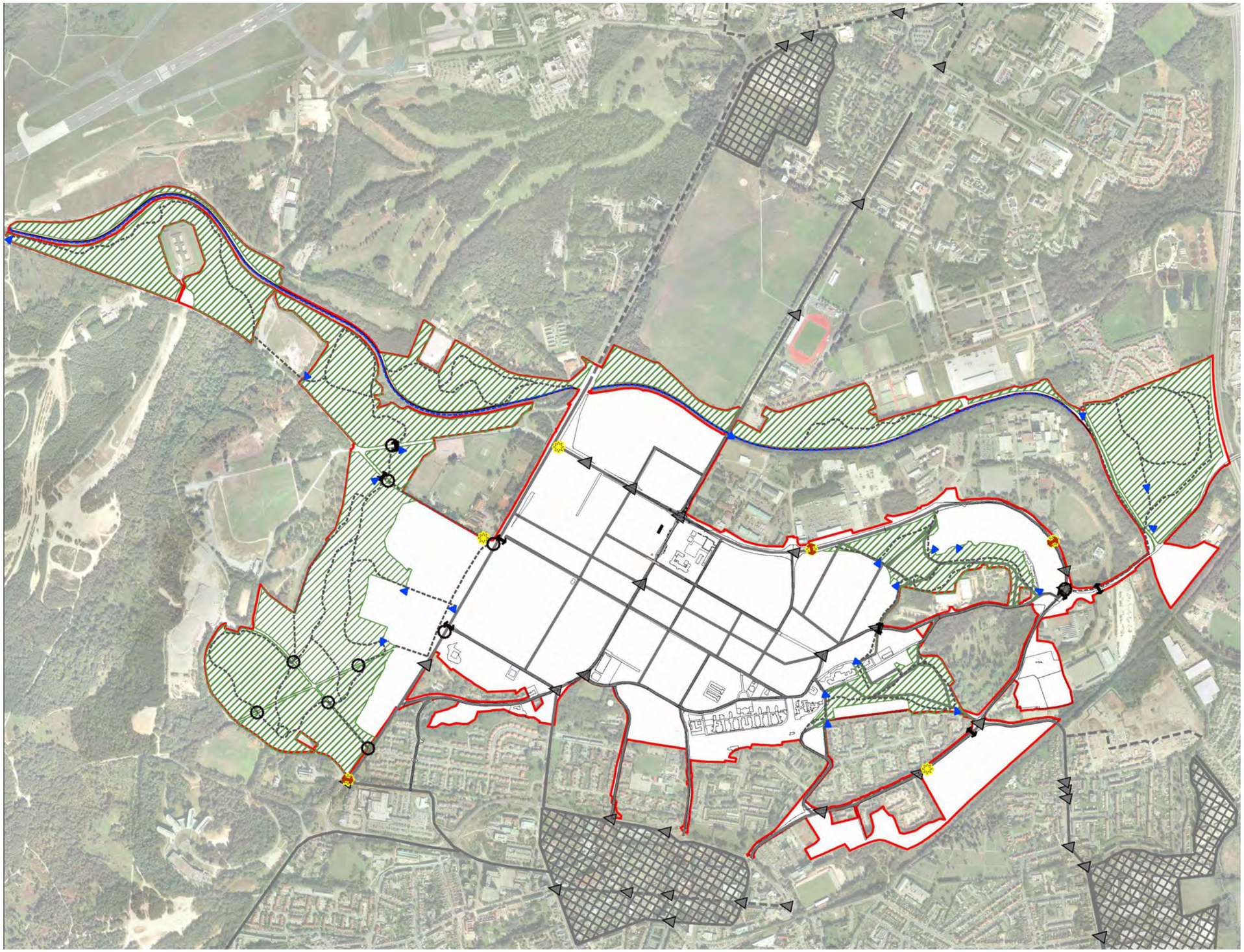


Figure 9 – Suitable Alternative Natural Green Space

4.6 Woodland

Planning Requirements

4.6.1 SPD. Principle OS8: Provide a total of 10 hectares of woodland (natural or semi-green space) within the development area.

Principle OS8	Wellesley Proposal
10 hectares	Circa 10 hectares

Core Strategy

4.6.2 Key Challenge 7: Protection and enhancement of important natural assets

Current Asset

4.6.3 The existing woodlands and trees identified to be retained within the AUE SPD are set out in Figure 8.1c 'Proposed Open Space Network' (Woodland / Semi-Green Space category)

Proposed Asset (Figure 10 Existing Woodland Retained)

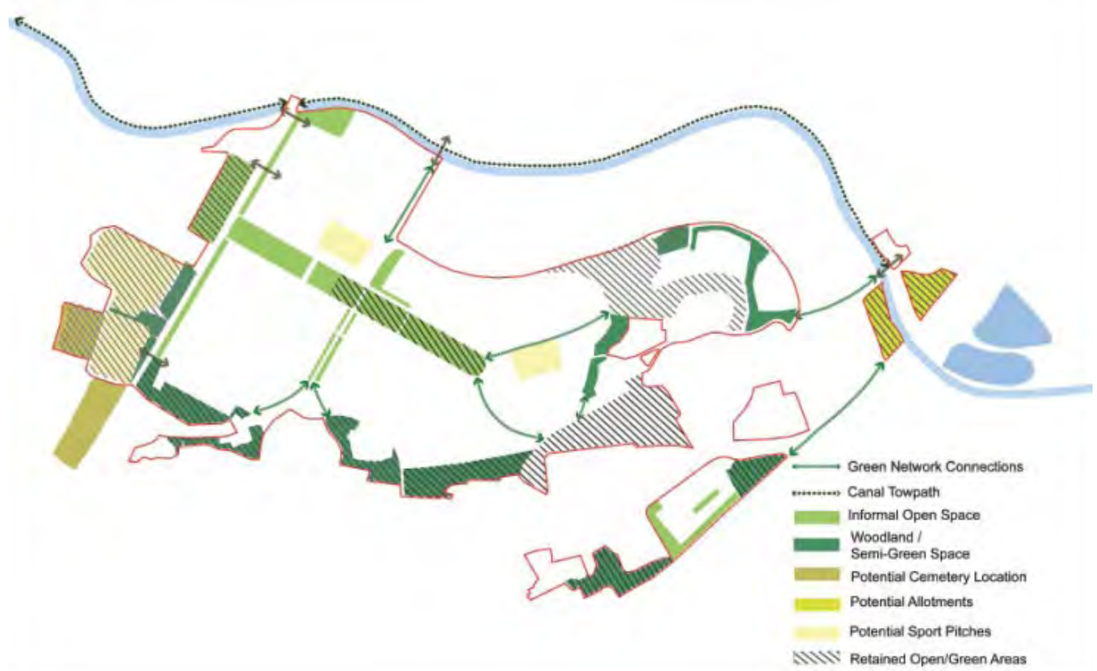
4.6.4 The areas shown on the AUE SPD will be significantly retained. Of particular importance are the woodland belts running along the ridgeline to the south of the development zone due to their prominence when viewed from the north and south as a major element providing the landscape character of the site.

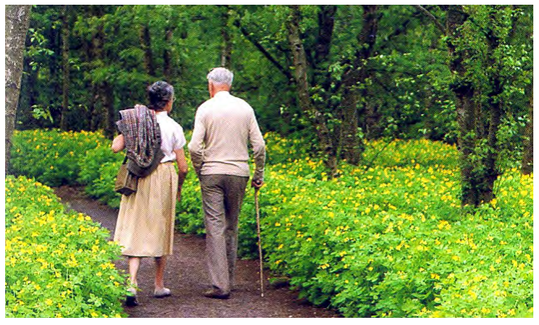
4.6.5 A section of the area designated as 'woodland' to the south of Cambridge Military Hospital has been identified as reptile habitat and the open areas on the slope will be retained to ensure this habitat is protected.

Function

4.6.6 To retain and enhance where appropriate their screening value, to retain their contribution to the landscape structure of the site (particularly the ridge line views) and to contribute to the biodiversity of the site by maintaining and enhance the age diversity, structure and character of the tree cover.

AUE SPD Figure 8.1 c – Proposed Open Space Network





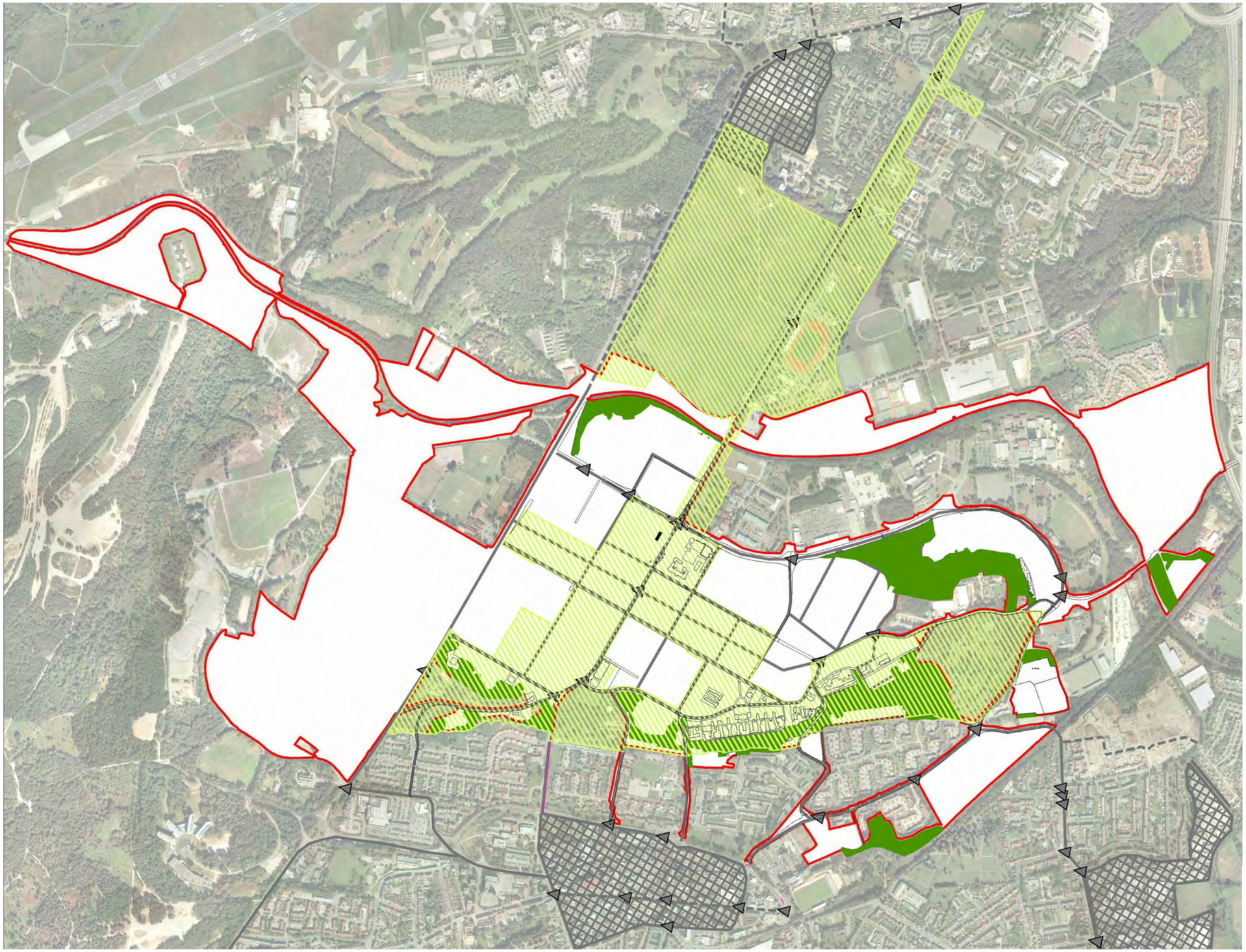
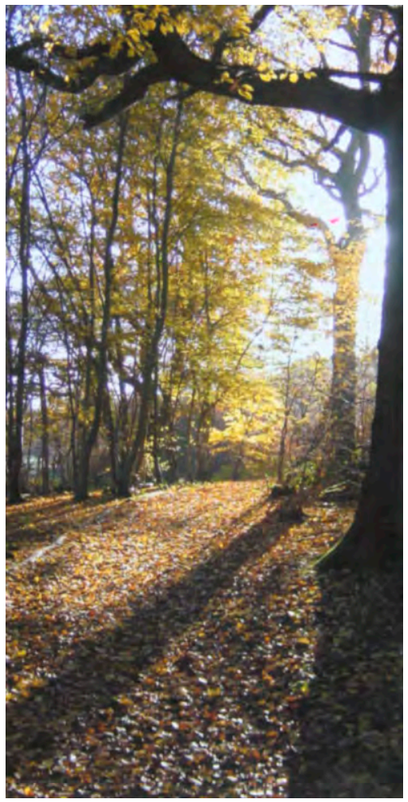


Figure 10 – Existing Woodland Retained



4.7 Trees

4.7.1 Principle OS1: Ensure that the design and layout of development respects existing trees on site and retains trees where possible.

4.7.2 Much of the existing character and landscape quality of the site comes from the existing trees, many of which were established as part of comprehensive planting schemes throughout the continual development of the Military Town. Mature trees add considerably to the quality of residential areas, particularly in the early stages of development as other landscaping is maturing.

4.7.3 The Council recognises that considerable felling of trees will be required in order to bring forward development. Proposals for development will need to demonstrate that efforts have been made to retain visually important trees, particularly those in Conservation Areas and those shown in Figure 8.1b.

Core Strategy

4.7.4 Key Challenge 7: Protection and enhancement of important natural assets

Current Asset

4.7.5 The existing trees identified to be retained within the AUE SPD are set out in Figure 8.1b 'Groups of Trees to be retained' (Figure 11 Existing Trees). There is a crossover with the section for 'Woodland' to be retained.

Proposed Asset (Figure 11)

4.7.6 A full tree survey (in accordance with BS 5837) of the relevant development zone areas has been carried out to identify the quality and long term potential of the trees, in outline and detail for the relevant parts of the hybrid application. This was used as the basis for stakeholder engagement, particularly with the RBC Tree Officer to refine the development proposals for the site as noted in the AUE SPD extracts included above.

4.7.7 As part of the planned, historic development of the site, tree lined avenues along the orthogonal road grid are an important element of the landscape character. Over time, these avenues have become fragmented and a detailed planting strategy (based on existing species within the site and the character of the development phases) has been developed to strengthen and re-integrate these avenues in the new development. (Figure 19 Site Wide Proposed Tree Strategy)

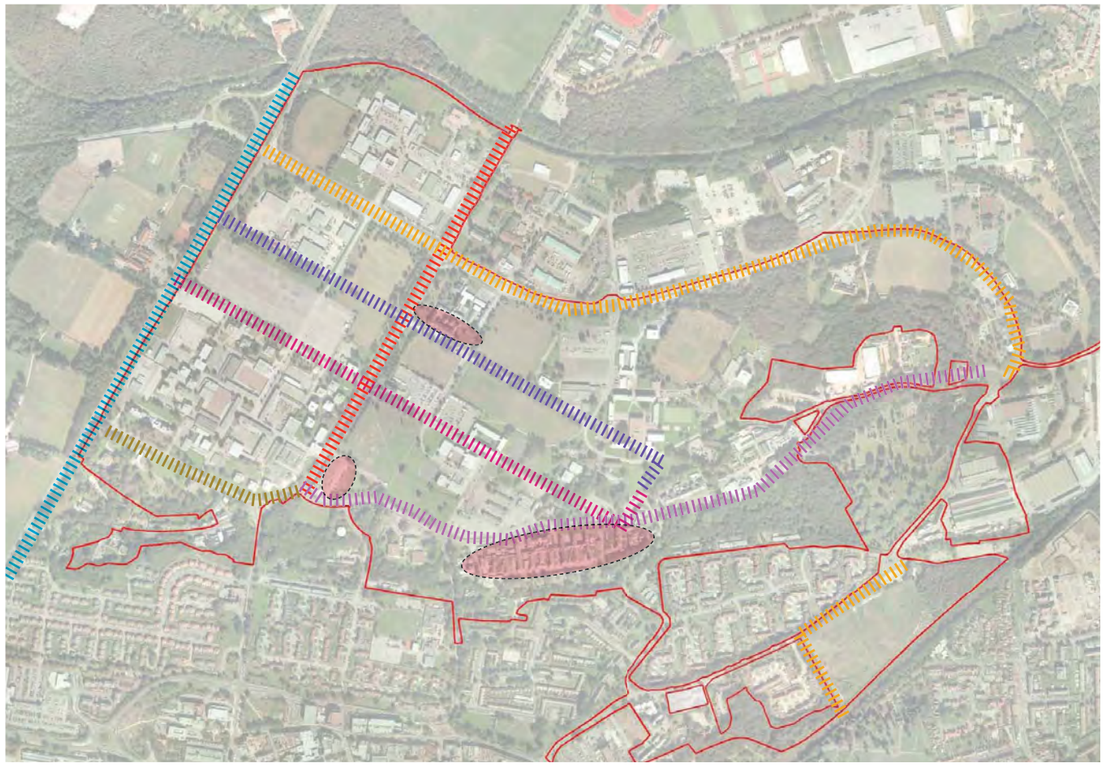
4.7.8 Any trees proposed for removal must be agreed with RBC as part of the detailed planning applications for individual plots and a balance of new trees against removed trees must be maintained across the site.

Function

4.7.9 Retain the trees as long as they continue to provide a safe contribution to the visual context, in order to provide long term continuity of tree cover and its historic importance along the avenues and enhance biodiversity of the site by implementing new tree planting to fragmented avenues and providing migration corridors.

AUE SPD Figure 8.1 b – Groups of Trees to be Retained

Figure – Site Wide Tree Stategy



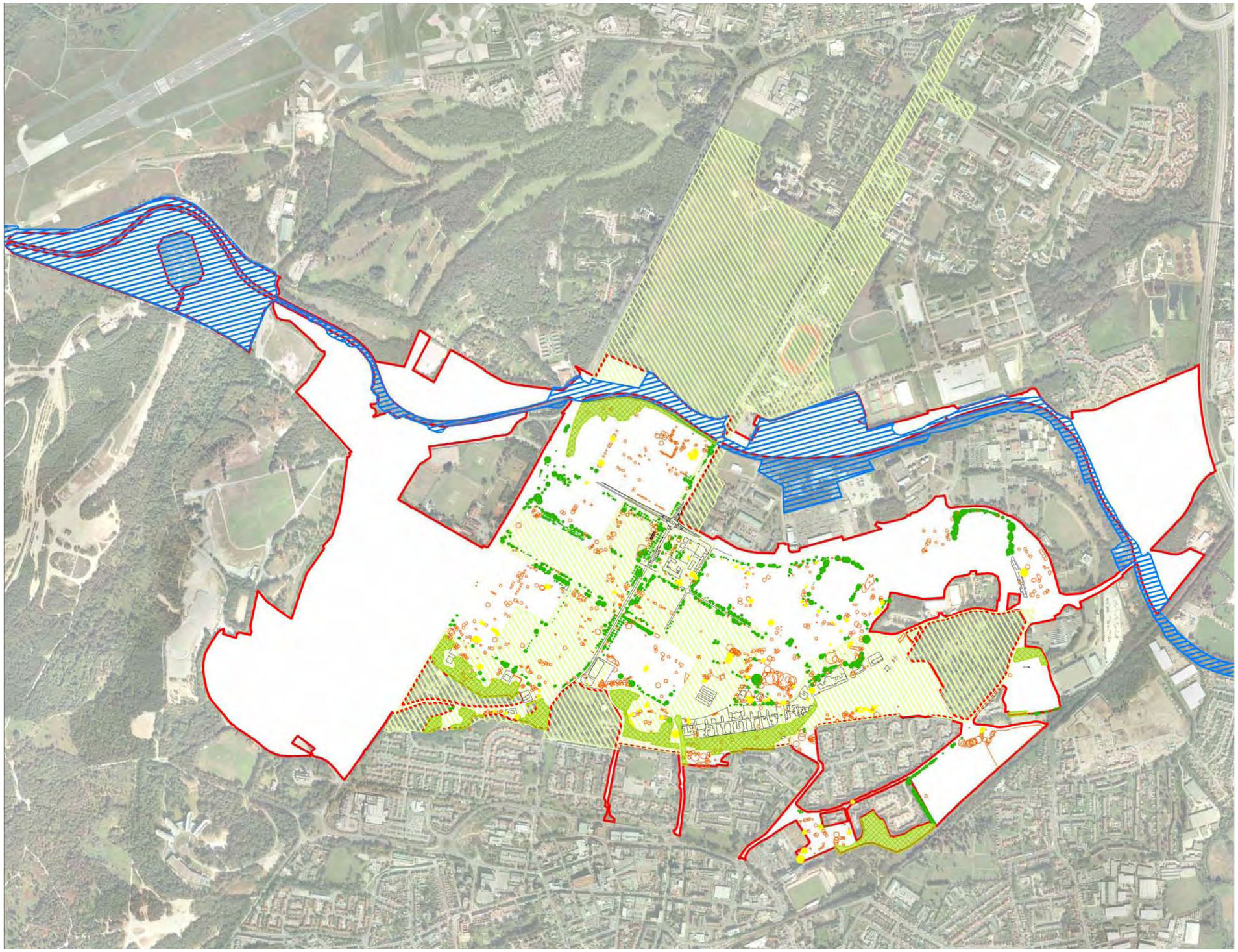


Figure 11 – Existing Trees

4.8 Allotments

AUE SPD Requirements

4.8.1 SPD: Provide a sufficient amount of new allotments at a minimum provision of 0.1 hectares per 400 dwellings.

Principle OS9:	No Of dwellings	Area Required	Area Provided
0.1 hectare / 400 Dwellings	3850	0.96 hectares	Circa 1 hectare

Core Strategy

4.8.2 SP1: Phased delivery of social, physical and community infrastructure to include…allotments.

Current

4.8.3 There are no allotments within the development area currently.

Proposed (Figure 12 Allotments)

4.8.4 The area of allotments is proposed for one of the areas identified within the AUE SPD, adjacent to the Basingstoke Canal (Figure 8.1c), which offers 'accessibility to future residents while also providing adequate security for allotment users.'

4.8.5 Prior to implementation, additional ground investigation work may be required to identify any requirement for remediation to ensure the area is suitable for allotment use.

4.8.6 The size of the allotments will be 250m2 or 125m2 dependant on the approved final design proposals. The extent of water supply and car parking will also be subject to detailed design.

4.8.7 There will be further opportunities to develop the food production strategy on a phase by phase basis, including potential use of the buffer and within residential areas and gardens.

Function

4.8.8 As part of the community facilities, provide opportunities for individuals and groups (e.g. schools, gardening clubs) to have access to land food production. Over time, it is anticipated a number of initiatives will be developed to utilise the space to maximum benefit.

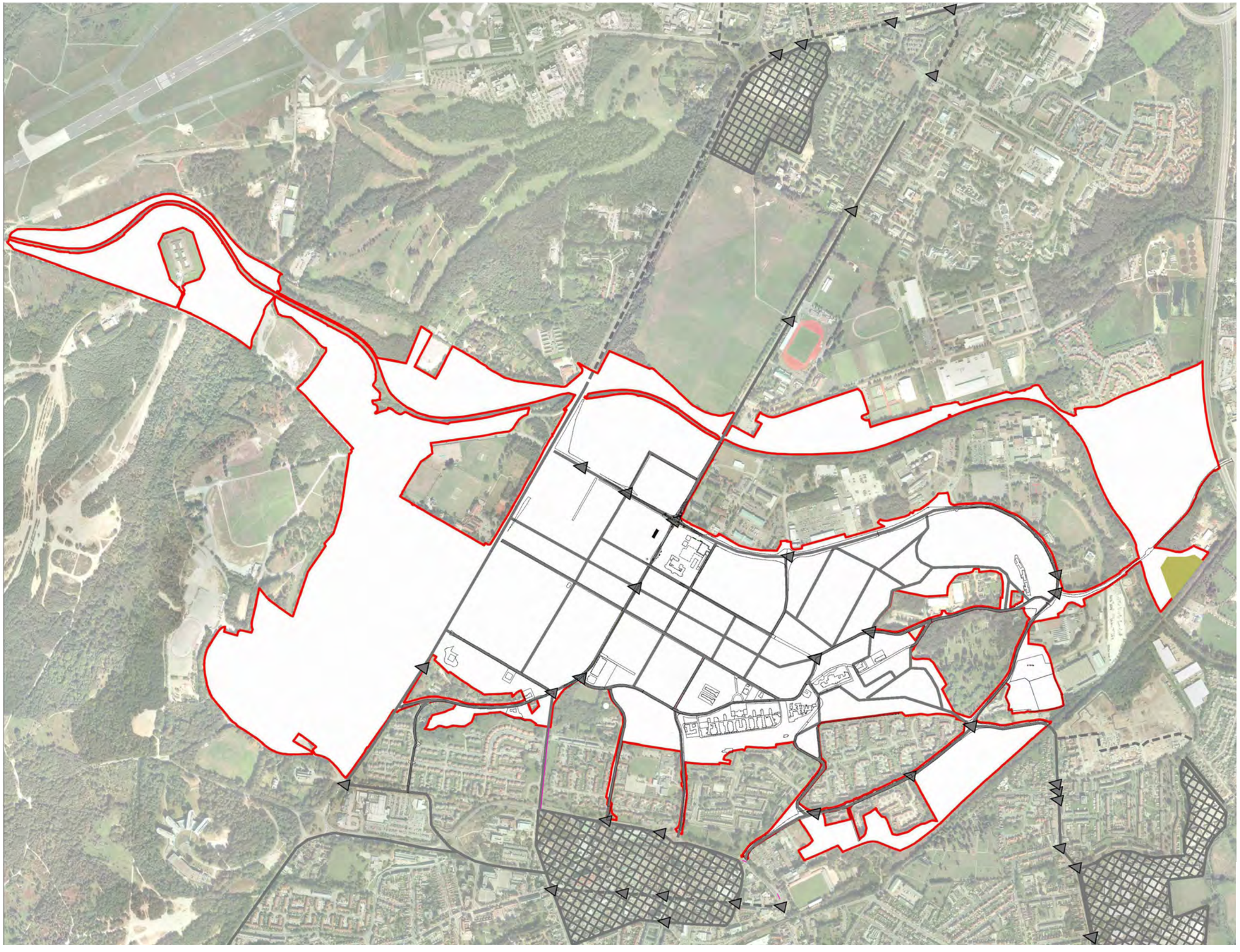


Figure 12 – Allotments

4.9 Basingstoke Canal

Planning Requirements

4.9.1 SPD 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.

Core Strategy

4.9.2 Conservation area and SSSI setting requirements.

4.9.3 ENV15. The Council will not permit development adjoining, over, or under the Basingstoke Canal, which:

(i) Would adversely affect the canal's landscape, ecological and historical character; or

(ii) Would detract from the visual character or enjoyment of the canal through the creation of noise, fumes, smoke or effluents.

Current Asset

4.9.4 The only section of Basingstoke Canal and its associated planning restrictions directly affected by the development zone is along the southern section between Queen's Avenue and Farnborough Road.

4.9.5 For other sections of the Canal affected by the wider proposals, please refer to the SANGS strategy document.

Proposed Asset (Figure 13 Basingstoke Canal)

4.9.6 'The ecological, linkage and recreational values of the canal are developed and enhanced through a detailed suite of proposals that are set out in full in the document Wellesley: Strategy for the delivery of SANGS.

4.9.7 As a SSSI, the SANGS delivery strategy establishes a management regime that supports and enhances the nature conservation value of the canal. This is important not only for maintaining the ecological continuity of the canal with its surrounds, but also in ensuring the continuity of an attractive rural and recreational environment. The opportunity to see and watch local wildlife is a draw in itself, and lends real support to the role of the canal within the Wellesley SANGS.

4.9.8 Links to the canal off Camp Farm Road, Queens Avenue, and indirectly, through Rushmoor Bottom and the western SANGS fringes identify the canal as an important linear connecting feature, enabling pedestrian and cyclist movement in an east/west direction through Wellesley. The strong linear movement opportunity that it presents has been important in maximising user links from the urban environment, and an emphasis has been placed on the design of key green movement corridors to coincide with these links. From the GI perspective, this is important in ensuring continuity of user experience and maintaining routes throughout Wellesley and the SANGS that are consistent in feel and approach.

4.9.9 As an intrinsic part of the landscape, the canal represents a very real asset to both Wellesley and wider Aldershot communities. The recreational opportunities that it offers - from walking and cycling along the towpath, to angling or wildlife watching - form the basis of shared experiences and regular social encounters that represent the building blocks for strong community links. Furthermore, as the SANGS are managed according to the principles set out in Wellesley: a strategy for SANGS delivery, rangers will work with community and volunteer groups to establish and build a sense of ownership that will extend from local through schools to all parts of the interested community. This will not only help to establish the new Wellesley community, but will also serve to consolidate the status of the canal as a biodiversity asset. As a SSSI, the ecological value of the canal is recognised as a nationally important resource and its role as a biodiversity asset within the context of Wellesley is fully recognised and supported through the long-term management commitments set out as part of the SANGS delivery. This ecological status is a community opportunity in itself, and is already a source of local pride. This will only grow and develop as the new residents of Wellesley find and become involved with the historical, ecological and recreational opportunities that the canal provides.

4.9.10 The document Wellesley: a strategy for SANGS delivery sets out a series of management principles for the entire length of canal within the SANGS, and focus on enhancement of the historical, ecological and recreational importance of the canal. Interpretation boards will be used to explain the canals origins, and how changes in use over time have driven the developing ecology of the canal. They will also be used to illustrate the wildlife that users of the canal may see and explain the ecology of these species and the importance of the canal to them. At the ecological level, the management principles have been developed in consultation with Natural England to ensure that specific conservation measures will be implemented to maintain and enhance the ecological value of the canal and the interests for which it was designated. In particular, this will focus on the selective removal of trees along the bank to reduce levels of shading and leaf drop into the water. Finally, the management proposals include working with the Basingstoke Canal Authority to sensitively upgrade the tow path in localised areas to enhance the recreational facility that it provides.

Function

4.9.11 The Basingstoke Canal has a multifunctional role within the SANGS. The towpath provides an important recreational link between the eastern and western extremes of the SANGS, ensuring permeability to walkers and cyclists alike, and enabling easy access to Rushmoor Bottom to the south and Camp Farm Lake in the east. In parallel, the canal setting contributes an attractive, rural and varied user experience ensuring that it is a mature and credible recreational resource. The canal has a natural draw and new residents moving into Wellesley will be able to access and use it from the first day of occupancy.

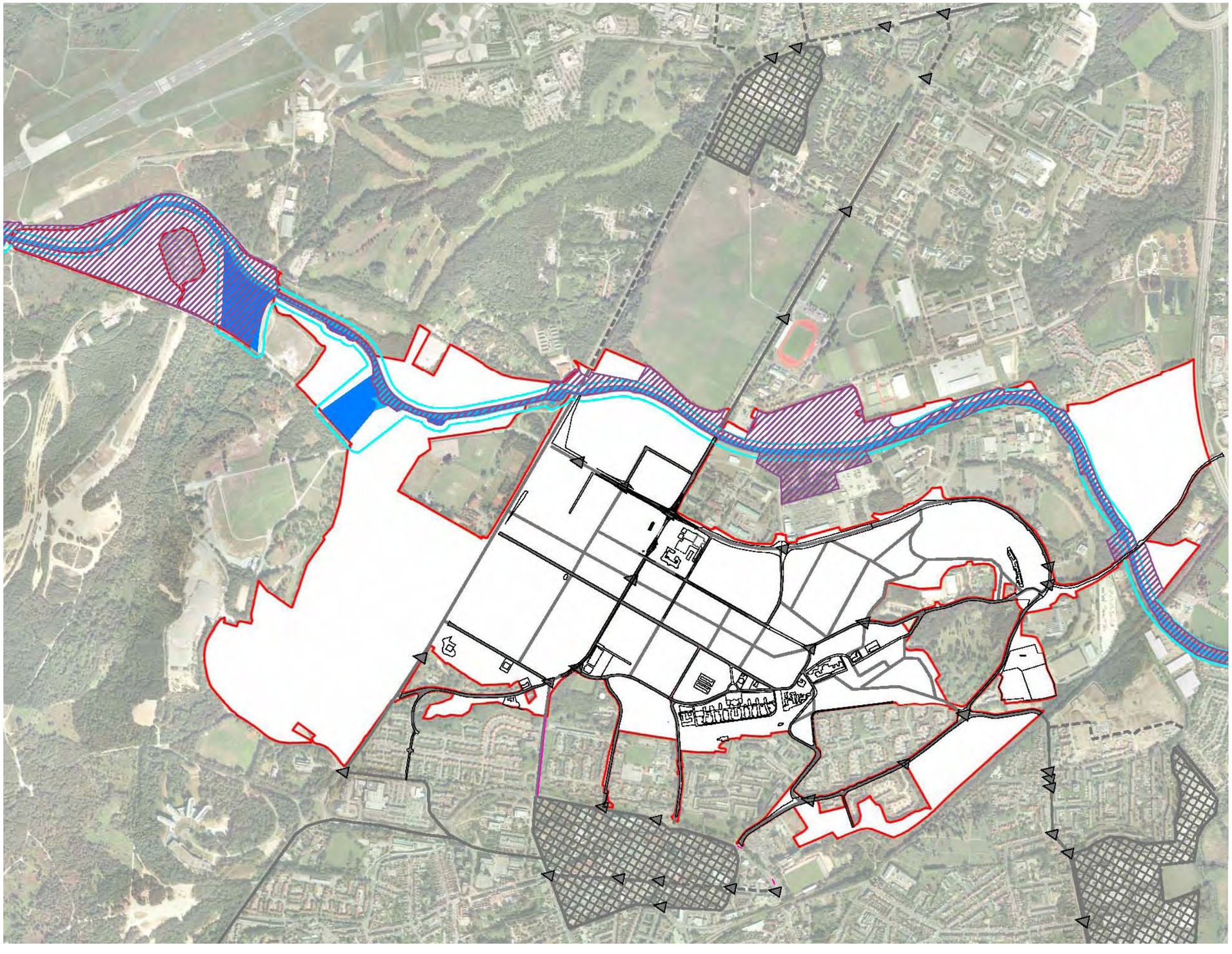


Figure 12 – Basingstoke Canal

4.10 Biodiversity

Planning Requirements

4.10.1 SPD Principles: Biodiversity requirements are required in a number of the AUE principles, including,

4.10.2 SD7: The Aldershot Urban Extension will need to ensure that development proposals including landscaping and other ecological features that contribute towards protecting, managing and enhancing local biodiversity.

4.10.3 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.

4.10.4 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 Aldershot Urban Extension are protected

Core Strategy: Policy CP15 – Biodiversity

4.10.5 The Council will seek to protect, maintain and enhance the Borough's biodiversity and geological resources by permitting development provided that it:

4.10.6 **A.** Retains, protects and enhances features of biological and geological interest and provides for the appropriate management of those features;

4.10.7 **B.** Improves biodiversity by designing-in provisions for wildlife and ensuring any adverse impacts are avoided, or if unavoidable, are appropriately mitigated for.

Current Asset

4.10.8 An extended phase 1 habitat survey was undertaken in April 2011. The survey was carried out in accordance with the methodology within the Handbook for Phase 1 habitat survey (JNCC, 2010).

4.10.9 The following habitats were identified

- Amenity grassland some of which shows characteristics of acid grassland
- Scrub
- Scattered trees
- Coniferous hedgerows
- Ruderal vegetation
- Dried up pond

4.10.10 None of the habitats on site are identified within the Hampshire Biodiversity Action Plan as habitats of key interest. There are three sites of importance for nature conservation (SINC) within the development zone (not within the SANGS). The Alison's Road grassland SINC's, the interest of which has been diminished by past activities, and the Peaked Hill SANGS. The restoration of the Peaked Hill SANGS is covered in the SANGS proposals document.

4.10.11 Species – the following surveys were carried out

- Badger
- Reptiles
- Bat
- Bird
- Invertebrate

4.10.12 Full details of the findings of the field work can be found in the Environmental Statement. This is in accordance with the requirements of the Rushmoor BAP requiring the provision of appropriate survey information with all planning applications.

Proposed Asset (Figure 14 Biodiversity)

4.10.13 This section describes ecological mitigation to reduce impacts of Wellesley on ecological features of interest and protected species, and measures incorporated into the masterplan in accordance with the objectives of the AUE SPD and Rushmoor BAP.

4.10.14 The development of these proposals is in accordance with policy SD7 from the AUE SPD.

4.10.15 Buffer strips will be provided across the entire site. A total of 1.4ha of buffer planting will be provided around the on-site SANGS site and will include a 10metre strip along Peaked Hill and Ski Slopes Woods. Buffer planting around the perimeter of the Wellesley site will vary in width from 1 to 10metres. This level of provision is in accordance with the requirements of OS2 and SD7 of the AUE SPD. The buffering of the woodland SANGS (Peaked Hill and Ski Slope Woods) is also in accordance with the objective to buffer extant woodland in the Rushmoor BAP.

4.10.16 A buffer zone alongside the Basingstoke Canal will be retained. The retention of the buffer strip will ensure that suitable habitat for water vole and otter is maintained along the banks of the Canal, which will be separated from the development. This fulfils one of the actions of the Rushmoor BAP to encourage the management of habitat for these species and the objectives of OS1 from the AUE SPD.

4.10.17 The green movement corridors that link development parcels to the SANGS network will provide movement opportunities for badgers. The grassland areas along these corridors will be sown with a flowering lawn mix that will increase the diversity of invertebrates present within the site (including worms an important food source for badgers).

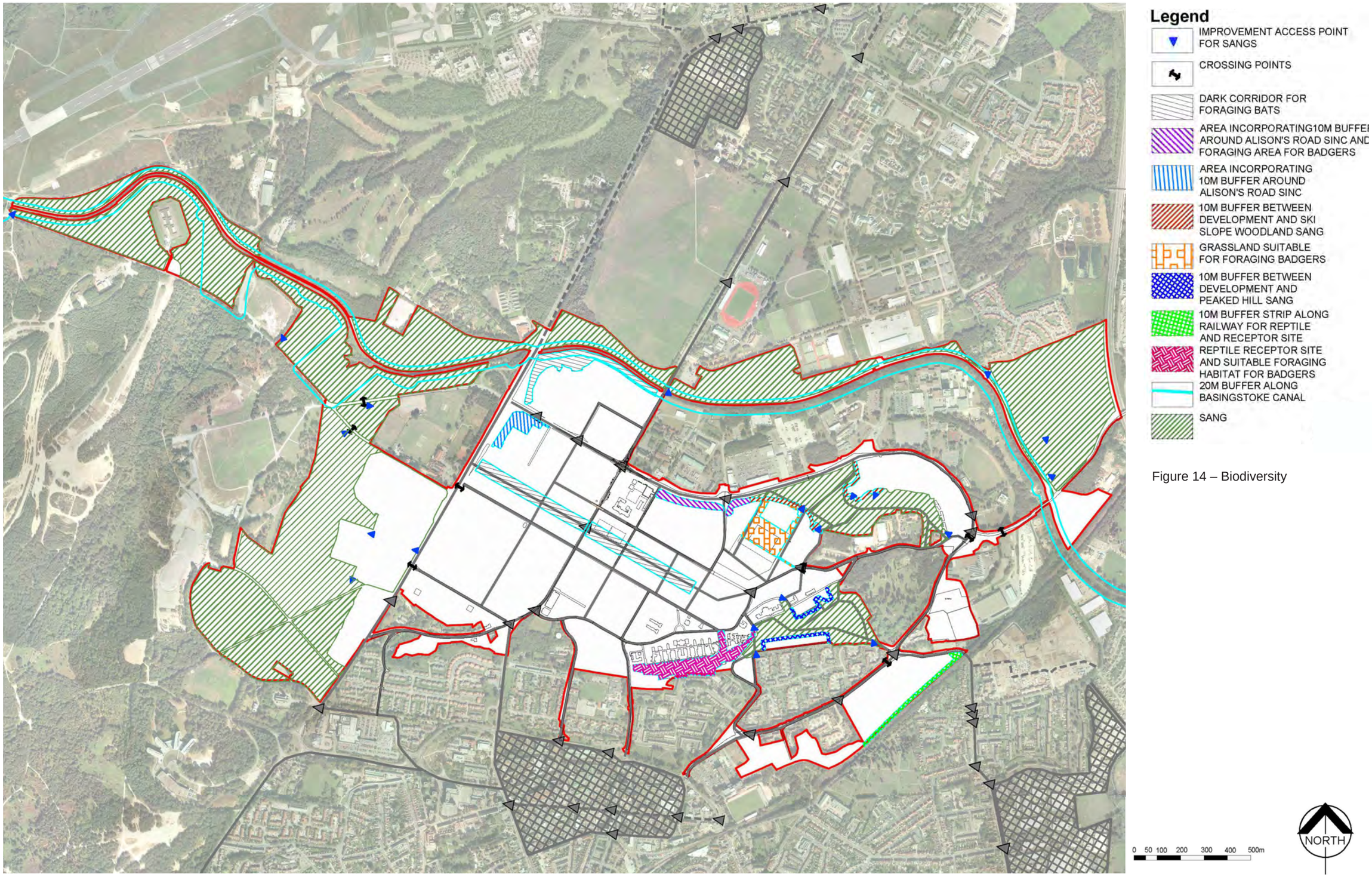


Figure 14 – Biodiversity

4.10.18 Landscape planting within the green corridors and buffer strips will include native species that fruit such as crab apple, plum and elder. Stands of bramble will also be allowed to develop in certain areas. The presence of these species will provide an important food source for badgers in the late summer period. The grassland provision thorough out the GI network will also provide foraging opportunities beyond the SANGS and green corridors.

4.10.19 Some of the reptile populations on site will need to be translocated during the development, to prevent isolation and also to comply with the requirements of the Wildlife and Countryside Act (1981, as amended). Two area of GI have been identified to act as receptor sites for translocated reptiles. These areas are a 10m buffer running along the railway edge in the REME site, and the steep south-facing bank just south of the CMH.

4.10.20 Scrub planting around the borders of the on-site SANGS and buffer strips around the boundary of the development will enhance the number of nesting opportunities for species such as bullfinch and song thrush.

4.10.21 Buildings will include features that are design to attract nesting birds. House sparrow terraces will be incorporated into buildings. Opportunities for other species will be incorporated buildings including nest bricks for hole-nesting species such as starlings and tits and open fronted bricks for wagtails and robins. House martin and swallow nest cups will also be provided on suitable buildings and opportunities explored for the inclusion of swift boxes in the tallest buildings.

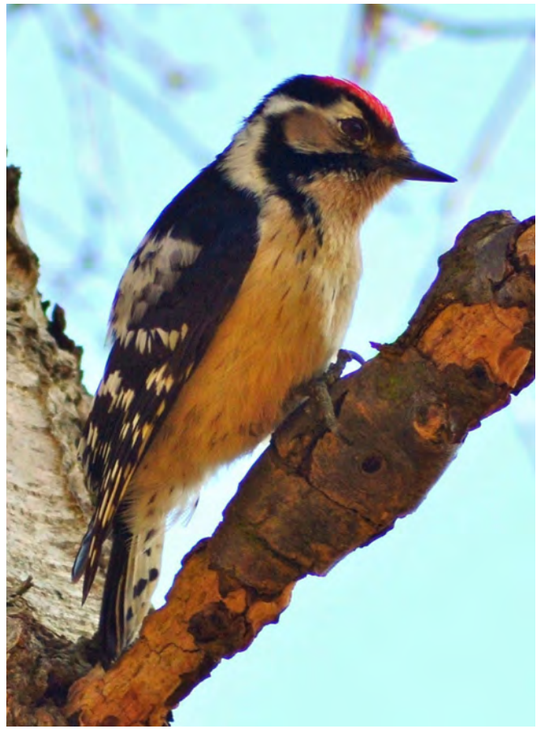
4.10.22 Buildings with existing bat roosts identified for demolition or refurbishment will be subject to application for European Protected Species Licences. Alternative roost sites will be provided for the species identified using the buildings. Common pipistrelles and brown long-eared bats were recording roosting in buildings during the surveys.

4.10.23 Further to the mitigation measures required where bat roosts are directly affected by the proposals, other measures will be included in the design of some buildings with the provision of bat bricks or boxes (depending on nature of the building) to provide enhanced roosting opportunities for crevice dwelling species such as pipistrelles. Provision will be made for the provision of suitable roosting sites for brown long-eared bats within retained buildings in the CMH area. The proximity of these buildings to GI linking to the Peaked Hill SANGS network will improve the attractiveness of these buildings to the long-eared bats

4.10.24 The UK BAP species, the two-toned reed beetle was recorded along the Basingstoke Canal. This species is associated only with stands of branched bur-reed almost exclusively alongside flowing water of high quality. A buffer strip along the Basingstoke Canal will be retained and sown with a native species mix and access to the canal side will be restricted. Within this buffer area dead woodland will be retained to provide habitats for invertebrates, with patches of scrub also increasing habitat diversity along the banks of the SSSI.

4.10.25 Within the GI on site the diversification of grassland and scrub habitats will play a significant role in increasing the range of habitats available to invertebrates. The planting of native trees and shrubs will be advantageous as will an increase in the diversity of the grassland on site (both through planting of wild flower mixes to increase species diversity and through management of grassland to provide a diverse structure). Expanses of amenity grassland will be enhanced through the use of flowering lawn mixes in appropriate areas to provide a source of pollen and nectar without significant impacts on recreational uses of these areas.

4.10.26 To ensure that Badgers current distribution across the site is not affected by the proposals retention of undisturbed areas around setts with access to adequately large foraging areas will be essential.



4.10.27 A policy of dead wood retention will be practiced within the GI wherever possible. A range of options will be adopted depending on the suitability of the area for each individual option. The provision of buried wood will provide a potential breeding site for stag beetles a UKBAP species.

4.10.28 Green and/or brown roofs will be provided to diversify habitat opportunities where practicable. These are likely to be focussed in the ABRO component parcel.

4.10.29 Areas of existing tree groups that bats are currently using will be retained through the primary and secondary green links, and new structural planting will be provided using native trees and shrubs. Native trees, shrubs and hedgerows will also be planted within the residential areas increasing potential bat foraging areas.

4.10.30 Lighting: A lighting strategy will ensure dark commuting corridors are retained within the SANGS network and along the Basingstoke Canal post-development. This will be particularly beneficial to species known to be sensitive to increased light levels such as brown long-eared, Natterer's and whiskered bats.

4.10.31 Within the development parcels additional native trees and shrubs will be planted within landscaped areas. Native tree and shrub planting will include fruiting shrubs such as crab apple, elder and apple to provide sources of food for invertebrates and for badgers. This buffer planting will ensure there are suitable habitats for birds, bats, reptiles and badgers across the site.

4.10.32 The use of native species and the diversification of the grassland habitats will improve foraging opportunities for bird species by increasing invertebrate populations and the availability of seeds and fruits during the autumn/ winter period.

4.10.33 These measures for enhancement of habitats within the urban environment are in accordance with the aims of the Rushmoor BAP to create new wildlife habitats where possible.

Function

4.10.34 The biodiversity layer has been developed to protect and enhance all existing on-site ecological interest, important parts of which has been to ensure long-term habitat continuity for protected animal species affected by Wellesley and to ensure the protection of locally and nationally designated sites.

4.11 SuDS Strategy (Summary of Infrastructure Strategy)

AUE SPD

4.11.1 Principle SD4: The Aldershot Urban Extension will have to ensure integration of Sustainable Urban Drainage Systems that follow a best practice hierarchy from control at source and infiltration to a range of management features.

Core Strategy:

4.11.2 Policy CP4 – Surface Water Flooding

4.11.3 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.

Current Asset

4.11.4 The site is classified as Brownfield, because it is currently developed, and as such has had non-natural impermeability characteristics for many years, i.e. significant hard surfaces from structures and paved areas. This is the baseline to which it will be necessary to measure the changes in surface water flows from the proposed development.

4.11.5 In addition there is an extensive surface water drainage system covering the majority of the development area. The strategic elements of the network are generally along roads and other boundaries which will be retained in the long term and are thus well suited to be integrated in the proposed development. It is proposed that strategic elements will be retained wherever suitable, as the basis for the surface water drainage system which will be integrated with extensions to the existing network and SuDS features.

4.11.6 The existing surface water and drainage system will be incorporated with proposed SuDS options. This will ensure all water run off will not excess current site conditions.4.11.3

4.11.7 Proposed Asset (Figure 15 Sustainable Urban Drainage Systems)

4.11.8 Whilst the size of the site would imply significant options for SuDS features, the current developed area and discharge from the site is likely to minimise the need when full run-off calculations have been completed.

4.11.9 However, there are a number of SuDS which are most probably going to be used significantly in the development, including:

- Permeable Paving
- Swales and Infiltration Channels
- Green/Brown Roofs
- Underground Storage Systems

4.11.10 Depending on the quantity of storage/attenuation required during major storm events, then the use of open storage ponds/basins are appropriate for storage. These can be either temporary or permanent, for example, lowered green areas and carparks and infiltration basins and ponds. However it must be remembered that the SuDS element of these is temporary storage

Function

4.11.11 The SuDS proposals aim to maintain runoff rates and volumes at the existing site levels pre development as a maximum, ensuring the quality of water is suitable for any future use, such as the Basingstoke Canal. Opportunities also exist in detail design to utilise SuDS features as part of the biodiversity aims and an amenity open space asset.

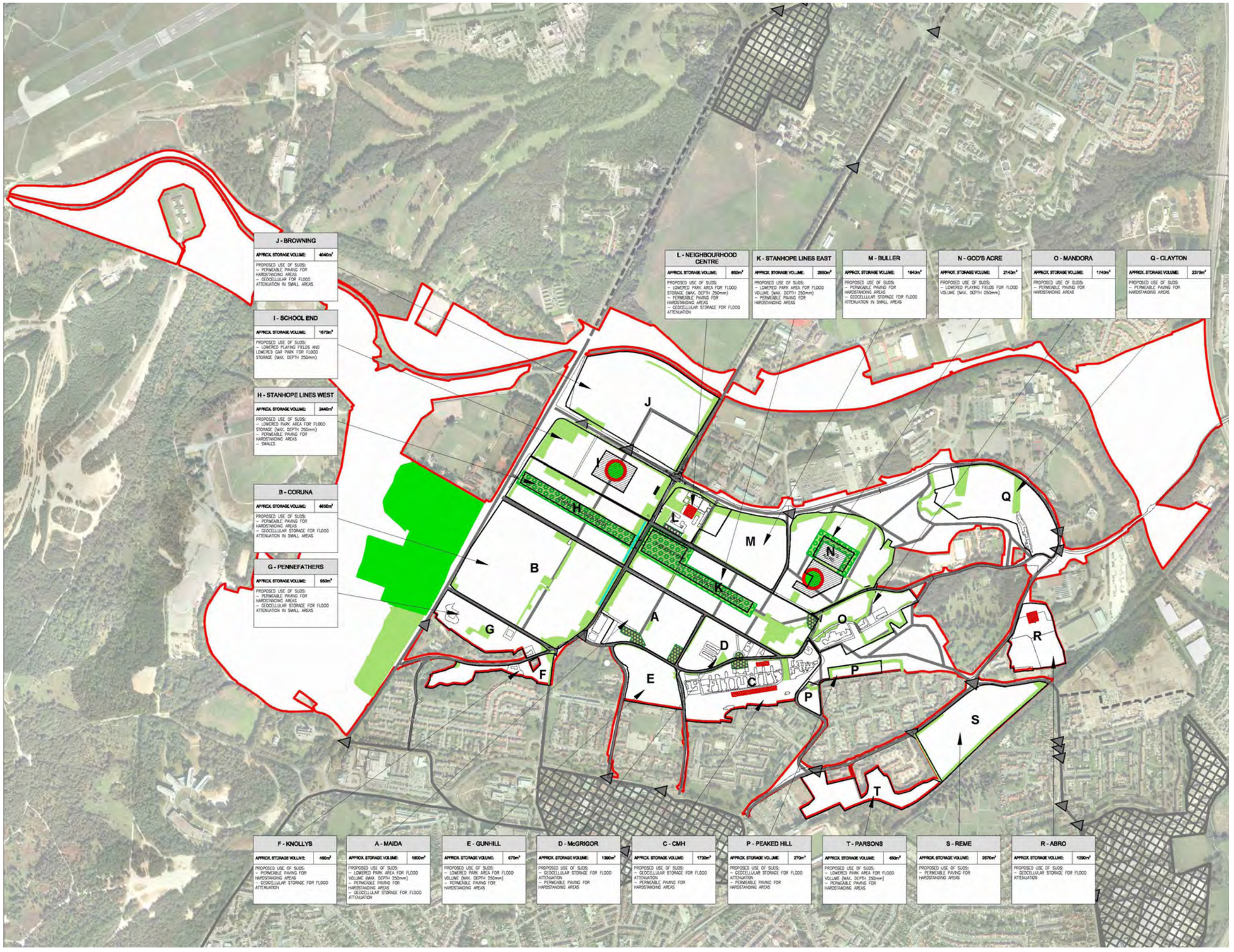


Figure 15 – sustainable Urban Drainaged Systems

5 Green Infrastructure Summary

5.1 Green Infrastructure Combined Layers concept:

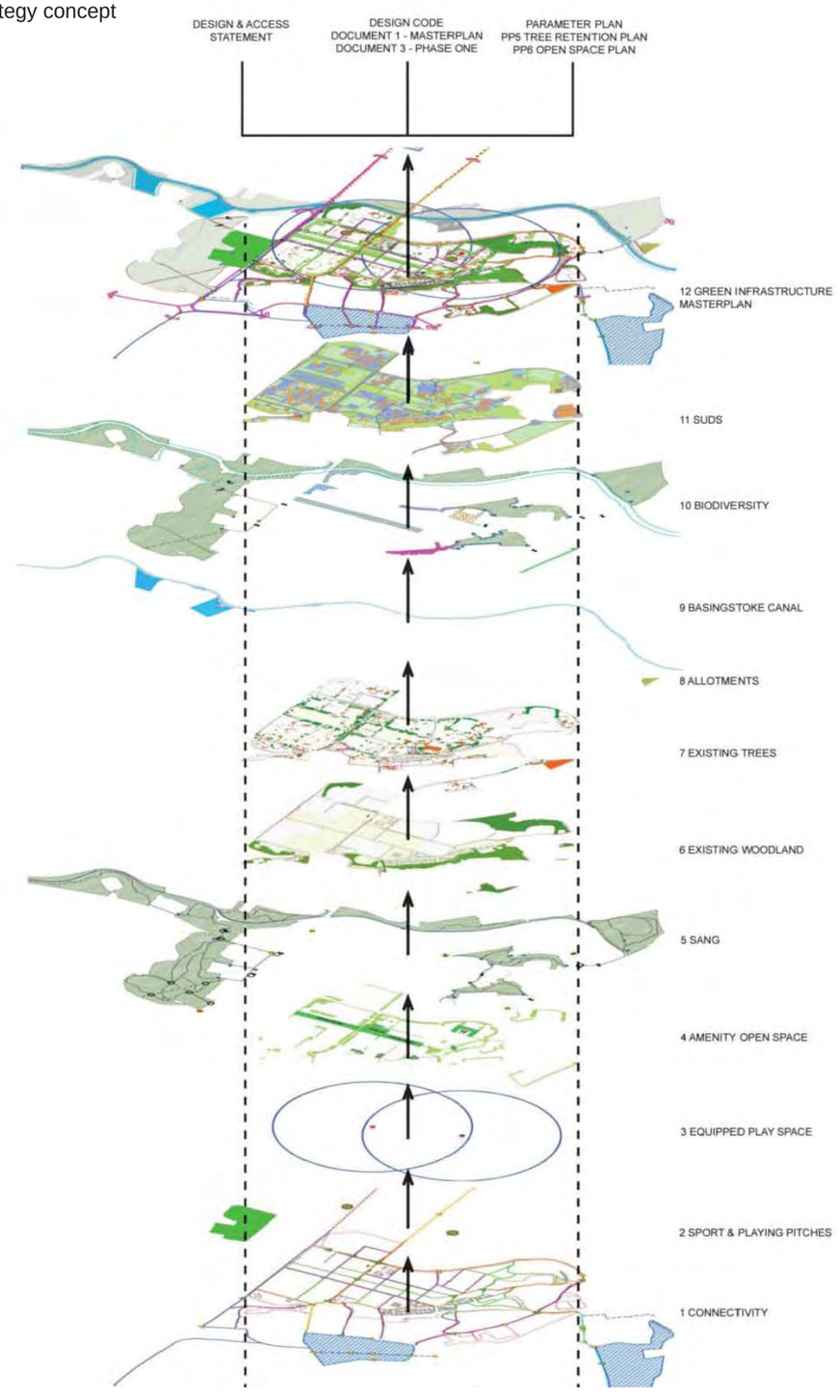
5.1.1 The combination approach of asset layers is summarised in Figure 16 (Green Infrastructure Strategy Concept), and the final Green Infrastructure Strategy is shown in Figure 17 (Masterplan)

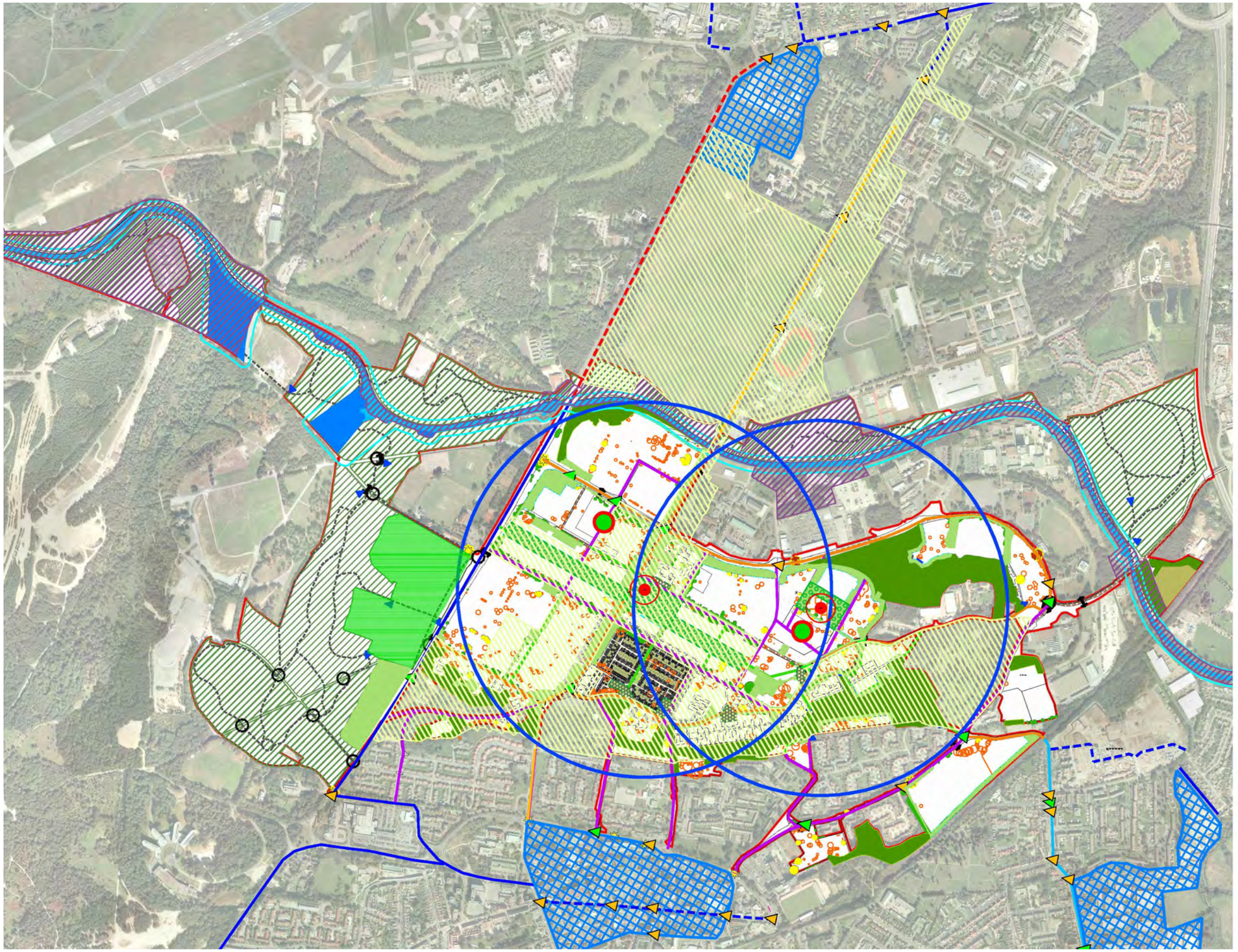
5.1.2 The development of the strategy has been a central element in the planning and design of the Wellesley planning application, with the following key adopted SPD objectives (Core Strategy 7.13 & 7.14) has been met:

5.2 Synopsis

- 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;
- Promote sustainable access and easy movement to and within Wellesley, through excellent public transport services, and well designed and convenient walking and cycling routes
- 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;
- Establish a distinctive character and sense of place, which reflects and enhances the unique landscape setting and the historical development of the Military Town;
- Provide open space and appropriate mitigation for the Thames Basin Heath SPA

Figure 16 – Green Infrastructure Strategy concept





SPORT & PLAYING PITCHES
SCHOOL PLAYING FIELDS (Area TBC by HCC)
EQUIPPED PLAY SPACE
15 MINUTE WALKING DISTANCE
GREEN CORRIDORS / BUFFER ZONE
URBAN PARKS
FORMAL SPACES
SANGS
IMPROVED FOOTPATH THROUGH SANGS
EXISTING WOODLAND RETAINED (Including Part of SH Slope Woods and Peaked Hill SANGS)
ALDERSHOT TOWN CENTRE CONSERVATION AREA
TREES TO BE RETAINED: CATEGORY 1 - EXISTING TREE GROUPS WITHIN WOODLANDS - TO BE RETAINED UNLESS OTHERWISE AGREED FOR REMOVAL WITH REC
CATEGORY 2 - EXISTING MATURE TREES AND TREE GROUPS WITHIN THE GREEN INFRASTRUCTURE NETWORK - TO BE RETAINED UNLESS OTHERWISE AGREED BY REC
TREES THAT MAY OR MAY NOT BE RETAINED: CATEGORY 3 OTHER SIGNIFICANT EXISTING MATURE TREES AND TREE GROUPS
TREES TO BE REMOVED: CATEGORY 4 - TREES ON SITE WITH LEAST LANDSCAPE & HISTORIC VALUE, POOR SCREENING VALUES & LIMITED CAPACITY TO SURVIVE IN FUTURE OR DEAD, DYING OR DANGEROUS WITH SERIOUS STRUCTURAL DEFECTS
ALLOTMENTS
BASINGSTOKE CANAL
BASINGSTOKE CANAL CONSERVATION AREA
SSSI (SITE OF SPECIAL SCIENTIFIC INTEREST)
20m BUFFER ALONG BASINGSTOKE CANAL
FORMAL PEDESTRIAN ROAD CROSSING TO SANGS
EXISTING CYCLE CROSSING POINTS
IMPROVED ACCESS POINT FOR SANGS
PROPOSED PEDESTRIAN CROSSING LOCATIONS
EXISTING PEDESTRIAN CROSSING LOCATIONS
DARK CORRIDOR FOR FORAGING BATS
AREA INCORPORATING10M BUFFER AROUND ALISON'S ROAD SINC AND FORAGING AREA FOR BADGERS
AREA INCORPORATING 10M BUFFER AROUND ALISON'S ROAD SINC
10M BUFFER BETWEEN DEVELOPMENT AND SKI SLOPE WOODLAND SANG
GRASSLAND SUITABLE FOR FORAGING BADGERS
10M BUFFER BETWEEN DEVELOPMENT AND PEAKED HILL SANG
10M BUFFER STRIP ALONG RAILWAY FOR REPTILE AND RECEPTOR SITE
REPTILE RECEPTOR SITE AND SUITABLE FORAGING HABITAT FOR BADGERS
KEY LOCAL FACILITIES
EXISTING ON-ROAD CYCLE ROUTE
EXISTING OFF-ROAD CYCLE ROUTE
EXISTING ON-ROAD CYCLEWAY
PRIMARY MASTERPLAN NETWORK (Shared-Use Paths)
SECONDARY MASTERPLAN NETWORK
PROPOSED OFF-ROAD CYCLE ROUTE IMPROVEMENTS
PROPOSED GREEN LINKS
PROPOSED SAFER ROUTE TO SCHOOL
EXISTING CROSSING
PROPOSED CROSSING IMPROVEMENT

6 Phase 1

6.2.1 The following elements of the AUE SPD Green Infrastructure requirements will be delivered as part of the Phase 1 detail application (Figure 18 Phase One)

6.1 Connectivity (Pedestrian / Cycle)

6.1.1 The pedestrian route across the Farnborough Road will be delivered to provide access to the playing fields and SANGS access points. (The pedestrian access point across Farnborough Road will may be delievered in Phase 2)The tertiary road connecting Queen's Avenue, Hospital Hill and Hope Grant Road will also be implemented to provide permeability through the phase and the pedestrian route through the trees along Queen's Avenue (subject to HCC approval for adoption).

6.2 Sport and Playing Pitches (including school sites)

6.2.1 The 10 hectares of sports pitches to the West of Farnborough Road will be delivered. The playing field for the western school associated with Phase 1 will be implemented in line with the programme agreed with HCC.

6.3 Children's Play Space (Destination play / LLAP proposals)

6.3.1 A LLAP will be delivered to provide informal play space for the development. An area of the destination play space in front of 4th Division HQ may be delivered, extent and timing to be confirmed with RBC

6.4 Informal Open Areas

6.4.1 The informal open space includes the LLAP, the open space along Hospital Road, Queen's Avenue tree zone and the small open space in the centre of the site. Minor areas of open space e.g. along Hope Grant's Road have not been included in this calculation.

6.5 SANGS

6.5.1 Substantial work on delivery of the following elements of the Wellesley SANGS will be delivered as part of Phase 1

- SANG 1 Rushmoor Bottom (35.0 hectares)
- SANG 2 Western Basingstoke Canal Loop 1 (35.2 hectares)
- SANG 3 Western Basingstoke Canal Loop 2 (11.5 hectares)
- SANG 4 Camp Farm (15.7 hectares)

6.6 Existing Trees

6.6.1 The trees to be removed have been agreed with RBC tree officer and will be subject to approval as part of the planning application, including the number of new trees to balance the loss of existing trees. The return to the original historic plan for the tree avenue in the section of Queen's Avenue adjacent to the site, removing incidental trees that detract from the formal avenue, will be implemented.

- Total Number of Trees Removed: 58 plus 38 removed for arboricultural reasons (96 total)
- Total Number of Proposed Trees: 93 (semi-mature. 20-25cm girth)

6.7 Allotments

6.7.1 Delivery and detail design of the allotment area is subject to confirmation.

6.8 SuDS Strategy

6.8.1 Permeable paving will be used where possible outside of hard landscape areas to be adopted, such as


LEGEND
SITE BOUNDARY
SPORT & PLAYING PITCHES
SCHOOL PLAYING FIELDS (Area TBC by HCC)
EQUIPPED PLAY SPACE
15 MINUTE WALKING DISTANCE
GREEN CORRIDORS / BUFFER ZONE
URBAN PARKS
FORMAL SPACES
SANGS
IMPROVED FOOTPATH THROUGH SANGS
EXISTING WOODLAND RETAINED
(Including informal Ski Slope Woods and Peaked Hill SANGS)
ALDERSHOT TOWN CENTRE CONSERVATION AREA
TREES TO BE RETAINED CATEGORY 1 - EXISTING TREE GROUPS WITHIN WOODLANDS - TO BE RETAINED UNLESS OTHERWISE AGREED FOR REMOVAL WITH RBC
CATEGORY 2 - EXISTING MATURE TREES AND TREE GROUP WITHIN THE GREEN INFRASTRUCTURE NETWORK - TO BE RETAINED UNLESS OTHERWISE AGREED BY RBC
TREES THAT MAY OR MAY NOT BE RETAINED CATEGORY 3 - OTHER SIGNIFICANT EXISTING MATURE TREES AND TREE GROUPS
TREES TO BE REMOVED CATEGORY 4 - TREES ON SITE WI
LEAST LANDSCAPE & HISTORIC VALUE, POOR SCREENING
VALUES & LIMITED CAPACITY TO SURVIVE IN FUTURE OR DE
DYING OR DANGEROUS WITH SERIOUS STRUCTURAL DEFE
ALLOTMENTS
BASINGSTOKE CANAL
BASINGSTOKE CANAL CONSERVATION AREA
SSSI (SITE OF SPECIAL SCIENTIFIC INTEREST)
20m BUFFER ALONG BASINGSTOKE CANAL
FORMAL PEDESTRIAN ROAD CROSSING TO SANGS
EXISTING CYCLE CROSSING POINTS
IMPROVED ACCESS POINT FOR SANGS
PROPOSED PEDESTRIAN CROSSING LOCATIONS
EXISTING PEDESTRIAN CROSSING LOCATIONS
DARK CORRIDOR FOR FORAGING BATS
AREA INCORPORATING 10M BUFFER AROUND ALISON'S ROAD SINC AND FORAGING AREA FOR BADGERS
AREA INCORPORATING 10M BUFFER AROUND ALISON'S ROAD SINC
10M BUFFER BETWEEN DEVELOPMENT AND SKI SLOPE WOODLAND SANG
GRASSLAND SUITABLE FOR FORAGING BADGERS
10M BUFFER BETWEEN DEVELOPMENT AND PEAKED HILL SANG
10M BUFFER STRIP ALONG RAILWAY FOR REPTILE AND RECEPTOR SITE

Wellesley

ALDERSHOT

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