



## Civic Quarter – ‘You asked, we said’

You Asked	We Said
<p>Why are so many homes included as part of the proposals?</p>	<p>Building new homes in Farnborough continues to be a key objective for Rushmoor Borough Council. Accordingly, the Local Plan (adopted February 2019) sets out a requirement for at least 7,850 new homes across the borough between 2014 and 2032.</p> <p>The original ‘Civic Quarter’ site, allocated in the Local Plan, did not include Queensmead / Pinehurst car parks and the Council Offices, which are now included as part of the Masterplan. The number of homes allocated in the Local Plan for the original site excluding these areas is around 700 homes. The RDP is proposing around 650 homes on the original site with an additional 350 homes across the additional land identified above.</p>
<p>Will the new homes make the local traffic worse?</p>	<p>The RDP has undertaken a modelling exercise that considers the traffic flows arising from the additional residential units on the Civic Quarter as well as the proposed town centre uses within the scope of the proposal. All of the assumptions in this modelling exercise were agreed with Hampshire County Council, as the highways authority.</p> <p>A detailed assessment of the changes in demand on the road network associated with the proposals has been carried out. Junction capacity assessments has been carried out at five key junctions:</p> <ul style="list-style-type: none"><li>○ Sulzers Roundabout</li><li>○ Pinehurst Roundabout/proposed T-junction</li><li>○ Kingsmead / Victoria Road junction</li><li>○ Clockhouse Roundabout</li><li>○ Ham and Blackbird Roundabout</li></ul> <p>In all cases the impact of the proposed development is negligible or beneficial, and improvements have been identified where needed. All of the above junctions are predicted to operate within their designed capacity, including the new T-junction.</p> <p>The wider Masterplan promotes sustainable transport uses, such as car shares, bike hire and more efficient bus movements to also address traffic concerns and encourage greener options.</p>



<p>Will the Civic Quarter include affordable housing?</p>	<p>The Rushmoor Development Partnership has been working towards providing as much on-site affordable housing as viably possible. The baseline target amount that will be provided as part of the Civic Quarter project is 10%. This is lower than the Council target requirement of 20% in town centre locations and 30% outside of the town centre but reflects the fact that there are significant infrastructure costs associated with utility provision e.g. new substations, re-routed drains as well as major changes to the road network.</p> <p>If these costs can be covered through grant funding, the RDP will be able to consider improving on its baseline target of affordable housing as the overall scheme progresses.</p>
<p>How have the proposals been assessed in terms of the impact of heights on the existing residential area to the east of Farnborough Road?</p>	<p>The Civic Quarter is a sustainable, town centre site that needs to be utilised efficiently and effectively to meet housing needs as well as commercial opportunities. In order to realise this, a degree of difference in scale and massing needs to be achieved. The RDP considers it have addressed this matter sensitively in the context of the Farnborough Road frontage.</p> <p>To this end, section 12 of the submitted Environmental Statement focuses on the Daylight, Sunlight and Overshadowing implications of the proposed scheme. The residential properties spanning 120 to 180 Farnborough Road were assessed in terms of safeguarding natural light to existing dwellings.</p> <p>Residential buildings require good levels of daylight and sunlight to ensure high quality spaces and to provide sufficient light adequate for their function i.e. kitchen, dining and living rooms, bedrooms, etc.</p> <p>Windows serving these spaces are classified as having high sensitivity to daylight and sunlight. The sensitivity of each of the properties above was categorised as being 'High'.</p> <p>Overall, all of the windows and rooms along Farnborough Road experience a 'Negligible' level of effect. This category definition falls below 'Minor', 'Moderate' and 'Major' classifications.</p> <p>There has been some misunderstanding in relation to proposed heights with reference to buildings in excess of</p>



	<p>100m tall. To clarify, these height references (seen on the plans as AOD) are a standard industry measure against sea-level rather than ground level on site. Typical floor heights are approximately 3 metres.</p>
<p>Will there be new/bigger green spaces to accommodate the new residents?</p>	<p>The existing open space across the Civic Quarter was assessed with Council Officers to understand it's importance from both a quality and quantity perspective.</p> <p>It was agreed and categorised as follows:</p> <p>Accessible/safe to use:</p> <ul style="list-style-type: none"><li>• Primary space – 0.4 hectares</li><li>• Skatepark – 0.09 hectares</li><li>• Secondary space – 1.43 hectares</li><li>• Total – 1.92 hectares</li></ul> <p>Inaccessible/unsafe to use:</p> <ul style="list-style-type: none"><li>• Tertiary space – 0.2 hectares</li><li>• Quaternary space/verges – 1.33 hectares</li><li>• Total – 1.53 hectares</li></ul> <p>The Masterplan sets out the following proposals:</p> <p>Accessible/safe to use</p> <ul style="list-style-type: none"><li>• Primary space – 1.25 hectares (+ 0.85ha)</li><li>• Skatepark – 0.09 hectares (no change)</li><li>• Secondary space – 1.19 hectares (- 0.24ha)</li><li>• Total – 2.54 hectares (+0.62ha)</li></ul> <p>Inaccessible/unsafe to use</p> <ul style="list-style-type: none"><li>• Tertiary space – 0 hectares (-0.2ha)</li><li>• Quaternary space/verges – 0.93 hectares (-0.4ha)</li><li>• Total 0.93 hectares (-0.6ha)</li></ul> <p>Whilst the proposals do not significantly change the overall amount of open space provision across the site, they do rebalance it much more in favour of high quality, useable space with a particular emphasis on the provision of the central park space at the heart of the site.</p> <p>The new central park will have a number of functions, hosting a 1,000 sqm destination play area for the local community alongside a new skate park and spaces for events such as outdoor markets/ performances.</p>



	<p>The quality and size of the proposed primary green space included in the Masterplan far outweighs the existing provision on site and will benefit from active uses surrounding it such as shops and restaurants to ensure that it is a safe, useable space throughout the day and into the evening.</p> <p>Further consultation on the detailed design of the central park and the other green spaces will be undertaken as part of future detailed applications.</p>
Will trees be cut down?	<p>The RDP has issued a statement in relation to the potential loss of trees. It can be read via the link below.</p> <p><a href="#">Click here to view</a></p>
How will the new development be sustainable?	<p>In line with Rushmoor Borough Council's goal of being net zero by 2030, the Rushmoor Development Partnership has taken great care to ensure that the Civic Quarter scheme addresses environmental concerns.</p> <p>The proposed development will deliver biodiversity net gain and will also include landscape enhancement and habitat creation, such as the provision of green infrastructure, bird boxes and bat boxes.</p> <p>The proposed development will move away from using gas by implementing air source heat pumps to provide heating and hot water.</p> <p>The new buildings are designed to be energy efficient, including high levels of insulation, efficient lighting, mechanical ventilation with heat recovery as well as energy saving controls for space heating and lighting.</p> <p>Advancements in technology will have a bearing on the approach taken with the design of buildings, reflecting the fact that it will take a number of years to realise the full extent of the proposed development.</p>
How will the impact on local health and education services be managed?	<p><u>GP services</u></p> <p>The planning application as submitted (as part of the Population and Human Health Chapter of the Environmental Statement) identifies that there is not enough spare capacity in the existing GP provision to accommodate the additional demand created by the Development and therefore states a minor adverse effect.</p>



Frimley CCG are working closely with RBC to ensure that health facilities and services are included in this development. We agree with residents that improved and expanded health facilities are required to ensure that high quality care can continue to be provided to people already living in Farnborough and those who choose to move to the town.

#### Early years childcare

Applying the Hampshire County Council pre-school methodology, the proposed scheme will generate a need for 54 early year places. There are currently 32 non-domestic, registered providers within the study area that provide a total of 1,467 places. The capacity position of the existing early years provision is not known. However, it is common practice for early year providers to operate a waiting list and therefore residents of the proposed scheme will be able to join a waiting list in the same way that existing residents of the study area can.

#### Primary school places

Applying the Hampshire County Council methodology, the proposed scheme will generate a need for 180 primary school places. Department for Education forecasts indicate that by 2023/24 the surplus of places within the relevant catchment of the site will increase to 635. As such, it is considered that the masterplan will have a negligible effect on primary education at the local level.

#### Secondary school places

Applying the HCC methodology for secondary schools, the scheme will generate a requirement for 126 places. DfE forecasts indicate that by 2025/26 the current surplus of places will be 322. As such, it is considered that the masterplan will have a negligible effect on secondary education at the local level.

In terms of other infrastructure, such as gas, electricity and water, a Utilities Strategy was submitted as part of the planning application, and specific detail will form part of the future design development and further assessment work will be submitted as part of future detailed planning applications.



<p>Will the redevelopment of the Civic Quarter provide additional community facilities?</p>	<p>The Rushmoor Development Partnership has ensured that a range of community facilities can be accommodated within the proposals.</p> <p>The planning submission adopts a flexible approach, which allows a number of uses to be considered when further, detailed, planning applications are brought forward. It can say with certainty that there will be provision of a state-of-the-art leisure centre alongside a new library.</p> <p>Rushmoor Borough Council is currently exploring the other uses that can potentially go within the Leisure and Cultural Hub.</p>
<p>Will the Civic Quarter include arts and culture facilities, such as live music venues?</p>	<p>The Rushmoor Development Partnership proposals provide the basis upon which cultural facilities can be provided. At present, this is not a firm commitment and will need to be explored as part of detailed planning applications relating to each plot.</p> <p>There is recognition that the cultural offer within Farnborough needs to be improved. Rushmoor has been identified by the Arts Council as a priority place in need of investment and the RDP is aware that the Council is actively considering how this can be best addressed through new uses in the town centre.</p>
<p>Will there be more car parking spaces?</p>	<p>The car parking approach is being developed with the aim of meeting the Council's requirements, whilst reflecting the current climate emergency and best practice. Overall provision across the site equates to 1,266 spaces – approximately 750 of these spaces are located within publicly accessible parking areas.</p> <p>From a residential perspective, the Masterplan proposals for car parking meet the Council's town centre requirement in providing one space for each new unit. The approach differs slightly in that no car parking spaces are specifically allocated to each unit. This is in order to maximise flexibility as the Masterplan aims to encourage alternative modes of travel.</p> <p>Our approach also proposes the introduction of car clubs within the development, with evidence showing that such provision can offset the need for allocated spaces for each dwelling.</p>



	<p>Resident permits will be limited to one parking space (one number plate) per dwelling in order to ensure limited car ownership at the development.</p> <p>A yearly monitoring report will review the usage levels of residential spaces at the development.</p>
<p>What will be done to ensure pedestrian safety in relation to e-scooters?</p>	<p>The proposed Masterplan for the Civic Quarter has sought to ensure that there are dedicated pedestrian, cycle, and e-scooter lanes, which allow for the safety of all users. It is also proposed that e-scooters share the bike lanes provided, rather than using the pedestrian areas.</p> <p>Moreover, the delivery of E-Scooters as part of the proposals will be fully policy compliant, and in accordance with the regulations in force at the time of introduction, including any necessary safety requirements.</p>
<p>What impact will the proposals have on Old Farnborough Road?</p>	<p>It is not proposed to re-open the existing cul-de-sac road to motor vehicles travelling south along the A325. All vehicle movements will be retained on the A325 road as part of the T-junction proposals.</p>
<p>There are a number of empty retail units in the Town Centre, how will these proposals help?</p>	<p>The Masterplan proposes that the ground floor units have the ability to be changed to a range of different uses, if necessary, to ensure flexibility in response to demand.</p> <p>The Civic Quarter site provides opportunities for the wider town centre, as the new residents and commercial tenants in the new development will drive further footfall to other parts of the town and improve the prospects of current vacant spaces.</p>
<p>When will the skatepark be closed and who is designing the replacement?</p>	<p>The existing skatepark will remain in operation until a new replacement facility is provided. At present, there is no fixed design on the new skatepark. The RDP has had conversations with Maverick Skateparks but recognise that the success of a new facility will only be realised through engagement with the current users.</p>
<p>How will the construction be managed?</p>	<p>The Application submission is supported by an Environmental Statement and an Outline Construction Management Plan, to ensure impact and disruption during construction is appropriately managed. As Reserved Matters applications for specific development plots come forward, these will be subject to assessment and likely conditions controlling construction.</p>