

# Presentation On Wellesley



Alan Chitson and Richard Hutchins of Grainger, plc invited members along to the historic Smith Dorrien building, which will become integrated into the Wellesley development, for a presentation on their plans for nearly 4000 new dwellings between Aldershot and North Camp.

Alan began by talking us through the series of display boards around the room,

beginning with a history of the site and of Grainger, and following the development process through initial consultations, to outline planning application of the whole project, up to detailed plans for phase one.

Alan told us the MOD remains landowners and has been heavily involved throughout. Also, 20+ companies have participated in the preliminary work.

In answer to concerns raised, he assured us that Grainger will put in place a design code and will monitor the implementation of their vision by the different developers who will undertake each phase.

This design code will ensure that the architecture references the heritage buildings that are being retained, six of which are grade II listed.

As both land managers and developers, Alan said that Grainger is very experienced in creating quality homes in sustainable developments, and would ensure that particular attention would be paid to the aesthetics of the site, with a variety of green spaces, such as woodland walks, play areas and a central treelined vista along a green sward.

Much of the infrastructure will go in at a relatively early stage. He added that 35% of the homes will be 'affordable': key workers' homes, shared ownership homes and social housing.

Social housing will be distributed throughout and the development will be 'tenure-blind', i.e. it will not be apparent whether a property is social or private property.

An illustrative master plan has been created, containing two primary schools, a neighbourhood centre with local shops and an area dedicated to light industry.

Asked what arrangements were planned for the disposal of sewage, Alan said that the Camp Farm treatment works will be adopted and should have sufficient capacity.

Other questions included the secondary school catchments, traffic calming on Queen's Avenue and the A325, and the likely increase in traffic in North Lane, Aldershot.

One particularly contentious issue was the provision for only one slip road onto the A331, northbound. Richard addressed the traffic issues, but it was clear that members remained concerned.

This was an extremely valuable presentation, giving members an opportunity to examine the plans closely and to have their questions answered. We are very grateful to Grainger for making it possible.