



Appeal Decision

Hearing held on 25 February 2014

Site visit made on 25 February 2014

by John Wilde C.Eng M.I.C.E.

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 9 April 2014

Appeal Ref: APP/N1730/A/13/2205141

Former Queen Elizabeth Barracks, Sandy Lane, Naishes Lane and Leipzig Road, Church Crookham, Fleet, Hampshire, GU13 0BF

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Taylor Wimpey against the decision of Hart District Council.
 - The application Ref 13/00795/MAJOR, dated 24 April 2013, was refused by notice dated 27 August 2013.
 - The development proposed is redevelopment of site to deliver 100 new residential units with associated parking, access and landscaping (to replace phase 3 of hybrid planning permission 11/00001/MAJOR, i.e. 7,500 square metres of office development).
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Decision

1. The appeal is allowed and planning permission is granted for redevelopment of site to deliver 100 new residential units with associated parking, access and landscaping (to replace phase 3 of hybrid planning permission 11/00001/MAJOR, i.e. 7,500 square metres of office development) at Former Queen Elizabeth Barracks, Sandy Lane, Naishes Lane and Leipzig Road, Church Crookham, Fleet, Hampshire, GU13 0BF in accordance with the terms of the application, Ref 13/00795/MAJOR, dated 24 April 2013, subject to the conditions contained within the attached schedule.

Procedural matters

2. The Planning Practice Guidance was published on 6 March 2014. I have taken into account the content of the guidance but in light of the facts in this case its publication does not alter my conclusions.
3. A statement of common ground (SOCG) signed by both the appellant and the Council and dated January 2014 was submitted with the appeal documentation. This SOCG made clear that following a review of evidence, the Council had resolved to withdraw all the reasons for refusal subject to the completion of legal agreements that would ensure the provision of affordable housing and a range of contributions designed to mitigate the effects of the proposed development. Two such agreements, both dated and signed, one between the appellant and Hampshire County Council and Hart District Council, and one between the appellant and Hart District Council and Church Crookham Parish Council, were included with the SOCG.
4. However, submissions from interested persons both before and during the Hearing mean that this is by no means an open and shut case and that

consideration has to be given to each of the objections by these persons. The objections raised can be distilled into the issues outlined below.

Issues

- (a) The effect of the proposed development on the supply of employment land in the area.
- (b) Whether or not the proposed Suitable Alternative Green Space (SANG) would effectively mitigate the effects of the proposed development on the Thames Basin Heaths Special Protection Area (SPA).

Reasons

Supply of employment land

5. The appeal site was originally phase three of a large hybrid permission¹ that included over 800 residential units, a local centre and open space, and construction has already commenced on these other phases. Phase three was identified as being up to 7,500sqm of new employment floor space for business purposes.
6. However, an Employment Report prepared by Vail Williams dated 4 April 2013 concluded that the retention of the site for employment use was unjustifiable and gave a list of reasons for this conclusion. Amongst those reasons was that the site ranked as the fourth poorest out of twenty four in the Employment Land Review 2009², that current demand levels for employment space were at their lowest since the early 1990s, and that there was over a ten year supply of industrial space in the area. The SOCG informed that these conclusions have been verified by independent consultants appointed by the Council³.
7. To counter this, my attention has been drawn to the Inspectors report of the Public Local Inquiry into objections to the Hart District (Replacement) Local Plan where he commented upon the deficiency in employment in the area and the substantial number of "blue collar workers" who could benefit from local employment. I have also been made aware of previous dismissed appeals relating to the site that found in favour of policy DEV2 of the Hart District Local plan (Replacement) 1996-2006 (LP) and that noted that the then proposals made insufficient provision for employment use.
8. However, the report mentioned above related to an Inquiry that sat between September 1997 and July 1998 and the appeals decision is dated 2008. Both of these were before the current economic downturn and the changed planning policy landscape brought about by the introduction of the National Planning Policy Framework (the Framework). In respect of the Framework I note that paragraph 22 advises against the long term protection of land allocated for employment use where there is no reasonable prospect of it being used for that purpose. I also note that the LP is time expired and that the policies within it were formulated a considerable time ago.
9. As regards the need for employment land, I have been made aware of one firm looking for premises to produce a new sports car, and my attention has also been directed to the Governments' backing for both established industries and

¹ Reference 11/00001/MAJOR

² Undertaken by Nathaniel Lichfield and Partners

³ Report prepared by Lambert Smith Hampton

entrepreneurs. The Vail Williams report does however make clear that there is at least a ten year supply of industrial space within the area.

10. I note that the site has not been marketed as an employment site, that the Army is shortly expected to make considerable redundancies in the immediate area and that the economy could be improving.
11. On balance however, in light of the evidence before me, most notably the two independent and recent employment reports, I consider that the proposed development would not have a significantly harmful effect on the supply of employment land in the area.

Effectiveness of the SANG

12. As stated previously the proposed development forms part of a larger development of about 800 houses. The previous planning permission for the earlier phases included a SANG of nearly 65ha, well in excess of that normally required. The SANG was over 90% complete at the time of my site visit. The Ecological Assessment relating to the proposed development produced by Ecology Solutions Ltd makes clear that the surplus capacity already provided would be more than sufficient to provide the necessary mitigation for the proposed development.
13. Concern has been expressed however that the SANG is proving to be ineffective in attracting visitors who would otherwise visit the SPA. This it is alleged, is due, amongst other things, to the lack of circular walks, conflict between dogs and horses and the waterlogged and muddy nature of the paths provided.
14. The paths are certainly very muddy. However given that the country has just experienced the wettest winter since records began perhaps this is not surprising. Each area of the SANG does have a management plan which includes for long term management and monitoring, and funding has been made available to achieve that. No objection has been raised by Natural England and whilst aspects of the SANG may have 'teething problems' I am not persuaded that these cannot or will not be overcome in the near future.
15. The bridleway provided through the site is fenced off and it was explained to me that in due course signs will be erected advising dog walkers to stay away from the bridle way and the horses. From my site visit it seems to me that circular routes are available, and I am sure that as the area gets more usage than other 'unofficial routes' may well be created.
16. In terms of usage, I can understand that this may at present be very small, but this could be put down to a number of factors, including the newness of the facilities, the wet winter and the fact that housing on the adjacent phase is only about 25% complete, meaning that there are few people in the vicinity to actually use the facilities. I also note that the SPA is some distance away and that due to the lack of pavements a car journey is generally required to reach it.
17. In light of this I am not persuaded that the SANG can be considered to be ineffective, and consider that with better weather, more adjacent housing and with any teething problems corrected, it will prove to be effective in its primary aim.

Other matters

18. The above mentioned section 106 legal agreements would provide for the affordable housing and contributions towards the extension of the community building, a skate park, primary and secondary education, leisure facilities and recreation areas, transport improvements and monitoring and management of the SPA.
19. Community Infrastructure Levy (CIL) Regulation 122 and the National Planning Policy Framework in paragraph 204 both make clear that planning obligations should only be sought where they are necessary to make the development acceptable in planning terms, are directly related to the development and fairly and reasonably related in scale and kind to the development. Whilst the appellant has not contested the contributions it is still incumbent upon me to assess the required contributions against regulation 122 of CIL.
20. To justify the contributions I have been supplied with a variety of documents contained in appendix four of the SOCG. For each of the required contributions they give the relevant policies, the necessity and quantum justification. In light of the supplied information I am satisfied that the contributions are in line with regulation 122 and I can therefore take the two Section 106 agreements into account in this decision.
21. I have been made aware of concerns relating to traffic congestion that could be caused on the local highway network if the appeal is allowed. However, I have been supplied with a Technical Note (March 2013) and comprehensive Transport Assessment (November 2010) produced by WSP on behalf of the appellant. The Technical Note relates specifically to the appeal site and concludes that the development would have a negligible impact on the local highway network. I also note that the highway authority have not objected to the proposed development and the SOCG states that *there are no on or off site constraints (i.e. flooding, contamination, highways)*. In the absence of any significant evidence to the contrary I consider that the proposed development would not have an unduly detrimental impact on the local highway network.

Conditions

22. The conditions set out in the accompanying schedule are based on those contained within the SOCG. Where necessary I have amended the wording of these in the interests of precision and clarity in order to comply with advice in planning guidance.
23. In the interest of the character and appearance of the area I have imposed a condition requiring the approval of materials to be used in external surfaces of the buildings, a condition preventing the removal of retained trees and a condition ensuring that any trees planted during the development are replaced if they become defective. For the same reason I have imposed further conditions preventing overhead electricity or service lines and further buildings and the burning of materials within 30m of retained trees.
24. To prevent the possibility of flooding I have imposed conditions relating to the submission of a drainage strategy and further details of the attenuation pond, as well as ones that ensure that the development is carried out in accordance with the previously submitted Flood Risk Assessment and control the depth of soakaways.

25. To ensure satisfactory access to the development I have imposed a condition requiring further details of the highway design and also ones relating to the phasing of development, access and parking arrangements.
26. To ensure the sustainability credentials of the site I have imposed a condition requiring that the dwellings achieve a Code Level 3 of the Code for Sustainable Homes. For the same reason I have also imposed a condition requiring the submission of a scheme that would ensure that 10% of the energy requirements for the development are derived from renewable or low-carbon sources and conditions requiring further details of cycle parking provision and the destination of spoil and other arisings.
27. In the interest of the amenity and safety of local residents I have imposed conditions relating to site working hours, the delivery of materials and removal of spoil and compliance with a Construction Method Report. To ensure the biodiversity credentials of the site I have imposed a condition requiring that further details of biodiversity arrangements for the site are submitted and approved.
28. Otherwise than as set out in this decision and conditions, it is necessary that the development shall be carried out in accordance with the approved plans, for the avoidance of doubt and in the interests of proper planning. I have therefore imposed a condition to this effect.

Conclusion

29. In light of my above reasoning and having regard to all other matters raised, I conclude that the appeal should be allowed.

John Wilde

Inspector

Schedule of conditions

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
- 2) No development shall take place until samples of the materials to be used in the construction of the external surfaces of the buildings hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
- 3) No development shall take place a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.
- 4) The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) QEB Phase 3, Church Crookham dated 9 April 2013 compiled by WSP, and the following mitigation measures detailed within the FRA:
 - i) Limiting the surface water run-off generated by the 1 in 2 critical storm so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.
 - ii) Provision of surface water attenuation via detention basins/dry ponds, swales, ditches and porous pavements as detailed within the FRA.
 - iii) Finished floor levels are set no lower than 150mm above Ordnance Datum (AOD). The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.
- 5) No development shall take place until details of enhancements and encouragement of local biodiversity, including the provision of bat bricks and bird housing, have been submitted to and approved in writing by the local planning authority. The development shall be completed in accordance with the approved details.
- 6) No development shall take place until details of how it is intended to relocate any spoil or arisings caused by the development, either on or off site, have been submitted to and approved in writing by the local planning authority. The works shall take place in accordance with the approved details.
- 7) No development of any dwelling shall take place until an independently verified Code for Sustainable Homes report that demonstrates the achievement of Code Level 3 or above for each residential unit has been submitted to and approved in writing by the local planning authority. Each residential unit shall be constructed in accordance with the report before it is occupied.

- 8) No development shall take place until a scheme setting out how at least 10% of the energy requirements of these phases is to be achieved from decentralised and renewable or low-carbon sources in line with the principles set out report entitled "Energy Report - Phase 3 Former Queen Elizabeth Barracks Site" report number N950-11-16473 (Rev 0) by Vinci Construction UK dated 20/1/12 has been submitted to and approved in writing by the local planning authority. The development shall be completed in accordance with the approved details.
- 9) No development shall take place until details for the provision to be made for the parking of bicycles on the site, including the location, quantum and specification of cycle parking provision, have been submitted to and approved in writing by the local planning authority. The approved details shall be implemented before the relevant dwelling is first occupied and thereafter retained for their intended purpose.
- 10) Details of the width, alignment, gradient and type of construction proposed for the roads, footways and accesses, including all relevant horizontal cross sections and longitudinal sections showing the existing and proposed levels, together with details of street lighting and the method of disposing of surface water, and details of a programme for the making up of the roads and footways shall be submitted to and approved by the local planning authority in writing before development in any phase commences. The agreed details shall be fully implemented before any adjacent building or use hereby approved is occupied.
- 11) The development hereby permitted shall take place in accordance with the Peter Brett report entitled "Queen Elizabeth Barracks, Church Crookham, Fleet Phase 3 construction report, Project Ref: 25362/005 revision AA dated April 2013 except as may be otherwise agreed in writing by the Local Planning Authority.
- 12) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998:2010 (Tree Work). If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority. The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority. In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars. The requirements regarding retained trees shall have effect until the expiration of 1 year from the date of the occupation of each building for its permitted use.

- 13) No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed three metres in depth below existing ground level. No soakaways shall be constructed in contaminated ground.
- 14) Demolition or construction works, including preparation prior to operations shall not take place outside 0730 hours to 1800 hours Mondays to Fridays and 0800 hours to 1300 hours on Saturdays nor at any time on Sundays or Bank Holidays.
- 15) No deliveries of materials or removal of spoil by any heavy commercial vehicle within the meaning of Section 138 of the Road Traffic Regulation Act 1994 (as amended) during the construction of the development shall take place before 09:15 or after 15:00 hours on Mondays to Fridays, or before 08:00 or after 13:00 hours on Saturdays. There shall be no such deliveries of materials or removal of spoil during the construction of the development on Sundays or public holidays.
- 16) No burning of materials shall take place within 30 metres of the furthest extent of the canopy of any tree or tree group to be retained on site or on land adjoining.
- 17) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no overhead electricity or service lines shall be erected or placed above ground on the site except as may be agreed in writing with the local planning authority in relation to temporary rerouting of existing services whilst the development is undertaken.
- 18) No dwelling shall be occupied until a vehicular and pedestrian route, completed to base course level, is available between the respective dwelling and the public highway.
- 19) No building shall be occupied until vehicle and cycle parking spaces serving that building have been constructed, surfaced and, where appropriate, marked out in accordance with details submitted to and approved in writing by the local planning authority, and the spaces shall not thereafter be used for any purpose other than the parking of vehicles and cycles.
- 20) Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no access other than that shown on the approved plans shall be formed to the site, without the prior approval of the local planning authority in writing.
- 21) Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no building, structure or other alteration permitted by Class A of Part 16 or Classes G or H of Part 17 of Schedule 2 of the Order shall be erected on the application site.
- 22) If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted

or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written approval to any variation.

- 23) No development shall take place until such time as details of the attenuation pond (As shown on drawing: Catchment G1 and Attenuation Pond Ref: 103-D-014 Rev A) to improve the existing surface water disposal system have been submitted to, and approved in writing by, the local planning authority. The scheme shall be fully implemented and subsequently maintained, in accordance with the timing/phasing arrangements embodied within the scheme or within any other period as may subsequently be agreed, in writing, by the local planning authority.
- 24) The development hereby permitted shall be carried out in accordance with the approved plans listed in schedule 1.

Schedule 1

Landscaping Details

D1817 L.230 Rev E	Detailed Hard Landscape General Arrangement Phase 3 – Drawing 1 of 2
D1817 L.231 Rev E	Detailed Hard Landscape General Arrangement Phase 3 – Drawing 2 of 2
D1817 L.340 Rev D	Detailed Planting Plans Phase 3 – Drawing 1 of 2
D1817 L.341 Rev C	Detailed Planting Plans Phase 3 – Drawing 2 of 2

Site Details

6105-3-WIM.WL-D&A	Design & Access Statement
6105-3-WIM.WL-3J-01 Rev. D	Planning Layout
6105-3-WIM.WL-3J-02 Rev. B	Information Layout
6105-3-WIM.WL-3J-03 Rev. B	Refuse & Emergency Vehicle Strategy
6105-3-WIM.WL-3J-04 Rev. B	Storey Heights Plan
6105-3-WIM.WL-3J-05 Rev. B	Tenure Plan
6105-3-WIM.WL-3J-06 Rev. B	Character Areas
6105-3-WIM.WL-3J-07	Location Plan
6105-3-WIM.WL-MAT-3J-01 Rev.A	Materials Layout
6105-3-WIM.WL-3J-09	Location Plan – Blue Line
6105-3-WIM.WL-CHIM-01	Chimney Location Plan
6105-3-WIM.WL-PERS-01	Perspective 1
6105-3-WIM.WL-SS-AA	Street Scene A-A
6105-3-WIM.WL-SS-BB	Street Scene B-B
6105-3-WIM.WL-G-P1	Garage Type 1 Elevations & Floor Plans
6105-3-WIM.WL-G-P2	Garage Type 2 Elevations & Floor Plans
6105-3-WIM.WL-G-P3	Garage Type 3 Elevations & Floor Plans
6105-3-WIM.WL-G-P4	Garage Type 4 Elevations & Floor Plans
6105-3-WIM.WL-G-P5	Garage Type 5 Elevations & Floor Plans
6105-3-WIM.WL-G-P6	Garage Type 6 Elevations & Floor Plans
6105-3-WIM.WL-REF01	Refuse & Cycle Store Elevations & Floor Plans
6105-3-WIM.WL-REF02	Refuse & Cycle Store Elevations & Floor Plans
6105-3-WIM.WL-PER01	Parking Pergola Elevations & Floor Plans

6105-3-WIM.WL-SHED-01	Shed Types Plans & Elevations
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Village Street – House Types

6105-3-WIM.WL-C1/V-B-E1	House Type C1/V-B Elevations
6105-3-WIM.WL-C1/V-P1 Rev. A	House Type C1/V Floor Plans
6105-3-WIM.WL-US/V-B-E1	House Type US/V-B Elevations
6105-3-WIM.WL-US/V-P1	House Type US/V Floor Plans
6105-3-WIM.WL-X/V-P/E1	House Type X/V-P Elevations
6105-3-WIM.WL- X/V-P1	House Type X/V Floor Plans
6105-3-WIM.WL-AFS/V-B-E1	House Type AFS/V-B Elevations
6105-3-WIM.WL-AFS/V-P1	House Type AFS/V Floor Plans
6105-3-WIM.WL-AK/V-B-E1	House Type AK/V-B Elevations
6105-3-WIM.WL-AK/V-P1	House Type AK/V Floor Plans
6105-3-WIM.WL-AN/V-T-E1	House Type AN/V-T Elevations
6105-3-WIM.WL-AN/V-P1	House Type AN/V Floor Plans

Village Street – Apartments

6105-3-WIM.WL-B13-E1	Apartment Block 13 Front Elevation
6105-3-WIM.WL-B13-E2	Apartment Block 13 Side Elevation
6105-3-WIM.WL-B13-E3	Apartment Block 13 Side Elevation
6105-3-WIM.WL-B13-E4	Apartment Block 13 Rear Elevation
6105-3-WIM.WL-B13-P1	Apartment Block 13 Ground Floor Plan
6105-3-WIM.WL-B13-P2	Apartment Block 13 First Floor Plan
6105-3-WIM.WL-B13-P3	Apartment Block 13 Second Floor Plan
6105-3-WIM.WL-B14-E1	Apartment Block 14 Front Elevation
6105-3-WIM.WL-B14-E2	Apartment Block 14 Side Elevation
6105-3-WIM.WL-B14-E3	Apartment Block 14 Side Elevation
6105-3-WIM.WL-B14-E4	Apartment Block 14 Rear Elevation
6105-3-WIM.WL-B14-P1	Apartment Block 14 Ground Floor Plan
6105-3-WIM.WL-B14-P2	Apartment Block 14 First Floor Plan
6105-3-WIM.WL-B14-P3	Apartment Block 14 Second Floor Plan
6105-3-WIM.WL-B15-E1	Apartment Block 15 Front Elevation
6105-3-WIM.WL-B15-E2	Apartment Block 15 Side Elevation
6105-3-WIM.WL-B15-E3	Apartment Block 15 Side Elevation
6105-3-WIM.WL-B15-E4	Apartment Block 15 Rear Elevation
6105-3-WIM.WL-B15-P1	Apartment Block 15 Ground Floor Plan
6105-3-WIM.WL-B15-P2	Apartment Block 15 First Floor Plan
6105-3-WIM.WL-B15-P3	Apartment Block 15 Second Floor Plan

Green Street – House Types

6105-3-WIM.WL-E/G-W-E1	House Type E/G-W Elevations
6105-3-WIM.WL-E/G-W-E2	House Type E/G-W Floor Plans
6105-3-WIM.WL-E/G-P1	House Type E/G-Floor Plans
6105-3-WIM.WL-F/G-B-E1 Rev. A	House Type F/G-B Elevations
6105-3-WIM.WL-F/G-P1 Rev. A	House Type F/G Floor Plans
6105-3-WIM.WL-J/G-B-E1	House Type J/G-B Elevations
6105-3-WIM.WL-J/G-P1	House Type J/G Floor Plans
6105-3-WIM.WL-JS/G-B-E1 Rev. A	House Type JS/G-B Elevations

6105-3-WIM.WL-JS/G-W-E1 Rev. A	House Type JS/G-W Elevations
6105-3-WIM.WL-JS/G-P1 Rev. A	House Type JS/G Floor Plans
6105-3-WIM.WL-AK/G-B-E1	House Type AK/G-B Elevations
6105-3-WIM.WL-AK/G-P1	House Type AK/G Floor Plans

Ribbon Street – House Types

6105-3-WIM.WL-D4/R-B-E1	House Type D4/R-B Elevations
6105-3-WIM.WL-D4/R-P1	House Type D4/R Floor Plans
6105-3-WIM.WL-F/R-B-E1 Rev. A	House Type F/R-B Elevations
6105-3-WIM.WL-F/R-P1 Rev. A	House Type F/R Floor Plans
6105-3-WIM.WL-F1/R-G-E1	House Type F1/R-G Elevations
6105-3-WIM.WL-F1/R-P1	House Type F1/R Floor Plans
6105-3-WIM.WL-W/R-G-E1	House Type W/R-G Elevations
6105-3-WIM.WL-W/R-P1	House Type W/R Floor Plans
6105-3-WIM.WL-X/R-B-E1	House Type X/R-B Elevations
6105-3-WIM.WL-X/R-P1	House Type X/R Floor Plans
6105-3-WIM.WL-AB/R-E1	House Type AB/R-B Elevations
6105-3-WIM.WL-AB/R-P1	House Type AB/R Floor Plans
6105-3-WIM.WL-AH/R-B-E1	House Type AH/R-B Elevations
6105-3-WIM.WL-AH/R-P1	House Type AH/R Floor Plans
6105-3-WIM.WL-AK/R-B-E1 Rev. A	House Type AK/R-B Elevations
6105-3-WIM.WL-AK/R-P1	House Type AK/R Floor Plans
6105-3-WIM.WL-AM/R-G-E1	House Type AM/R-G Elevations
6105-3-WIM.WL-AM/R-P1	House Type AM/R Floor Plans
6105-3-WIM.WL-AM/R-P2	House Type AM/R Floor Plans

Ribbon Street – Apartments

6105-3-WIM.WL-B12-E1	Apartment Block 12 Front Elevation
6105-3-WIM.WL-B12-E2	Apartment Block 12 Side Elevation
6105-3-WIM.WL-B12-E3	Apartment Block 12 Side Elevation
6105-3-WIM.WL-B12-E4	Apartment Block 12 Rear Elevation
6105-3-WIM.WL-B12-P1	Apartment Block 12 Ground Floor Plan
6105-3-WIM.WL-B12-P2	Apartment Block 12 First Floor Plan
6105-3-WIM.WL-B12-P3	Apartment Block 12 Second Floor Plan

Green Lane – House Types

6105-3-WIM.WL-F/L-W-E1 Rev. A	House Type F/L-W Elevations
6105-3-WIM.WL-F/L-P1 Rev. A	House Type F/L Floor Plans
6105-3-WIM.WL-GC/L-B-E1	House Type GC/L-B Elevations
6105-3-WIM.WL-GC/L-P1	House Type GC/L Floor Plans
6105-3-WIM.WL-J/L-B-E1	House Type J/L-B Elevations
6105-3-WIM.WL-J/L-P1	House Type J/L Floor Plans
6105-3-WIM.WL-JS/L-B-E1 Rev. A	House Type JS/L-B Elevations
6105-3-WIM.WL-JS/L-W-E1 Rev. A	House Type JS/L-W Elevations
6105-3-WIM.WL-JS/L-P1 Rev. A	House Type JS/L Floor Plans
6105-3-WIM.WL-X/L-B-E1	House Type X/L-B Elevations
6105-3-WIM.WL-X/L-F-E1	House Type X/L-F Elevations
6105-3-WIM.WL-X/L-P1	House Type X/L Floor Plans

6105-3-WIM.WL-AK/L-B-E1 Rev. A	House Type AK/L-B Elevations
6105-3-WIM.WL-AK/L-P1	House Type AK/L Floor Plans

Barnyard – House Types

6105-3-WIM.WL-D5/B-S-E1	House Type D5/B-S Elevations
6105-3-WIM.WL-D5/B-P1 Rev. A	House Type D5/B Floor Plans
6105-3-WIM.WL-AF/B-S-E1	House Type AF/B-S Elevations
6105-3-WIM.WL-AF/B-P1 Rev. A	House Type AF/B Elevations
6105-3-WIM.WL-AK/B-S-E1	House Type AK/B-S Elevations
6105-3-WIM.WL-AK/B-P1 Rev. A	House Type AK/B Floor Plans
6105-3-WIM.WL-3J-OSP	Open Space Plan
25362/001/209	Refuse Vehicle Swept Path Analysis

APPEARANCES

FOR THE APPELLANT:

Mr Geoff Armstrong Armstrong Rigg Planning
 Miss Lynsey Rigg Armstrong Rigg Planning

FOR THE LOCAL PLANNING AUTHORITY:

Mr Chris French

INTERESTED PERSONS:

Councillor James Radley Local Councillor
 Mrs Jenny Radley Local Councillor
 Ms Jayne Hawkins Church Crookham Parish Council
 Ms Pat Lowe Church Crookham Parish Council

DOCUMENTS

- 1 Management Schedule for the SANG.
- 2 Copy of condition 41 pertaining to the original hybrid permission.

PLANS

- A Large copy of plan entitled Open Space Master Plan.