

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

National Planning Policy Framework (Published 27 March 2012)

8. Promoting healthy communities

72. The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:

- give great weight to the need to create, expand or alter schools; and
- work with schools promoters to identify and resolve key planning issues before applications are submitted.

Rushmoor Borough Council Core Strategy (2011)

Policy CP2 – Design and Heritage

Development proposals will be permitted provided that they:

- a) Include high quality design that respects the character and appearance of the local area;
- b) Protect and enhance the Borough's heritage assets, including its military and aviation history, with particular protection to be given to nationally designated sites;
- c) Provide safe and secure communities through, for example, compliance with Secured by Design;
- d) Do not result in any demonstrable harm to amenity;
- e) Provide accessible and attractive pedestrian and cycle routes to ensure permeability across the site and with surrounding areas;
- f) Are designed in an inclusive way to be accessible to all, and for residential development to meet the Government's targets for Lifetime Homes;
- 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.

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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.