

HAMPSHIRE COUNTY COUNCIL**Decision Report**

Decision Maker:	Regulatory Committee
Date:	24 October 2012
Title:	Construction of an all weather artificial football pitch with floodlighting and associated works at The Connaught School, Tongham Road, Aldershot, Hampshire GU12 4AS (Application No: 12/00562/HCC) (Site Ref: RME003)
Reference:	4349
Report From:	Head of County Planning

Contact name: Kristina King

Tel: 01962 846496

Email: kristina.king@hants.gov.uk

1. **Executive Summary**

- 1.1. Planning permission is sought for the construction of an all weather artificial football pitch with floodlighting and associated works (construction of pedestrian pathways, erection of acoustic fencing and additional tree planting) at The Connaught School, Tongham Road, Aldershot.
- 1.2. The main issues for consideration are the principle of the proposal, the impact on the character of the area, the impact on the amenities of adjoining residents and nature conservation.
- 1.3. The development is acceptable in amenity and highway terms subject to the appropriate conditions being attached (ENV48, ENV52 and CP16). The design of the pitch is such that it will not increase surface water runoff (CP4). The amendments to the size of the pitch, the lower lux levels across the pitch, the decrease in floodlighting columns and the revised lanterns will result in a reduction in the luminance on the eastern and southern boundaries. Along with the use of conditions the mitigation measures are considered to appropriately demonstrate that the proposal would not have an adverse impact on the nature conservation interest of the area (CP15). There will be a visual impact (CP2 and CP14) as a result of the floodlighting being lit in the evenings when dark but on balance it is considered that the proposal provides a higher quality recreational facility for the school and wider community than existing which will deliver a community facility that is required in the local area (CP10, CP12 and NPPF).

2. Site and proposal

- 2.1. The Connaught School is located at the edge of the built up area of south east Aldershot on a 5.3 hectare site which is shared with Connaught Leisure Centre. Vehicular access to the site is off Tongham Road which runs through a residential area.
- 2.2. The application site, detailed on the attached plan, is approximately 0.52 hectares in area. The site is currently grassed and provides sports provision for The Connaught School. The land is generally flat and low lying, within flood risk zone 2. The site is bordered to the east by mature trees and the Blackwater River, beyond which is Tongham Pool, a lake created through historic gravel extraction. This area is designated as a Site of Importance for Nature Conservation (SINC). To the south/south west of the site is Aldershot Park, a sports ground utilised by Aldershot and Fleet Rugby Football Union (RFU), a public recreation ground, with woodland and a small angling lake. The woodland which abuts the site is designated as a SINC (designated for Ancient woodland and its community value). The immediate northern and western boundaries are further school playing pitches, beyond which is housing. The proposed pitch is approximately 50 metres from the nearest house and approximately 30 metres from the boundary of the property. The boundary of the rear garden is adjacent to the acoustic fencing.
- 2.3. Aldershot and Fleet RFU were granted planning permission in March 2004 for six floodlights with 100 lux level mounted on 16 metre high columns. The hours of operation are up to 9pm Mondays to Fridays and not at all on Saturdays and Sundays.
- 2.4. Planning permission is sought for the laying of an all weather artificial football pitch with floodlighting. The pitch is to measure 92.9 metres by 56.1 metres excluding goal recesses. The pitch will be surfaced with a synthetic turf carpet, incorporating a 15 millimetre shock absorbing layer applied onto an open textured macadam base. The carpet will be 3rd generation 60 millimetre thick pile carpet, in-filled with sand and rubber crumb.
- 2.5. Six 15 metre high floodlit masts are to be installed. The lanterns are to be one kilowatt sodium (SON) type lamps which will be mounted horizontally thereby providing an average lux level across the pitch of 142 lux. The pitch is to be enclosed with a 4.5 metre high twin wire panel fence which will be power coated moss green (RAL 6005).
- 2.6. As the site lies within a flood risk zone the pitch has been designed to have a shallow camber and incorporate a shallow swales around the outside to trap storm water and allow percolation naturally into the ground thereby preventing discharge directly into the Blackwater Valley River.
- 2.7. Access to the pitch is to be via a three metre wide macadam path leading from the rear of the sports hall. A three metre wide gravel path with timber

edging boards is proposed from the south west corner of the proposed pitch to the existing rear school gate which leads to Aldershot Park.

- 2.8. An extended noise survey was carried out based on two British Standards (BS). BS8233:1999 concluded that there could be an outside noise level of approximately 63dB for properties on Heron Wood Road and 57dB on Tongham Road, these figures are within the range where disturbance is possible. Within the properties it is likely that the noise levels would be reduced by approximately 13dBA. BS4142:1997 predicted rating level is +4 on Heron Wood Road and -2 on Tongham Road. Consequently to attenuate the noise generated through the use of the pitch a 2.2 metre high acoustic fence, approximately 107 metres in length, is proposed along the rear of the properties in Heron Wood Road. The noise survey assumes that with the 2.2 metre high fence in place there will be a 5dB attenuation of the noise resulting in the outcome rating being less than “marginal significance” and is therefore acceptable. The acoustic fence is to replace the existing chain link fencing, a method statement for installing the fencing has been submitted. The statement proposes that where possible the existing fence post holes will be utilised, where not possible the holes will be hand dug and roots of greater than 25 millimetres will be avoided. If smaller roots need to be cut back it will be done so using secateurs.
- 2.9. No trees are to be removed as a result of the proposed development. Additional tree planting is proposed along the south/south eastern boundary of the school site.
- 2.10. The school currently has car parking provision for 70 spaces. In addition to this there is a hard court area to the rear of the school site, adjacent to the proposed site which is capable of accommodating 60 cars and a further 30 overspill spaces on the netball courts to the front of the school site. No additional car parking spaces are proposed.
- 2.11. It is proposed that the pitch will be used throughout the school day by pupils of The Connaught School and outside of school hours it will be available for community use. The proposed hours of use are Monday to Friday 0900 to 2200 and 0900 to 2000 on Saturday and Sunday. There will be no use of the floodlights at all from 1 June to 31 August.
- 2.12. An extended phase 1 habitat survey was completed which identified the potential for bat roosts which are protected by European Legislation. A Bat Survey Report was completed which identified that the presence of Common Pipistrelle and Soprano Pipistrelle maternity roosts in the vicinity or close proximity to the proposed pitch. In addition to this the trees around the site are important foraging sites for Common Pipistrelle, Soprano Pipistrelle and Noctule bats. Mitigation measures such as floodlighting not being switched on between June and August (inclusive), use of sodium lanterns, accurate and appropriate direction of lighting to avoid light spillage and additional planting along the eastern boundary to reduce light spillage onto Tongham Pool were recommended.

3. **Member Site Visit**

- 3.1. On the 3 September a Member site visit was made. A planning officer presented the proposal to Members. The members saw the proposed location of the all-weather sports pitch and walked through the rear gate and SINC to Aldershot Park. Members viewed the location of Aldershot and Fleet Rugby Football Union pitch with floodlighting and BMX area. Additional information regarding the height and lux levels of the floodlighting on the rugby pitch were requested.

4. **Development plan**

- 4.1. The development plan documents relevant for consideration is the Rushmoor Plan Core Strategy (2011) and saved policies from Rushmoor Local Plan Review (1996-2011).
- 4.2. The appropriate policies for consideration are CP1 (Sustainable Development Principles), CP2 (Design and Heritage), CP4 (Surface Water Flooding), CP10 (Infrastructure Provision), CP12 (Open Space, Sport and Recreation), CP14 (Countryside), CP15 (Biodiversity) and CP16 (Development on Larger Sites) of the Rushmoor Plan Core Strategy 2011. Saved policies ENV13 (Trees), ENV48 and 52 (Environmental Pollution and Noise) of the Rushmoor Local Plan Review 1996-2011.
- 4.3. National Planning Policy Framework, core principle 12 and section 8, Paragraph 74 (Promoting Healthy Communities).

5. **Consultations**

- 5.1. **Councillor Neal** as local Member is in support of the application.
- 5.2. **Environmental Health** raise no objection to the proposed development through their response to the Rushmoor Borough Council consultation.
- 5.3. **Rushmoor Borough Council** raise objection to the proposed development. It has not be satisfactorily demonstrated that the proposal would not have an adverse impact on the nature conservation interest of the site, the adjoining Aldershot Park of Site of Importance for Nature Conservation (SINC) or the River Blackwater particularly in relation to the operation and form of the proposed floodlights, the cumulative impact of the proposed floodlights and those installed within Aldershot Park and the impact of the proposed footpath into the SINC having regard to development plan policy.
- 5.4. **Guildford Borough Council** raise objection to the proposal on the grounds of the impact on protected species, namely bats, unless appropriate mitigation has been set out and agreed by the County Ecologist or equivalent. Concern is also raised over the impact of light spill on neighbouring residents and the impact of light spill on the character of the area. The development has the potential to have an urbanising effect in

which is an area of transition from more built part to open. The benefit of additional facilities for use by the school and community is however a significant consideration and it is for the Council to weigh up whether the benefits from the development would outweigh any harm to the character of the area and neighbour amenity.

- 5.5. **Surrey County Council** have been consulted on the application, no comments have been received.
- 5.6. **Environment Agency** raise no objection to the proposed development.
- 5.7. **Highway Authority** raise no objection. As the proposal will generate traffic predominantly outside of school peak periods it is unlikely that it will cause a significant impact on capacity on the local road network. Based on the proposed worst case scenario, at change over times, there is sufficient parking provision on the site to accommodate parking through formal parking provision or if required using the informal/overflow areas to avoid parking on the highway. It is necessary for a construction traffic management plan to be submitted for written approval to ensure that provision for delivery vehicles, contractor parking and site compound location can be accommodated on site, and details of the delivery routes of larger vehicles to and from the site are suitable.
- 5.8. **Blackwater Valley Countryside Partnership** states that the improved recreational facilities in the area are welcomed there are concerns about the possible negative impact on the Blackwater Valley Strategic Gap. Reference is made to Policy 13 of the Blackwater Valley Countryside Strategy. The height of the floodlights is a concern, it is considered that even when the lights are unlit that they will be an urbanising intrusion into the strategic gap and will have a strong negative impact on the landscape. There is also concern about the potential impact on nocturnal biodiversity and in particular bats that use the river corridor. A survey of the current light conditions was requested to enable the impact of the proposed lights to be ascertained.
- 5.9. **Sport England** raise no objection to the proposed development. The applicant has appropriately demonstrated that the rugby pitch being lost as a result of the proposed development can be accommodated elsewhere on the school playing field along with the retention of a grass football pitch. It has been identified that local football and rugby teams have strong links with the school and support the proposed development and its availability for educational and community use. A condition should be attached if planning permission is recommended stating that prior to the commencement of the use of the development a Community Use Scheme shall be submitted for consideration and written approval.
- 5.10. **Blackbushe Airport Safeguarding** have been consulted on the application, no comments have been received.
- 5.11. **Defence Infrastructure Organisation** have no safeguarding objections.

- 5.12. **TAG Aviation UK Ltd** have been consulted, no comments have been received.
- 5.13. **Hampshire Police** have no objection to the proposed development as it is considered that the recent crime incidents within the area have nothing to suggest that the construction project will encourage crime within the immediate area.

6. Representations

- 6.1. One letter has been received from a local resident which is not opposed to the sports pitch and floodlighting. The concerns are in relation to the use of the netball courts as overflow car parking, the 'budgie cage'. There are properties in close proximity to the netball courts and the potential increase in use of this overflow car parking could result in additional car headlights shining into the windows of houses and an increase in noise disturbance.

7. Commentary

- 7.1. The installation of the all-weather pitch would result in the partial loss of playing field land. As the proposal would provide a higher quality recreational facility which would be of benefit to the school and wider community the principle of the development is supported by wording within the NPPF. It also meets the aims of core principle 12 within the NPPF as it seeks to deliver a community facility to meet the local need. The principle of the development is therefore considered acceptable in principle and the benefits of the proposal should be given significant consideration.
- 7.2. The visual impact of the all-weather pitch with associated fencing is considered acceptable and compatible with the playing fields which are to be retained on the school site. Concerns have been raised around the visual impact of the lighting columns. Due to the height of the belt of planting along the eastern and southern boundaries of the site there is sufficient screening so the lighting columns, unlit, will have a minimal impact on the character of the area. However, when lit the source of light will be visible as the background light levels are low in the area. During the winter months the light source will be more visible as the surrounding deciduous trees will not be in leaf and consequently there is a reduced level of screening. Guildford Borough Council's concern regarding the urbanising impact of the lighting is noted. This application should not be considered in isolation as there is existing floodlighting on the adjacent rugby pitches which to an extent already urbanises the area. There would however be a cumulative impact which is an important consideration.
- 7.3. The proposed all-weather pitch does not directly affect any designated sites. Concerns have been raised by Rushmoor Borough Council regarding the proposed footpath to the existing rear gate potentially leading to an increased footfall into the adjacent SINC in Aldershot Park. Internal ecological advice is such that the SINC is already significantly damaged by

activity in the area with surveys showing that the main floristic interest lies elsewhere in the woodland. Due to access in the area already being permitted and the SINC being designated for its community value the level of concern raised by Rushmoor is not shared and it is considered that there will not be an adverse impact on the Aldershot Park SINC.

- 7.4. There was significant concern around the impact of the lighting on bats, a European Protected Species, as a result of light spill, roost illumination and change to foraging patterns. To mitigate against the impact on the protected species the size of the pitch and the number of lighting columns have been reduced and the type of lamps changed. Furthermore there is planting proposed to provide further screening to the Blackwater River and the woodland where necessary. The mitigation measures and amendments will reduce the lux levels on the tree belt to the south of the site from about 50lux to 2 to 5lux at the edge of the tree belt. This significantly reduces the impacts on the bats roosting and foraging within the woodland. In addition, the Common and Soprano Pipistrelles that have been identified as being within the area generally tend not to be as light sensitive as other bat species. Furthermore the lighting will not be used between the months of June and August inclusive when the bats are most sensitive. The mitigation measures proposed appropriately demonstrate that the proposal will not adversely affect the conservation interest of bats in the area. It is unlikely a licence from Natural England would be required, but if necessary it is likely to be issued as the conservation status of bats will not be significantly affected.
- 7.5. When considering the potential harm on the amenity the Rushmoor Borough Council Environmental Health Officer raised no objection to the proposal prior to the pitch being reduced in size. The proposed acoustic fencing will achieve an appropriate level of noise attenuation, however a certain level of distant noise may still be audible. It is recommended that a condition is attached requiring the submission of a Community Use Scheme. This should state the sites management responsibilities to ensure that there is the appropriate management of on site behaviour and noise so users of the pitch are not a nuisance to nearby residents. As a consequence of the size of the pitch being reduced there will be a reduction in the luminance at the boundary of neighbouring properties. In addition to this additional planting is proposed which in time, will further screen the development from the nearest house. The lighting will not have a negative impact on the amenity of the nearest properties.
- 7.6. As the proposal will predominantly be in use outside of the peak periods of travel to and from the school it is considered unlikely that the community use of the pitch will cause a significant impact on the capacity on the local road network. The site is capable of accommodating the level of car parking expected in the formal car parking and with the informal use of the overflow areas of which the main one will be to the rear of the site, not the 'bird cage'. Consequently parking on the highway will be avoided. To ensure there are no highway safety impacts during the construction of the

all-weather pitch it is recommended that a Construction Traffic Management Plan is submitted for appropriate prior to construction commencing on site.

- 7.7. The mitigation measures proposed with regard to the potential for surface water discharge are appropriate to ensure there is an even distribution of water from the surface to avoid concentrating floodwater in one area. The swale will appropriately trap the storm water to avoid discharge directly into the River Blackwater.
- 7.8. In conclusion, the development is acceptable in amenity and highway terms subject to the appropriate conditions being attached (ENV48, ENV52 and CP16). The design of the pitch is such that it will not increase surface water runoff (CP4). The amendments to the size of the pitch, the lower lux levels across the pitch, the decrease in floodlighting columns and the revised lanterns will result in a reduction in the luminance on the eastern and southern boundaries. Along with the use of conditions the mitigation measures are considered to appropriately demonstrate that the proposal would not have an adverse impact on the nature conservation interest of the area (CP15). There will be a visual impact (CP2 and CP14) as a result of the floodlighting being lit in the evenings when dark but on balance it is considered that the proposal provides a higher quality recreational facility for the school and wider community than existing which will deliver a community facility that is required in the local area (CP10, CP12 and NPPF).

8. **Recommendation**

- 8.1. That planning permission in respect to the construction of an all weather artificial football pitch with floodlighting and associated works at The Connaught School, Tongham Road, Aldershot, GU12 4AS (Application Number 12/00562/HCC) (Site Ref: RME003) be approved for the above reasons, subject to the conditions listed in Integral Appendix B.

CORPORATE OR LEGAL INFORMATION:**Links to the Corporate Strategy**

Hampshire safer and more secure for all:	yes
Corporate Improvement plan link number (if appropriate):	
Maximising well-being:	yes
Corporate Improvement plan link number (if appropriate):	
Enhancing our quality of place:	yes
Corporate Improvement plan link number (if appropriate):	

Section 100 D - Local Government Act 1972 - background documents

The following documents discuss facts or matters on which this report, or an important part of it, is based and have been relied upon to a material extent in the preparation of this report. (NB: the list excludes published works and any documents which disclose exempt or confidential information as defined in the Act.)

DocumentLocation

Construction of an all weather artificial football pitch with floodlighting and associated works at The Connaught School, Tongham Road, Aldershot, Hampshire GU12 4AS (Application Number: 12/00562/HCC) (Site ref: RME003)

County Planning, First Floor,
Elizabeth II Court West, The Castle,
Winchester

CONDITIONS

Commencement

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

Plans and Particulars

2. The development hereby permitted shall be carried out and completed strictly in accordance with the approved plans, specifications and written particulars identified within the decision notice.

Reason: To ensure that the development is carried out in accordance with the approved details.

Hours of Working

3. There shall be no access to the development site by any traffic associated with the construction/demolition (i.e. no delivery vehicles, no contractors' cars, nor plant and machinery) in the morning between 0730 and 0900; and in the afternoon between 1515 and 1600.

Reason: In the interests of public safety, to avoid traffic conflict at the times of the day when pupils are arriving and departing from school.

4. No work relating to the construction of the development approved, including works of preparation prior to operations, the delivery of construction materials, skips or machinery, nor the removal of waste materials, shall take place before 0800 or after 1800 Monday to Friday inclusive, before 0800 or after 1300 on Saturday and not at all on Sunday or recognised public holidays.

Reason: In the interests of amenity of local residents in accordance with saved policy ENV48 of the Rushmoor Local Plan Review (1996-2011).

Tree Protection

5. The trees to be retained shall be protected during building operations by the erection of sturdy protective fencing in strict compliance with the requirements of the Local Planning Authority to ensure their protection. The existing trees shall not be lopped, topped, felled or destroyed.

Reason: In the interests of visual and residential amenity and to safeguarding of the nature conservation interests of the site and adjoining land in accordance with saved policy ENV13 of the Rushmoor Local Plan Review (1996-2011).

Hours of Use

6. The floodlights for the hard court play area shall only be switched on when necessary and then only between the hours of 0900 and 2200 Monday to Friday and 0900 to 2000 on Saturday and Sunday. There shall be no use of the floodlights from 1 June to 31 August.

Reason: In the interests of amenity of local residents and safeguarding the nature conservation interests of the site and adjoining land in accordance with saved policy ENV52 of the Rushmoor Local Plan Review (1996-2011).

Floodlighting

7. The floodlights shall be installed in accordance with the results shown in the Abacus horizontal overspill plan UKS7756/5spill and Abacus vertical overspill plan UKS7756/5spill.

Reason: In the interests of amenity of local residents and safeguarding the nature conservation interests of the site and adjoining land in accordance with saved policy ENV52 of the Rushmoor Local Plan Review (1996-2011).

8. Before the floodlights are erected and brought into use, written details of how the lighting shall be monitored for overspill within the first 12 months of use shall be submitted to the Local Planning Authority. Any overspill (outside of the area detailed in the Lighting Plans UKS7756/4 and UKS7756/4V) from the lantern shall be reduced by adjusting them as soon as possible from the date of notification of the overspill and within a maximum of 10 days to the satisfaction of the Local Planning Authority. The monitoring process shall be subsequently carried out including after the lighting has been lowered and re-erected following any necessary maintenance.

Reason: To ensure the impact of the lighting is minimised on the occupiers of nearby properties and in the interest of safeguarding the nature conservation interests of the site and adjoining land in accordance with saved policy ENV52 of the Rushmoor Local Plan Review (1996-2011).

Landscaping

9. No works shall start on site until a detailed landscape strategy for the site has been submitted to and approved in writing by the Local Planning Authority. This strategy shall include measures to protect/safeguard existing trees/vegetation relating to the erection of the acoustic fence and provide supplementary planting to improve the landscape and biodiversity value of the site. Once approved the strategy will be implemented in full in the first available planting season. Any planting removed, dying, becoming seriously diseased or damaged within a five year period from date of planting shall be replaced with planting as originally required to be provided.

Reason: In the interests of visual and residential amenity and to safeguard the nature conservation interests of the site and adjoining land.

Highways

10. A Construction Traffic Management Plan shall be submitted to and approved by the Local Planning Authority in writing before development commences. This should include; lorry routes, parking and turning provision to be made on site, measures to prevent mud from being deposited on the highway and a programme for construction. The agreed details shall be fully implemented before the development is commenced.

Reason: To ensure that associated construction traffic does not have a detrimental impact upon the highway or its users.

Nature Conservation

11. Prior to the first use of the pitch bat and bird boxes should be erected in suitable locations in the trees along the southern and eastern boundaries to provide extra opportunities for roosting bats and breeding birds.

Reason: In the interests of the nature conservation interests of the site and adjoining land in accordance with Policy CP15 of the Rushmoor Borough Council Core Strategy.

Archaeology

12. No development shall commence until the applicant has secured the implementation of a programme of archaeological work in accordance with a written specification that has been submitted to and approved by the Local Planning Authority:

Reason: In the interest of archaeology.

Community Use

13. Prior to the commencement of the use of the development a Community Use Scheme shall be submitted to and approved in writing by the Local Planning Authority. The Scheme shall include details of pricing policy, hours of use, access by non-school users/non-members, management responsibilities and include a mechanism for review. The approved Scheme shall be implemented upon commencement of use of the development.

Reason: To secure well managed safe community access to the sports facility, to ensure sufficient benefit to the development of sport.

*Annexe to Reasons for Conditions
(as required by Article 22 of the Town and Country Planning
(General Procedure) Order 1995 – as amended)*

RUSHMOOR BOROUGH COUNCIL CORE STRATEGY (ADOPTED OCTOBER 2011)

Policy CP1 – Sustainable Development Principles

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 to 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 Brooke, 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.

Policy CP2 – Design and Heritage

Development proposals will be permitted provided that they:

- a. Include a 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;
- 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 CABI Building for Life Assessment for residential developments;
- 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.

Policy CP4 – Surface Water Flooding

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 area 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.

Policy CP10 – Infrastructure Provision

The Council will work with partners to ensure that infrastructure and community facilities, including those set out in the Rushmoor Infrastructure Plan, are provided in a timely and sustainable manner. 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;
- 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.

Policy CP12 – Open Space, Sport and Recreation

Development will not be permitted on areas of open space used for recreation of outdoor sport or having visual amenity unless:

- a. The open space or facilities in the built up 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.
- ii. Focusing major investment in play equipment in Rushmoor's District Parks and Recreation Grounds:
 - Aldershot Park
 - Blunden Road Recreation Ground
 - Cove Green Recreation Ground
 - Ivy Road Recreation Ground
 - King George V Playing Fields
 - Manor Park
 - Moor Road Recreation Ground
 - Municipal Gardens
 - Osborne Road Recreation Ground
 - Queens Road Recreation Ground
 - Rectory Road Recreation Ground
 - Southwood Playing Fields
- iii. Permitting new development which makes appropriate provision for open space in accordance with the Council's adopted standards.

Policy CP14 – Countryside

Development for which a countryside location is required will not be permitted in the countryside outside the built up areas of Aldershot and Farnborough where it:

- a. Adversely affects the character, appearance or landscape of the countryside, or

- b. Leads to harmful physical or visual coalescence between Aldershot or Farnborough and neighbouring settlements, or
- c. Is detrimental to recreational use.

The council will provide positive encouragement to schemes which result in environmental and landscape improvements, enhance biodiversity and nature conservation, support better accessibility and promote suitable recreational uses.

Policy CP15 – Biodiversity

The Council will seek to protect, maintain and enhance the Borough's biodiversity and geological resources by:

Permitting development provided that it:

- 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), Site of Special Scientific Interest (SSSIs) and Site 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 nature green spaces to prevent the fragmentation of existing habitats;
- vii. Supporting measure to increase local understanding of the importance of biodiversity in the Borough.

Policy CP16 – Reducing and Managing Travel Demand

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.

RUSHMOOR LOCAL PLAN REVIEW (1996-2011)

Saved policy ENV13 – Trees and Existing Landscape Features

The Council will not permit development which would adversely affect existing trees worthy of retention, particularly those subject to Tree Preservation Orders.

Saved policy ENV48 – Environmental Pollution and Noise

The Council will not permit development which is likely to be damaging to the environment, or which would adversely affect other land uses, or water quality, through noise, smoke, gases, fumes, odours, effluent, vibration, dust, accumulations and deposits, or which would generate volumes of traffic unsuited to the local area.

Saved policy ENV52 – Environmental Pollution and Noise

The Council will seek to minimise light pollution that causes sky glow, glare and light trespass. Where external lighting is required as part of a development

proposal, full details of the proposed lighting scheme, demonstrating that the scheme proposed is the minimum required to undertake the task and that it minimises light pollution associated with sky glow, glare and spillage of light into neighbouring areas, should be submitted with the planning application

National Planning Policy Framework

Core Principle 12

Take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

Section 8, Paragraph 74 – Promoting healthy communities

Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.