



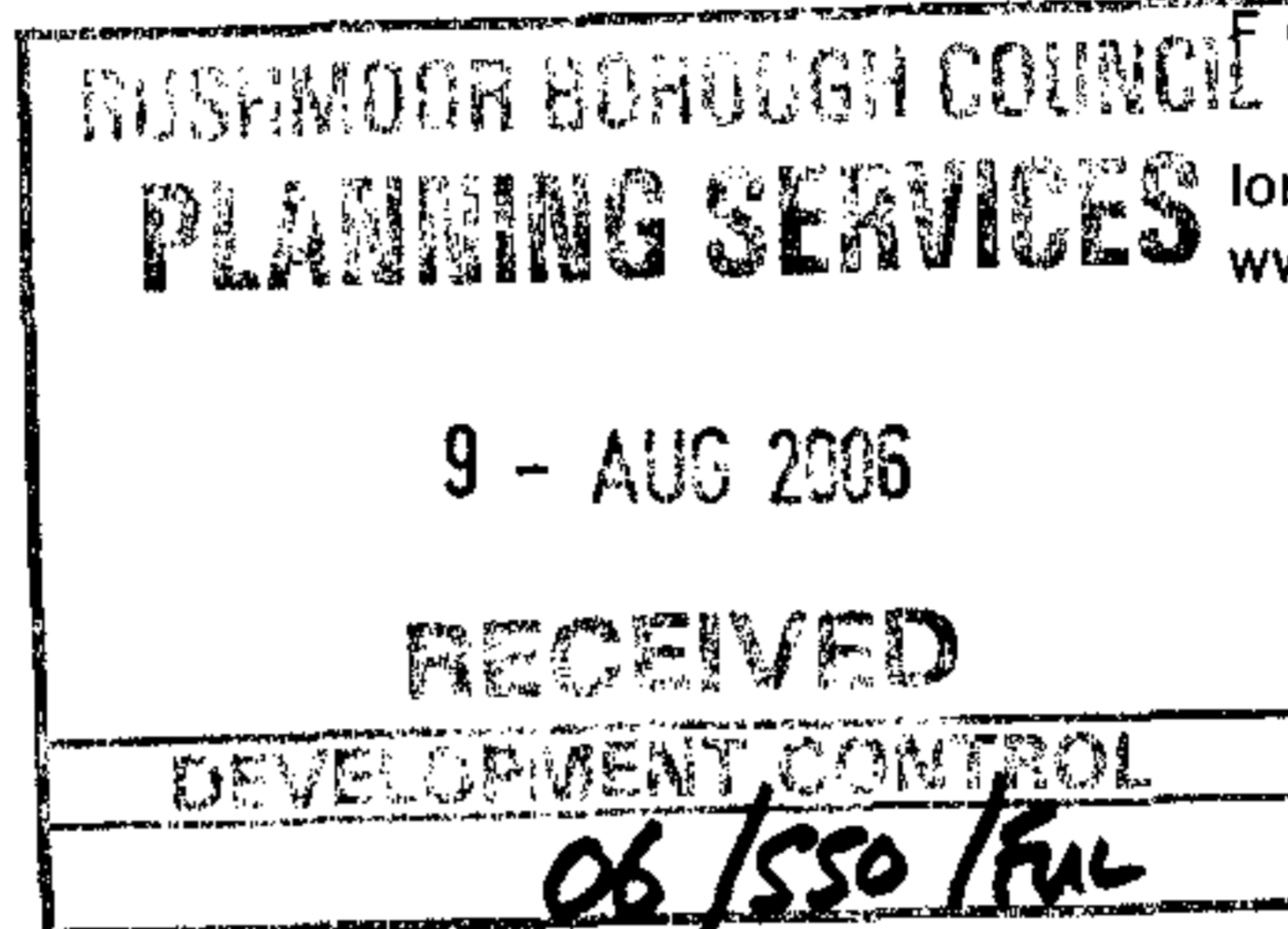
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Date: 07 August 2006
Our ref: CL/10205/HS/HF
Your ref:



Dear Mr Thorne

RUSHMOOR: APPLICATION TO ERECT A HOTEL WITH CONFERENCE AND LEISURE FACILITIES, CAR PARKING, ACCESS AND LANDSCAPING ON LAND AT FARNBOROUGH BUSINESS PARK

On behalf of De Vere Hotels & Leisure Ltd and Farnborough Business Park Ltd, we enclose four copies of an application seeking permission to develop a Village Leisure Hotel incorporating 154 bedrooms, ancillary leisure and conference facilities, and landscaping at Farnborough Business Park, Farnborough, Hampshire.

The proposals include the provision of an access to the site, the implementation of a landscaping scheme and the provision of 340 car parking spaces including 20 disabled car parking spaces.

The completed application forms and certificates are accompanied by a cheque made payable to Rushmoor Borough Council for the sum of £20,130 in respect of the application fee, and 4 copies of each of the following plans:

Table with 2 columns: Reference No. and Title. Lists 15 planning application references and their corresponding titles, such as Site Boundaries Plan, Location Plan, Proposed Site Layout Plan, etc.



Each of the above plans forms part of the application which is for full planning permission.

In addition to the above drawings, we enclose a proposed perspective drawing (Ref: 9592/TP/011) which is for indicative purposes only.

In order to provide the Council with sufficient information to allow a full consideration of the proposals the following reports are also submitted to accompany the application (four copies of each of the documents have been provided):

**The Planning Statement** - prepared by Nathaniel Lichfield and Partners Ltd, providing a description of the proposed development and assessing the proposed development against national, strategic and local planning policy. This report discusses all elements of the proposals in detail and makes the case for the approval of the application proposals as submitted. It also appends the following documents:

- **Need Assessment** Provides an assessment of the need for the proposed hotel and leisure facilities (Appendix 2).
- **Sequential Assessment** Provides a review of alternative sites within the context of the sequential approach to site selection as defined by PPS6 (Appendix 3).

**Design Statement** - Prepared by EPR Architects, providing a detailed description of the main design principles for this proposal, outlining the extent to which building design and the use of materials will embrace the principles of sustainable development.

**Transport Assessment (TA)** - prepared by WSP, addressing the issues of movement to and from the site following the development of the Village Hotel and providing an introductory framework for the proposed Green Travel Plan.

**Economic Report** - prepared by Slough Estates, including an overview of the economic performance of Farnborough Business Park by Montagu Evans, supporting statement identifying the strong need for the proposed De Vere Village Hotel by Slough Estates and a report on marketing and a hotel and leisure use assessment prepared by Knight Frank.

#### **Arboricultural Survey**

De Vere Hotels and Leisure Ltd has commissioned a full arboricultural survey of the site to include all trees located within the defined boundary of the site. The report comments on the condition of individual trees, makes recommendations on remedial tree survey work and tree protection requirements where required.

#### **Development Report**

This report provides a pre-development report that will address the potential impact that the proposed new development could have on those trees designated for retention.

#### **Soft Landscaping Specification**

This document sets out the specification for the soft landscaping proposed as part of the scheme.



### **Landscape Management Manual**

This management manual provides a guide to management principles and to the standards of continued maintenance required by De Vere Hotels and Leisure Ltd following completion of the development.

In order to provide additional context, Slough Estates has provided a plan entitled Study for site 110-160 (Ref: 9801-MP-131) Revision D that shows the proposed hotel within the context of the wider business park.

### **Proposals**

The proposed Village Leisure Hotel will provide a four star (or equivalent) facility with an exceptional standard of accommodation including health and fitness club for the use of hotel guests and club members, and conference facilities in the form of function and training rooms. The Hotel also provides restaurant and bar facilities that will primarily serve hotel guests and users of the conference and leisure facilities, but will also be available to outside customers.

A detailed description of the proposed development and full consideration of issues raised by the application proposals is set out in the Planning Statement. In summary, the analysis of the issues concludes that:

- The proposed Village Hotel will provide essential support services for the employment uses located within Farnborough Business Park and the surrounding business and employment uses. It is anticipated that the demand for such accommodation will further increase in line with the continued growth of the Farnborough Business Park and the surrounding area.
- The Village Hotel will provide important additional quality hotel accommodation and leisure facilities to service the need generated by the Farnborough International Airshow.
- The Village Hotel fully conforms to the relevant policies in the Rushmoor Borough Council Local Plan (August 2000) in that it provides an appropriate ancillary use that will make a substantial contribution to the future success of Farnborough Business Park.
- It is considered that the Village Hotel will increase the profile of Farnborough Business Park and play an instrumental role in attracting further inward investment into the Park which has, to date experienced a slow take up of business floorspace. The Village Hotel will provide a focal point for the Business Park and social hub for employees and local residents.
- The proposal will provide a significant number of new local jobs, (250 or 160 full time equivalents) and add to the attractiveness of Farnborough Business Park as a choice location for new investment and business development.
- The proposed Village Hotel will result in a more sustainable pattern of development, by reducing the need of the surrounding employment and business occupiers and local residents to travel further afield to take advantage of support facilities.
- The Village Hotel will be accessible by a choice of means of transport. The proposal makes specific allowances to encourage access by public transport, cycling and walking and De Vere Hotels propose to introduce measures, through a Green Travel Plan, to reduce the



number of car trips to the Hotel and to increase the use of non car modes of travel. The proposal therefore accords with national and local transport planning policy.

In terms of boundary enclosures you will note that the 2.4m high fence proposed to the southern boundary of the site is temporary and will be replaced once the details of the development on the adjoining site have been finalised.

As you will be aware, De Vere Hotels and Leisure Ltd and Farnborough Business Park Ltd held a public exhibition on 24<sup>th</sup> May 2006 to which local Councillors were also invited. The purpose of this event was to provide information on the proposals and consult local residents on their views. Further information on this event can be provided on request.

We hope that the above summary of the application proposals is helpful to the Council and provides you with sufficient information to consider this application. We would welcome a meeting with officers to discuss the application proposals in more detail, in due course, if required.

We look forward to your positive and expeditious consideration of the planning application. In the meantime, should you require any further information, please do not hesitate to contact either Hugh Scanlon or myself at the above address.

Yours sincerely

**HELEN FARROW**

Enc

Cc:	J Hocking	De Vere Hotels & Leisure Ltd	(1)
	G Hull	EPR	(1)
	G Steer	Slough Estates	(1)
	G Skelcey	Montagu Evans	(1)
	P Cuthbertson	WSP	(letter only)