

Site of Former 'Christmas Lodge Older Persons Home'

Evelyn Avenue, Aldershot

Planning Overview

Prepared by Hampshire County Council
April 2008

CHRISTMAS LODGE PLANNING OVERVIEW

LAND USE

Residential development is the most appropriate form of development for the site. Because of site constraints, particularly trees and landscape, consideration may be given to a mixture of flats and houses which would allow a more flexible disposition of buildings within the site.

DENSITY

Rushmoor Borough Council determine density on the particular characteristics of individual sites together with the surrounding context. Adjoining densities range from 16-22 dwellings per hectare (dph) to the north and west (Evelyn Avenue, Southmead Road and Highfield Gardens) and 40 dpa to the east (Jubilee Road). It is considered that a development with a density of the order of 30 dpa could be accommodated in terms of addressing site constraints and reflecting the character of the area.

AFFORDABLE HOUSING

Affordable housing is required on sites exceeding one hectare or 25 units. A density of 32-33 dpa, for example, will produce 19-20 units which will not require the provision of affordable housing.

ACCESS

The principle vehicular and pedestrian access to the site is to be obtained from Evelyn Avenue. This road is narrow with substandard width footways, the Borough Council therefore require a Transport Statement to be submitted with a planning application with particular regard paid to the design of the access into the site.

A public footpath runs along the northern boundary of the site. A direct pedestrian link between this footpath and the site is to be provided. At present there is an informal pedestrian route to the west of the development site linking the public footpath with Brickfield Park.

TREES/LANDSCAPE

An Existing Amenity Vegetation Survey was prepared in October 2006. This report identifies the amenity value of the vegetation on the site. Trees graded as Category A within the report should be retained and incorporated within the propose housing layout. Rushmoor Borough Council have indicated they may serve a Tree Preservation Order on the site.

NATURE CONSERVATION

A Habitat Survey Report was prepared in October 2006 which identifies the two large mature trees as potential bat roosts and recommends that these trees together with as much as possible of the perimeter trees and scrub be retained.

A Site of Importance for Nature Conservation (SINC) called Brickfield Park, lies immediately to the south of Christmas Lodge. The bank on the southern boundary of the land owned by the County Council, adjoining Brickfield Park, lies within the boundary of the SINC and represents a highly diverse natural habitat.

Hampshire County Council will be attaching a condition to the sale of the site which will require the transfer of this strip of land along with the footpath link to Rushmoor Borough Council. It is envisaged that the transfer of this land will form part of the part of the open space provision for the site to be negotiated with Borough Council under section 106 of the Town and Country Planning Act 1990.

THAMES BASIN HEATHS SPECIAL PROTECTION AREA (SPA)

The site falls within 5 kilometres of the Thames Basin Heaths SPA where residential development is required to demonstrate that it will not have an adverse impact on the SPA through recreational use by new residents. Mitigation measures are in place in parts of the Borough, but in view of the complexity of the situation to prospective developers are strongly advised to discuss the situation with the planning officers at Rushmoor Borough Council.

GROUND CONDITIONS

In view of the history of brick making in the area the Borough Council would wish to see a ground investigation report submitted with a planning application examining landfill, stability and contamination issues.

DESIGN REQUIREMENTS

The Planning Brief prepared by Rushmoor Borough Council contains some limited guidance on design requirements for the site: buildings shall be two storeys; and sections shall be provided through the site showing the relationship of the proposals with the surrounding development

CONTRIBUTIONS

Contributions are likely to be required by Rushmoor Borough Council towards open space provision and highway infrastructure provision. It is envisaged that part of the open space provision will be met through the transfer of the Brickfields Park land (detailed above) to the Borough Council. Prospective developers are advised to contact the Borough Council to ascertain the precise level of contributions in relation to their proposals.

DOCUMENTS REQUIRED BY RUSHMOOR BOROUGH COUNCIL TO ACCOMPANY A PLANNING APPLICATION

The following documents have been identified within the Planning Brief prepared by the Borough Council in August 2007 as being required to accompany a planning application on this site:

Site Survey, including levels.

Design and Access Statement

Transport Statement

Tree Survey

Habitat Survey

Ground Condition Survey

However, prospective developers are advised to contact the Borough Council to ascertain whether any additional information is required following the introduction of the Standard Application Form on the 6th April 2008

RELEVANT DOCUMENTS CURRENTLY AVAILABLE

Rushmoor Local Plan Review (1996-2011)

Existing Amenity Vegetation Survey – October 2006

Habitat Survey Report – October 2006

Rushmoor SPD's

- Sustainable Design and Construction

- Housing Density and Design

- Parking

- Sustainable Design and Construction

Government Guidance

- PPS 1 Delivering Sustainable Development

- PPS 3 Housing

- PPS 9 Biodiversity and geological Conservation

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