Wellesley

ALDERSHOT

SUSTAINABILITY STRATEGY: SITE WIDE

DECEMBER 2012

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Wellesley Sustainability Strategy

This Sustainability Strategy (hereafter known as the 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 Statement 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.

Figure 1: Wellesley Illustrative Masterplan

1. Introduction

1.1 Sustainability Strategy

1.1.1 The purpose of the Strategy

The purpose of this strategy is to describe and show Grainger plc's approach to delivering sustainable development at Wellesley. This approach or *plan* will be driven by the current and emerging national and local policy related to sustainable development. The Strategy will be used to guide all future development at Wellesley in respect of sustainability.
As background to the Strategy, the policy requirements for Wellesley have been established. This will form the basis for how the Applicant proposes to meet and, as appropriate, exceed these requirements through a set of comprehensive guiding themes. This Strategy is established in order that when individual developers for each development zone (or part thereof) submit their detailed applications, they will be consistent with the approach set out here, and within the limits established here. These individual developers will be required to produce a separate sustainability statement in accordance with the requirements established in RBC's SPD.
The strategy is intrinsically linked to a number of key documents as part of the hybrid planning submission, these include

The Design and Access statement
The Energy Strategy
The utilities Strategy
The heritage Strategy
The Green Infrastructure Strategy

Reference will be made, as appropriate, to these key documents for clarity or further detail.

A pre-application submission of this Strategy was reviewed by RBC between August and September 2012. This revised Strategy takes account of the comments from this review and that of the rest of the pre-application submission.

1.1.2 The aim for Wellesley – A sustainable vision

The aim for development at Wellesley is to ensure that it is sustainable in line with national and local policies. As future development zones are brought forward over time, greater levels of performance against National and local sustainability objectives of will be evident. The phases of development at Wellesley will reflect national and local policies movement towards higher levels of sustainable development over time. In particular zero carbon and P*assiv*haus developments; lifetime homes; future adjustments to building regulation standards (2013); levels 5 and 6 of the Code for Sustainable Homes (CfSH) for domestic properties and Very Good and Excellent BREEAM ratings for non-domestic properties.
As has been established for the Maida development zone, phase 1, the Applicant will encourage developers to work with Rushmoor Borough Council to go beyond the minimum requirements set out in national policy and their adopted supplementary planning document (SPD) and core strategy. Any enhanced commitments by developers should only be considered if a business case can be made to support its viability: sustainably, technically, practically and economically.

2. Policy Context

2.1 National Policy

Issued in March 2012, The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. This framework is the senior document for national planning policy guidance.

Development that is sustainable should go ahead, without delay – a presumption in favour of sustainable development that is the basis for every plan, and every decision.

The UK Sustainable Development Strategy *Securing the Future* set out five 'guiding principles' of sustainable development:

Living within the planet's environmental limits;
Ensuring a strong, healthy and just society;
Achieving a sustainable economy;
Promoting good governance; and
Using sound science responsibly.

The policies in the framework, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system.

There are three well established dimensions to sustainable development: economic, social and environmental. The planning system aims to respond to these by performing a number of roles:

● **an economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

● **a social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and

● **an environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

2.2 Local Policy

Rushmoor have adopted two policy documents that guide the development at Wellesley. These are the Core Strategy (adopted in October 2011) and the Aldershot Urban Extension Supplementary Planning Document (AUE SPD, adopted March 2009).

2.2.1 The Core Strategy

The NPPF has been designed to be integrated into current and future local planning policies. Sustainable development is a core policy in the Rushmoor Borough council's core strategy. Page 80 of the Core Strategy outlines the council's objectives in respect of sustainable development

The objective of sustainable development is to ensure that the limits of the planet's environment, resources and biodiversity are respected. It requires a balancing of the social, economic and environmental needs of the present generation whilst not impinging on the needs of future generations. It is a fundamental underlying objective of national planning guidance. The Core Strategy aims to improve the overall quality of life for residents in a way which will also benefit future generations.

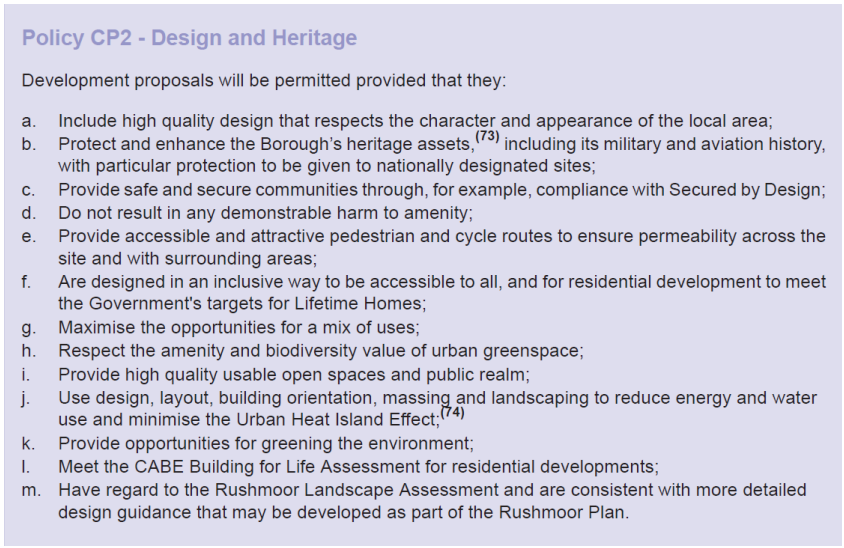
The council is committed to sustainable development and has published a number of strategies to demonstrate this, they include the Rushmoor sustainable Community Strategy 2012-2026 and the Rushmoor Climate Change Strategy.

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;[65]
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 for 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 Brook, 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.

Figure 2: Rushmoor Borough Council's Core Strategy Policy CP1 – Sustainable Principles

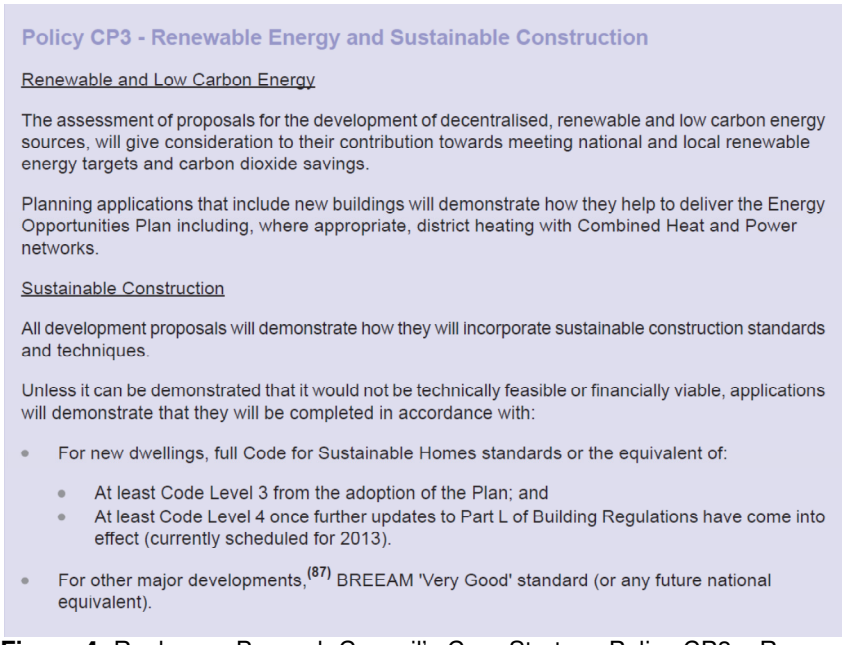


Policy CP2 - Design and Heritage

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,[73] 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;[74]
k. Provide opportunities for greening the environment;
l. Meet the CABE 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.

Figure 3: Rushmoor Borough Council's Core Strategy Policy CP2 - Design and Heritage.



Policy CP3 - Renewable Energy and Sustainable Construction

Renewable and Low Carbon Energy

The assessment of proposals for the development of decentralised, renewable and low carbon energy sources, will give consideration to their contribution towards meeting national and local renewable energy targets and carbon dioxide savings.

Planning applications that include new buildings will demonstrate how they help to deliver the Energy Opportunities Plan including, where appropriate, district heating with Combined Heat and Power networks.

Sustainable Construction

All development proposals will demonstrate how they will incorporate sustainable construction standards and techniques.

Unless it can be demonstrated that it would not be technically feasible or financially viable, applications will demonstrate that they will be completed in accordance with:

- For new dwellings, full Code for Sustainable Homes standards or the equivalent of:
  - At least Code Level 3 from the adoption of the Plan; and
  - At least Code Level 4 once further updates to Part L of Building Regulations have come into effect (currently scheduled for 2013).
- For other major developments,[87] BREEAM 'Very Good' standard (or any future national equivalent).

Figure 4: Rushmoor Borough Council's Core Strategy Policy CP3 – Renewable Energy and Sustainable Construction.

The principles from CP1, CP2 and CP3 above when considered within the context of the NPPF are addressed within this Strategy and that development is respectful of and aligned with the council's core strategy.

2.2.2 The Supplementary Planning Document (SPD)

In relation to sustainability, the main aims of the SPD are to:

Demonstrate how the aspirations for Wellesley can be achieved through following best practice sustainable development

Deliver best practice design in public realm, renewable energy and sustainable transport

The SPD sets out the following strategic objectives for development at Wellesley, these must be met to ensure the council's long term vision

• To 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;

• To incorporate highly ambitious and innovative approaches to sustainable design, which reflect current best practice and which include challenging targets for sustainable design in later phases of the development;

• To promote sustainable access and easy movement to and within the AUE, through excellent public transport services, and well designed and convenient walking and cycling routes;

• To 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;

• To establish a distinctive character and sense of place, which reflects and enhances the unique landscape setting and the historical development of the Military Town; and

• To facilitate effective local engagement and participation in the planning, design and long term stewardship of their own community.

The SPD sets out a number of development principles to meet these strategic objectives. Those relevant to development at Wellesley are included below

2.2.2.1 Creation of a sustainable Neighbourhood

Principle SN1: Promote a sustainable neighbourhood comprising a range of land uses to complement the housing, including small-scale retail and leisure, business space, community facilities, primary schools and a household waste recycling centre.

Principle SN2: Provide housing at a net density of not less than 30 dwellings per hectare. Average densities across the site are expected to be in the region of 45-50 dwellings per hectare (dph). Higher density town houses and apartments are to be located in areas particularly well-served by public transport, shops and community facilities, e.g. nearly along all of the Parade Ground and Queens Avenue.

Principle SN4: Provide a variety of different types and sizes of dwelling to appeal to a wide and mixed community.

Principle SN5: At least 35 per cent of dwellings must be for affordable homes, through private subsidy and where economically justified, a public subsidy, throughout the whole development and within individual development parcels and integrated seamlessly with the rest of the development.

Note: The AUE SPD recognises that as the site is developed the mix of dwellings should be adjusted to meet changing needs, which will be directed by any future Strategic Housing Market Assessment. The SPD was adopted in March 2009 and in dialogue with the enabling officers the following was agreed:

Unit Type	Affordable Rent	Intermediate
1 bed Flat	20%	40%
2 bed Flat	10%	20%
2 bed House	30%	20%
3 bed	25%	20%
4 bed	15%	0%

2.2.2.2 Sustainable Design

Objective: To incorporate highly ambitious and innovative approaches to sustainable design, which reflect current best practice and which include challenging targets for sustainable design in later phases of the development.

Principle SD1: Sustainable Design and Construction Practice

Principle SD2: The AUE should adhere to the following energy hierarchy;

Use energy efficiently
Use renewable energy
Supply energy efficiently

Principle SD3: Requires the installation of water efficiency measures specifically or through potable water consumption targets.

Principle SD4: The AUE will have to ensure integration of SUDS that follow a best practice hierarchy from control at source and infiltration, to a range of management features

Principle SD5: The AUE should provide space for sufficient communal recycling and waste collection areas, including facilities which encourage composting in individual homes.

Principle SD6: The use of sustainable, low energy and locally sourced materials will be encouraged throughout the AUE.

Principle SD7: The AUE will need to ensure that development proposals include landscaping and other ecological features that contribute towards protecting, managing and enhancing local biodiversity.

Principle SD8: The AUE should encourage transport choice and promote the proportion of journeys made by public transport, by bicycle and by foot in order to reduce car dependency.

Principle SD9: To improve the quality of life where people live, designing out crime and creating a safer community.

Principle SD10: Adequate potable water, foul water, electricity and gas supply must be provided to serve each of the phases of the development.

3. A sustainable location

The land which has been released by the Defence Infrastructure Organisation (DIO) provides a unique opportunity to create a sustainable urban extension, which should support securing the long term future of Aldershot. Wellesley is a unique development, its size, geography and values make it a distinctive part of North Hampshire. It's historic past, proximity to Aldershot and the Applicant's vision of integration and connectivity aim to make it a continuous district of Aldershot.

Wellesley is not a new area of development, the redevelopment of the former military town establishes some core elements of sustainable development. Without considering material interventions the development will

Be in close proximity to Aldershot, providing opportunities to integrate Wellesley with the town.
Have respect for its heritage, including the restoration and enhancement of key listed and non-listed buildings, most notably the Cambridge Military Hospital (CMH).
Incorporate the existing grid layout
Maintain and enhance existing tree species
Reuse and recycle demolition arisings

The approach to sustainability set out below, is designed to be used for the first phase and for all future phases of the development over the next 20 years. As such there will be general principals applied and assumptions made to accord with a changing policy framework.

For Wellesley specifically we have set out 7 broad themes that capture the 5 guiding principles of the UK Sustainable Development Strategy *Securing the Future* and they are expanded upon below

1.0 Green Infrastructure (GI)
2.0 Energy and Utilities
3.0 Built Environment
4.0 Public Realm
5.0 Access and Movement
6.0 Employment and Community
7.0 Waste and Recycling

To provide context it is important to define what sustainable development means in reference to Wellesley and Aldershot.

Since the Brundtland Commission, a good deal of progress has been made in the way development responds to the needs of the economy, environment and society. The vision for Wellesley's is of an integrated continuous district of Aldershot

3.1 The vision for sustainability at Wellesley

We have used seven broad themes that cover all elements of sustainability at Wellesley. Two central overarching topics permeate all sustainability themes at Wellesley, these are management and integration.

Over the next 20 years, effective management of the development will set the foundation for a sustainable new district of Aldershot. The complex phasing of the development is arranged so as not to compromise on site sustainability targets such as renewables targets, proximity to bus stops and services, details and timelines for CfSH, restoration of historic buildings and the creation of local construction jobs. If the development starts with a strong foundation, for example site permeability and strong links with Aldershot, then functional and sustainable links with the town centre and beyond will form the basis for how the new community at Wellesley starts to work.

Integration is fundamental to Wellesley. It includes stitching together each of the development phases with the wider borough, particularly Aldershot and North Camp. Integration is the foundation for all seven of the themes above, but is particularly important for themes one to five.

The approach established in the Maida development zone, the first element of development at Wellesley, is one of good governance, management and integration. It embodies the principles established here and sets the standard by which all development at Wellesley should aspire to and exceed.

Wellesley is one of the most significant developments in South East England and the positive impacts are not confined to the immediate vicinity. For example, the benefits of the SANGS and the Waste Facility (formally termed the Household Waste Recycling Centre (HWRC)) will be borough-wide and possibly beyond. The site, previously tightly controlled by the MOD will be made accessible to all via a network of roads, paths and cycleways that adopt the existing grid structure. The economic impact of the development is expected to have positive impacts beyond the Borough

4. The approach

4.1 Green Infrastructure (GI)

A separate detailed GI strategy has been developed and should be read in conjunction with the Strategy. The importance of an overarching GI Strategy is the interrelatedness of these assets through sustainable movement, both within and without the site.

The GI strategy establishes a number of layers, listed below

1. Connectivity (Pedestrian / Cycle)
2. Sport and Playing Pitches (including school sites)
3. Equipped Children's Space (Destination play / LLAP proposals)
4. Amenity Open Space
5. SANGS (Summary for linkages into the site)
6. Woodland
7. Trees (including retention / removal / replacement strategy)
8. Allotments (Food Production)
9. Basingstoke Canal
10. Biodiversity
11. SUDS Strategy

1. Connectivity

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. Much like integration for the whole site, connectivity between these GI assets enhances their quality individually and collectively.

Any proposed future detailed design will follow the principles of the pedestrian and cycle strategy and 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.
Key elements will be additional footpaths that link the development zones to the woodlands, SANGS and the Basingstoke Canal.
As part of the connectivity strategy, the heritage trail will be delivered as set out in the Heritage Strategy. The purpose of which is to provide links between open space assets and allowing sustainable travel both from within and without the site.

2. Sports and Playing Pitches (including school sites)

The public pitches will be made available in total as part of the Maida development zone, 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.
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.
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 HCC.

The proposals set out here will provide flexible and accessible formal and informal play for the development and wider community. Given the nature of the space, biodiversity benefits will include dark areas and foraging sites.

3. Equipped Children's Space (Destination play / LLAP proposals)

Having reviewed the area required to provide two exemplar 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

Opportunities for incorporating food production and biodiversity aims should be reviewed with the detail design of these spaces. 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.
The sustainability benefit of such spaces endorses the council's aim to engender healthier lifestyles and accessible, appropriate facilities for play.

4. Amenity Open Space

The approach to the provision of public open space for amenity use will act as the landscape setting for the development. There will be four main types of open space
Large scale spaces – for example the parade park, Stanhope lines and God's acre
Spaces associated with existing trees – for example Gordon's Oak
Formal areas – particularly associated with listed buildings
Buffers zones - to protect and enhance the biodiversity aims of the woodland and SANGS zones
This approach is designed to accord with 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, showcasing the landscape and heritage of the site. Opportunities for Biodiversity and Food Production will form part of any detail applications.

5. SANGS

The SANGS have been brought forward as land that can be readily reached 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. The SANGS are to be more convenient than the TBH SPA heathland if they are to be effective in their role of mitigating the impact of increased recreational pressures.

6. Woodland

Prominent and significant existing woodland is to be retained for biodiversity and landscape purposes. For example, a section of 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.

7. Existing Trees

A full tree survey (in accordance with BS 5837) of the site has been carried out to identify the quality and long term potential of all trees on the site. Trees will be retained 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 will be necessary in areas with fragmented avenues and to provide biodiversity migration corridors.

8. Allotments

The area of allotments is proposed in an area identified within the AUE SPD, adjacent to the Basingstoke Canal. These will offer accessibility to future residents while also providing adequate security for allotment users. Ground investigation work may be required to identify any requirement for remediation to ensure the area is suitable for allotment use.
The size of the allotments will be 250m2 or 125m2 dependant on the approved final design proposals. Utility supply and amenities (parking) will be subject to detailed design.
Further opportunities to develop food growing opportunities will be on a zone by zone basis and may include use of the buffer zones and within residential areas and gardens.
These areas will provide opportunities for individuals and groups (e.g. schools, gardening clubs) to grow their own food as part of the wider community facilities.

9. Basingstoke Canal

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. Specific conservation measures will be implemented to maintain and enhance the ecological value of the canal and the tow path will encourage access for walkers and cyclists to engage with and understand their local ecology.

10. Biodiversity

Measures to promote biodiversity will include

A total of 1.4ha of buffer planting will be provided around the on-site SANGS site. Buffer planting will also be made around the perimeter of the Wellesley site and will vary in width from 1 to 10metres. Green movement corridors will encourage wildlife migration.
Grassland areas along these corridors will be sown with a flowering lawn mix to increase invertebrate numbers in the site, an important food source for large vertebrates such as badgers.
Native tree species will be planted within the green corridors and buffer strips. These will include edible species to encourage vertebrate and invertebrate diversity and numbers.
The translocation of some reptile species will be necessary as development progresses at Wellesley, two protected areas have been identified for their translocation these are the REME site and an area to South of the CMH.
Features on buildings to attract nesting birds including nesting bricks and boxes.
Alternate sites for existing bat populations will be provided.
Within the buffer area along the Basingstoke Canal, dead woodland will be retained to provide habitats for invertebrates, with patches of scrub to increase habitat diversity.
The diversification of grassland and scrub habitats to play a significant role in increasing the range of habitats available to invertebrates.

Green and/or brown roofs will be provided to diversify habitat opportunities where practicable, these are most likely to be in the ABRO zone of development.
A lighting strategy will ensure dark commuting corridors are retained within the SANGS network and along the Basingstoke Canal post-development to ensure light sensitive species are not adversely affected.
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.

11. SUDS

The overall difference between current and proposed impermeable areas is not excessive and the general initial approach to dealing with surface water will be to mimic the current discharges from the site. There will be a combination of all systems employed on the wider development which will be sized provisionally from estimations of development and determined critically during the design stages for future phases. However, it is expected at this stage feature will consist of oversized pipes, permeable paving, underground storage, overland flooding using swales, infiltration ditches and possibly ponds.
The majority of features will be phase specific and permeable paving is intended to be extensively used as part of the wider collection/disposal system.
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 calculations have been completed. However, there are a number of SUDS which are most probably going to be used significantly in the development.

GI Summary

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

4.2 Energy and Utilities

Given the level of detail required a separate energy strategy has been developed which should be read in conjunction with this Strategy. We have however provided a summary below. The site wide energy strategy has been developed through consideration of 5 key elements that when considered sequentially, will meet the requirements of current and emerging policy and balance the needs of the Applicant as master developer of Wellesley as it moves towards decarbonisation.
The first key element is the site context and development of solutions on a zone by zone basis in line with current national and local policies and regulations. With the development being phased over a number of years, local policies and regulations should be followed at the time that detailed design of each respective phase is undertaken. Careful consideration should be given to the Government's evolving definition of

zero carbon and the associated implication of 'allowable solutions' that class developments as zero carbon.

The second element of the energy strategy for Wellesley is to enable energy-related improvements to buildings that are retained and to employ those measures which are technically, functionally and economically feasible, while adhering to Building Regulations for existing dwellings and other buildings. This must be considered in the context of the heritage strategy and comply with listed building consent (both nationally and locally). In some instances, certain energy efficiency measures may not be possible as this would compromise the aesthetic and heritage value of the building, most notably the Cambridge Military Hospital. For these buildings a, balance should be sought between energy conservation, character preservation and the practical application of the proposed solutions.

The third, fourth and fifth elements describe the underpinning Energy Hierarchy principles of 'Be Lean' (use less energy), 'Be Clean' (supply energy efficiently), 'Be Green' (use renewable energy) set out in figure 5.

Under the third element, due consideration is to be given to taking the maximum economic benefit from the orientation of buildings, and the incorporation of lean design techniques including fabric energy efficiency standards. Energy efficiency is a key consideration for Wellesley and in line with Rushmoor Borough Council's Core Strategy, this element of design will be maximised first, before renewable technologies are considered.

Other passive measures, in this context those measures that are available to developments through free to issue schemes should be widely promoted at the detail design stage of each zone (or portion thereof). For example, many utilities are now issuing smart meter technology to customers to manage their energy consumption. These are simple and free-to-issue devices that domestic and non-domestic customers can use to reduce consumption and drive efficiencies.

Remaining energy requirements will look to be met through clean or green measures that are sustainable and are technically and financially viable.

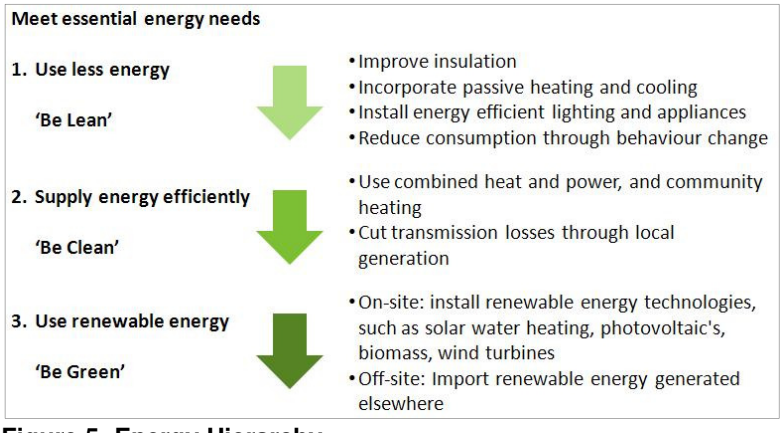


Figure 5: Energy Hierarchy

The fourth element considers the use of combined heat and power (CHP) systems wherever technically and economically feasible, and to connect them to district heating networks where the density and type of

buildings along with magnitude of heat is appropriate. For example, CHP is considered both clean and green, but without sufficient demand it cannot be considered sustainable or financially viable as the magnitude of heat drawn from a relatively small number of dwellings will lower the efficiency of supply and costs of both construction and supply will be proportionally higher per dwelling than denser more populous zones. Zones in excess of 42 dwellings per hectare may be considered suitable for district heating, however detailed calculations on a zone by zone basis will be required in order to test the feasibility and ensure its viability.

Appendix F of the Energy Strategy shows indicative locations for energy centres for the whole of Wellesley and is provided in figure 6 for illustrative purposes only. The size and locations will be determined when detailed design is available and a technical assessment can be made of individual and combined development phases.

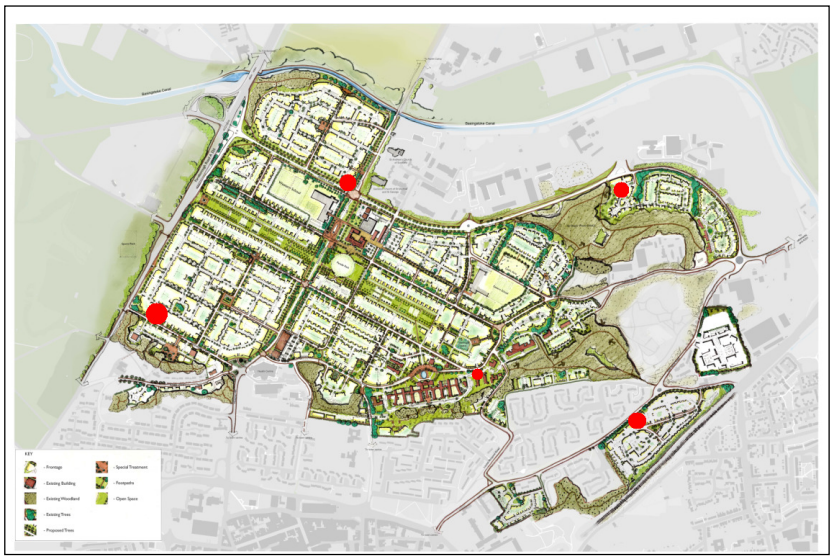


Figure 6: Illustrative plan showing possible energy centre locations.

The choice of fuel (including between natural gas and biomass) will be made on a case-by-case basis to reflect location-specific constraints and opportunities.

After consideration of the above, the fifth element focuses on 'being green' through the use of on-site renewable energy.

Overall, the approach to energy provision will be informed by the emerging Government and local Policy and regulations over the project time period. Given the considerable uncertainty associated with the estimation of long term carbon emissions, any projections which go beyond 2016 cannot be relied upon. However the approach detailed in the energy strategy ensures that the low carbon principles of the development shall remain in line with national and local energy policies and regulations throughout the project life.

Utilities

Electricity

As part of the separation of SSE public and MOD private electrical networks, a significant level of work was undertaken in advance of the development. In summary these works included:

- Decommissioning of AMPS
- Installation of 33kV network to Laburnum Road substation (SSE)
- Installation of three 11kV cables from Laburnum Road to the former AMPS
- Installation of three 11kV cables to provide supplies to future Wellesley development.

Detailed consideration will be given to the installation of electrical supplies to individual phases as details become available. However this is not believed to be a constraint owing to the level of infrastructure currently installed in readiness for the development.
There are a number of retained structures and monuments which have an energy supply to them. Some of these will be incorporated into the development for alternative use and others are only monuments and points of local and/or historical heritage.
Structures that are intended for alternative usage will be provided with an appropriate metered electrical supply from the new networks. Monuments and similar structures we understand will become the responsibility of the RBC and requiring perhaps only a lighting supply may be connected to the street lighting supply or connected to an individual metered supply.

Gas

The principal road routes within the wider site are for the most part retained. As a consequence significant alterations to key gas distribution pipe work will not be required. Localised lowering/protection gas apparatus may be required to suit highway alignments and this will be considered at the appropriate time in association with the detailed design.
To deliver sufficient volumes of gas to the wider site, SGN has undertaken a capacity assessment for the entire development to determine whether the strategic IP network has sufficient capacity. The results of this land enquiry indicate that at present the IP network can cater for increases in demand posed by the development. However, strategic mains installation may be required within the development site to ensure appropriate apportioning of supplies to all points. This will only be determined when a clearer development plan is defined.
At the detailed design stage an Independent Gas Distribution Network operator will be appointed to provide gas infrastructure from SGN's network.
As each future development phase progresses consideration will be given by SGN to potential alterations to the LP and MP network.

Potable Water

We have been advised that SEW are able to provide adequate supplies of potable water to the development. We are still awaiting definitive information from SEW as to whether major reinforcement works will be required to supply potable water to the whole of the development but this is dependent upon being able to supply SEW with a more definitive phasing plan and time frame for the site..
Communications with SEW have implied that a proportion if not all potable water could come from the Farnborough main indicated above, but this has not been confirmed. The other option may be the possibility of new strategic mains from Hale reservoir to the development area but this is still under discussion.

It is proposed that the whole Wellesley development site will be supplied with potable water through a regulated business that would own and operate the entire distribution system.

4.3 Built Environment

The response of the built environment to sustainability is dictated by the design and access statement and each development phase will draw reference from the objectives established in Maida development zone, phase 1. A description of the built environment's contribution to the overall sustainable objectives for Wellesley is provided in the phase 1 Sustainability Statement.
A key element of built environment is the approach to heritage. The built environment will be consistent with the key objectives of the heritage strategy set out below

Preserve and enhance the character, appearance and cultural value of the area
Informing the masterplan for the site and surrounding area
Achieving a balance between conversation of the historic fabric and proposals for the new development
Agreement of site specific advice as to what can be beneficial
Identification of further work and research
General agreement to the assessment of the sensitivity and significance

The majority of elements related to the built environment are captured by the approach to the CfSH and BREEAM assessments set out in the CfSH section below.

Quantifying Objectives

The first phase of the development, the Maida development zone phase 1, will meet the Code for Sustainable Homes (CfSH) level 3 as a minimum and Grainger plc have agreed with RBC to explore opportunities to deliver 10% of the homes at code level 4. All future development zones, after April 2013, will be required to meet code level 4 as a minimum for residential units and BREEAM 'very good' for non-residential development. Whilst the standards are not currently

These standards may be further tightened by RBC in future Development Plan Documents (DPD) to reflect technological changes over the life of the Core Strategy. Grainger will promote opportunities at Wellesley, wherever possible, to deliver development zones, or portions thereof, that exceed the minimum requirements set out in local policy. These opportunities will be explored when a strong practical, technical and financial business case can be established.

Adjustments to BREEAM and CfSH guidance are not made regularly, whilst the BRE aim to update the guidance once every 2 years in the past this has not been the case, with the most recent BREEAM guidance coming into effect three years after the previous version.
BREEAM and CfSH guidance is updated periodically to reflect the changes in Building Regulations along with standards however their updates do not necessarily accord with the timing of updates to Building Regulations.
Over time it is expected that all buildings will have, for example, reduced levels of CO2 emissions and increased amounts of local energy generation, therefore BREEAM and CfSH will evaluate opportunities for improved performance. As buildings improve their wider sustainability performance, BREEAM and Code assessments are adjusted accordingly to take account of this and adapt the requirements to ensure the design and construction of developments is challenging.

4.4 Public Realm

The public realm strategy will retain and enhance the heritage of the site whilst creating a sustainable legacy for Wellesley. The public realm will be designed to connect with the existing urban centre of Aldershot and future planned development of North Camp via a series of linkages making the site more permeable. Movement within the site should be made more coherent linking areas such as

The countryside
Recreation areas
The Basingstoke Canal
Open Areas
Playing fields
Allotments

These areas will be made more accessible through a network of footpaths, cycleways and wayfinding/signage. The hard landscaping will incorporate a varied set of materials to be applied across the site that reinforces the quality of the built environment and that is consistent with the heritage strategy.

4.5 Access and Movement

Access to the existing site has been restricted for civilian use by the MOD for specific reasons. The development at Wellesley will open up the site for the community to access all parts of the site in a safe and open manner. Based on the assessments of the existing pedestrian and cycle network discussed in Section 3 of the Transport Assessment, a strategy of improvements is proposed that improves the accessibility of the site and encourages walking and cycling to these locations via safe and attractive routes. This strategy includes access routes between Wellesley and Suitable Alternative Natural Green Space (SANGS) which are included as part of the masterplan, and aims to provide a comprehensive pedestrian and cycle network both within the masterplan and to and from surrounding areas. Furthermore, pedestrian and cycle schemes discussed in the Aldershot Town Access Plan (TAP) that are relevant to the development have been identified. A detailed plan of the entire pedestrian and cycle network strategy is provided in the Transport assessment.

Throughout Wellesley, a series of primary and secondary pedestrian and cycle routes will be constructed as part of the proposed highway network to provide excellent links both within the site and to key points of interest in the surrounding area. Queen's Avenue, Alison's Road and Thornhill Road will provide shared-use paths of adequate width to safely cater for pedestrian and cycle use. In addition to these routes provided adjacent to the highway, a shared-use path will be constructed along the existing Stanhope Lines between Farnborough Road to the west and Gallwey Road to the east.

The secondary network will consist of all other highway links within Wellesley, including footways of at least 2m wide and will be suitable for on-road cycling without dedicated cycle lanes. These will be designed using principles contained within Manual for Streets, providing attractive routes for walking and cycling with excellent permeability.

In addition to the provision of a primary and secondary pedestrian and cycle network a comprehensive wayfinding strategy will also be developed to direct users between various parts of Wellesley and

destinations such as Aldershot town centre and railway station, Aldershot Health Centre, Tesco, Westgate, The Wavell School and Connaught School.

Public Transport
The overarching principle for access to public transport is that every dwelling at Wellesley will be within 400m of a bus stop. A set of principles have been established for the Public Transport Strategy to help guide its production. These are as follows

- Provide for journeys to retail, employment education and leisure facilities internally within Wellesley development;
- Provide for journeys to retail, employment , education and leisure facilities internally within the central Aldershot area, including the town centre;
- Provide for journeys to key retail, employment , education and leisure facilities internally within Farnborough;
- Provide for journeys to Aldershot, Farnborough (Main) and North Camp Rail Stations for onward connections; and
- Integrate and support the existing public transport network.

Smarter Choices Strategy
The masterplan for Wellesley has been developed with sustainability at its heart. Wellesley will deliver sustainable access and ease of movement, both to and within the urban extension, through the provision of excellent public transport services and well designed and convenient walking and cycling routes. The Smarter Choices Strategy for Wellesley focuses on the delivery of Travel Plans. Travel Plans are a requirement of national and local development related policy.

A joined up approach to travel planning within the new development will be necessary, as such, a site-wide Travel Plan Coordinator (Wellesley TPC) will be appointed to oversee all aspects of travel planning, including working with HCC and school head teachers in relation to the adopted School Travel Plans.

To promote the use of the SANGS sites, the pedestrian and cycle strategy also offers key infrastructure improvements which will allow safe and convenient access for pedestrians and cyclists.

Any proposed future detailed design will follow the principles of the pedestrian and cycle strategy and 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. The purpose of which is to provide links between open space assets and allowing sustainable travel both from within and without the site.

4.6 Employment and Community

The principles of a successful community and neighbourhood are built into the overall development at Wellesley. A range of community facilities will be provided at Wellesley including

Leisure facilities
A local centre

2 new schools
A range of open space provision
Play provision (LAP, LEAPS and NEAPS)
Sports pitches

Employment opportunities will come forward from the following elements of the development

The SANGS
The 2 school sites
The Waste Facility
The community centre
The Smith Dorrien Building and Maida gym
All construction phases

4.7 Waste and Recycling

Understanding of the approach waste and recycling is a core element of the development process. The Applicant has prepared a number of documents to support the continuous improvement to the design, construction and operation of development at Wellesley, moving toward zero waste to landfill as later stages of development are brought forward. The Applicant considers waste as a resource in the context of design, construction and operation and will explore opportunities for its redeployment through the site.

Design Phase

The Applicant has held a Designing out Waste Workshop to consider how the design may be altered to positively influence the types and quantities of waste that will arise on site. A list of ideas was generated which will be investigated for feasibility. The long list of ideas shall be provided to the developer(s) of individual zones (or parts thereof) and they shall be required to implement at least three of those ideas which are practicable and which relate to their phase of the works.

The list of ideas for further investigation is:

- Information and guidance to be provided by all developers to householders within the house manual
- Reuse of road planings within new roads
- Cut and fill exercise to eliminate inert excavation waste
- Demolition material to be either processed onsite or offsite at neighbouring site for reuse
- Composting of green/landscape waste onsite for use at the allotments
- Retention and careful management of topsoil to prevent compaction and loss of value
- Higher value/quality recycling of materials:
- Use of slate as a decorative mulch;
- Use of tree trunks as features, incidental play and walkways; and
- Use of demolition material within gabions, incidental play or as art.
- Tender process to specifically ask developers and contractors to provide examples of where they can reduce waste at a design stage

- Take-back scheme to require all suppliers to take back surplus pallets and materials
- Greater allowance of space and segregated containers to aid in use recycling by residence

These will be investigated for feasibility at each of the detailed design stages.

Construction Phase

Site Waste Management Plans

Under the terms of the Site Waste Management Plans (SWMP) Regulations, it is a requirement that a Site Waste Management Plan (SWMP) is in place before construction commences. However, it is also a requirement that any information entered into the SWMP is reliable. Typically the first reliable and relevant data that will become available will be details of the design decisions taken to reduce waste arising during construction, and forecasts of wastes likely to arise. These will be established at the detailed design stage; therefore this is when the SWMPs for each Phase within each Development Zone shall be drafted.

The SWMP's shall then be maintained on site capturing all data on waste leaving site, such as waste quantity, waste type, destination and recovery or disposal method. The Waste & Resources Action Programme have produced a best practice SWMP Template which shall be used.

Each Phase within each Development Zone shall have its own SWMP, therefore to aid in collating data and monitoring progress across Wellesley a Reporting Universe has been created to capture the headline data. This is provided electronically for information only as it is not yet in use.

Waste Reduction

Grainger will work with RBC to establish reasonable waste reduction targets for developers of individual phases. The SWMP will place a requirement on the developer and the principal contractor to manage waste resulting from construction. The SWMP provides a framework for developers and contractors to effectively manage waste, with the overall intent to reduce it and it is a legal requirement.

In order to reduce the environmental impact of the construction phase of Wellesley, Grainger plc will set targets for developers to meet with various waste related aims including:

- Total tonnes of waste arising;
- Percentage of waste arising that is reused, recycled or recovered;
- Minimum amount of recycled material to be included in the construction materials selected.

The Developer(s) will be required to demonstrate that they understand how to meet these targets and to agree to them. They will be required to report progress against targets to the Applicant so that progress can be monitored across the development.

Operational waste

Once the first zones are developed and the buildings are occupied there will be a number of different waste streams produced by the various activities proposed, including;

- Municipal waste (including household residual waste);
- Mixed recyclables;
- Biodegradable waste;

- Commercial waste; and
- Catering waste.

These waste streams will become more significant as each development zone comes online. Currently Rushmoor Borough Council (RBC) is the Waste Collection Authority (WCA) and Hampshire County Council is the Waste Disposal Authority (WDA). RBC currently collect Household residual waste, mixed glass and mixed dry recyclables as a standard service for households. They also collect garden waste but charge an extra fee for this service. There is currently no food waste service provided by RBC to households or businesses.

For each detailed application an assessment of the possible future requirements or trends in waste management will be made in order that appropriate provisions of space and infrastructure can be made to allow for flexibility in waste management operations over the life span of Wellesley.

Residential Waste Arising

The Hampshire Minerals and Waste Plan, which was submitted for consultation in February 2012, shows the following projections for the amount of municipal solid waste (MSW) expected to be produced per household in the years leading up to, and during, Wellesley's operational period:

Year	Estimated number of households	Estimated total non-hazardous and inert MSW arising	Estimated tonnes of non-hazardous and inert MSW per household
2010/11	756,683	830,000	1.09
2016	792,483	842,528	1.06
2021	826,108	853,113	1.03
2026	857,508	863,829	1.00

Within the figures in the table above are both wastes that RBC has a responsibility to collect from each household; and bulky waste which householders can be expected to deliver to the Waste Facility. The existing Ivy Road HWRC in Aldershot received 0.39 tonnes of bulky waste per household in 2010/11 which would indicate that in 2010/11, the kerbside collections managed 0.7 tonnes of waste per household. These figures do not account for waste arising that is home composted as there is no reliable method for measuring this.

Therefore, since waste forecasts in the SPD reduce every five years, waste provisions to be made for storage and collection of municipal solid waste from households at Wellesley shall provide for each household producing 0.7 tonnes of waste per year.

Residential Waste Storage Provisions

All residential properties will have storage space designed in. The indoor storage space should be a minimum of 30 litres, per household and allow for separate storage of the following:

- Glass;

- Mixed recyclables (including; paper, plastics and tin cans); and
- Residual waste (non-recyclables).

This will fit in with the current RBC waste strategy, encourage residents to recycle and also contributes towards Code for Sustainable Homes (CfSH) *Was 1*, with a potential of 4 credits available (see Appendix 1).

Building Regulations Part H state that each household must have a solid waste storage area which can accommodate receptacles providing a minimum of 250 litres of storage. The receptacles provided by RBC exceed the requirements of the Building Regulations, the receptacles provided to each household being as follows:

- One 140 litre wheelie bin for residual waste;
- One 240 litre wheelie bin for mixed recyclables; and
- One 44 litre box for mixed glass.

All properties will be designed to allow easy access for waste collection vehicles from RBC and for disability Discrimination Act compliance. Individual houses will be designed to allow for the above receptacles and high density dwellings will have dedicated storage areas per block that can be accessed directly by collection vehicles and their crews.

Waste Facility

A part of the proposals for Wellesley a site for the construction of a new waste facility will be provided to HCC. The proposed site sits in the ABRO Zone of the development and is an area of roughly 0.72 hectares. The site will handed over to HCC after demolition of existing structures and appropriate remediation has been carried out.

Commercial

All commercial enterprises will need to make their own separate arrangements for waste collection, as RBC does not provide a collection service to commercial sources. There are a large number of private waste contractors who do provide services tailored to commercial enterprises.

The Neighbourhood centre will have a service area(s) designed so that a range of waste containers can be co-located within the service area(s) to enable source segregated wastes collected from within the development to be bulked up for collection and onward management. Service areas will be located in such a manner to be cohesive with the development and also allow access to a range and size of current and future waste management collection vehicles.

Schools

It is assumed that two schools will be built as part of Wellesley, these are however the responsibility of Hampshire County Council (HCC) and it will be their responsibility to establish a set of principles and a design framework to consider the potential waste arisings from operation of the school. This will enable waste to be managed in a manner which facilitates high reuse and recycling rates, maximises composting rates and minimises waste generated.

Clinical Waste

It is possible that a doctor's surgery or chemist will be part of the community centre. RBC provide a free service for clinical waste for residents and further details can be found on this service on the RBC website: http://www.rushmoor.gov.uk/article/2052/Clinical-and-hazardous-waste-collection

Duty of Care

Section 34 of the Environmental Protection Act (1990) imposes a duty of care on persons concerned with controlled Waste. The duty of care is designed to be an essentially self regulating system which is based on good business practice. It places a duty on anyone who in any way has a responsibility for controlled waste to ensure that it is managed properly and recovered or disposed of safely. All Commercial, Industrial and Household waste is classed as Controlled waste and falls under Duty of Care.

All waste producers and handlers must check that anyone receiving their waste is authorised to take it. If the business receiving the waste is not authorised to take it and/or it is illegally managed, the original waste producer can be held responsible.

5. Conclusion

The purpose of the strategy is to provide a framework for the developer of each development phase to work with in order to meet the sustainability criteria set out by RBC. The Applicant has adopted an inclusive and collaborative approach to establishing the sustainability strategy. It is the expectation of the applicant that all future developers of individual development zones will adopt the same approach, working with both RBC and the Applicant (as master developer) endorsing the strategy set out herein. Further they will look for opportunities to improve on it as technical, economic and practical constraints are overcome in future years.

Appendix 1

Code for Sustainable Homes: Waste Credit *Was 1*

Issue ID	Description	No. of Credits Available	Mandatory Elements
Was 1	Storage of Non-recyclable Waste and Recyclable Household Waste	4	Yes

Aim

To provide adequate internal and external storage space for non-recyclable waste and recyclable household waste.

Assessment Criteria

Criteria	Credits	Mandatory Elements
Storage of household waste An *adequate external space* should be allocated for waste storage and sized to accommodate containers according to the largest of the following two volumes: • The minimum volume recommended by British Standard 5906 (British Standards Institution, 2005) based on a maximum collection frequency of once per week. This volume is 100 litres for a single bedroom dwelling, with a further 70 litres for each additional bedroom. • The total volume of the external waste containers provided by the Local Authority. Storage space must provide *inclusive access and usability* (Checklist IDP). Containers must not be stacked.	None	All Levels
Storage of recyclable household waste Dedicated internal storage for recyclable household waste can be credited where there is no (or insufficient) dedicated external storage capacity for recyclable material, no *Local Authority collection scheme* and where the following criteria are met: At least three internal storage bins: • all located in an *adequate internal space* • with a minimum total capacity of 60 litres.	2	
Storage of recyclable household waste A combination of internal storage capacity provided in an adequate internal space, with either: • a Local Authority collection scheme, or • no Local Authority collection scheme but adequate external storage capacity.	4	*continued*

Criteria	Credits	Mandatory Elements
Local Authority collection scheme In addition to a Local Authority collection scheme (with a collection frequency of at least fortnightly), at least one of the following requirements must be met: • Recyclable household waste is sorted **after** collection and a single bin of at least 30 litres is provided in an adequate internal space. • Materials are sorted **before** collection and at least three separate bins are provided with a total capacity of 30 litres. Each bin must have a capacity of at least 7 litres and be located in an adequate internal space. • An *automated waste collection system* which collects at least three different types of recyclable waste. **No Local Authority collection scheme but adequate external storage capacity** For houses and flats there must be at least three identifiably different internal storage bins for recyclable waste located in an adequate internal space: • with a minimum total capacity of 30 litres • with a minimum individual capacity of at least 7 litres. **AND** **For houses**, an adequate external space must be provided for storing at least three external bins for recyclable waste: • with a minimum total capacity of 180 litres • with a minimum individual capacity of 40 litres. **For flats**, a *private recycling scheme operator* must be appointed to maintain bins and collect recyclable waste regularly. Recycling containers must: • be located in an adequate external space • be sized according to the *frequency of collection*, based on guidance from the recycling scheme operator • store at least three types of recyclable waste in identifiably different bins.		
Default Cases None		

Appendix 2

Code for Sustainable Homes: Waste Credit *Was 3*

Issue ID	Description	No. of Credits Available	Mandatory Elements
Was 3	Composting	1	No

Aim

To promote the provision of compost facilities to reduce the amount of household waste send to landfill.

Assessment Criteria

Criteria	Credits
• Individual *home composting facilities*. **OR** • A local *communal or community composting service*, which the Local Authority runs or where there is a management plan in place. **OR** • A Local Authority green/*kitchen waste collection system* (this can include an automated waste collection system). All *facilities* must also: • be in a dedicated position • provide *inclusive access and usability* (Checklist IDP) • have a supporting *information leaflet* provided to each dwelling.	1
Default Cases None	

Wellesley

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