

COUNCIL – 4 APRIL 2019

SHEERWATER REGENERATION SCHEME – FUNDING REQUEST

Executive Summary

This report contains an update on the Sheerwater regeneration scheme, and seeks Council's approval for the release of funding for the first phase of the residential element of the regeneration.

Recommendations

Council is requested to:

RESOLVE That

- (i) the position regarding implementation of the Sheerwater regeneration scheme be noted;
- (ii) a short term loan facility of £42m, on terms previously approved by Council for Sheerwater, be released to Thamesway Developments Limited to enable the first residential phase, 'Purple' to be implemented;
- (iii) on completion of the construction of the 'Purple' phase, a 50 year loan facility of up to £48.4m be made available to Thamesway Housing Limited at a 0.5% margin over the Council's borrowing costs;
- (iv) a Sheerwater Regeneration Delivery Board be created to replace the existing Sheerwater Regeneration Project Board, and that all Canalside Councillors will be allowed to attend and contribute to the Board, and
- (v) the role of the Sheerwater Regeneration Oversight Panel be refined to focus on the social, environmental and economic issues for the residents and businesses in Sheerwater, both inside and outside the red-line area.

Background Papers: None.

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1.0 Introduction

- 1.1 This report contains an update on the Sheerwater regeneration scheme, and seeks Council's approval for the release of funding for the first phase of the residential element of the regeneration.

2.0 Update on Sheerwater Regeneration Scheme

2.1 Planning Application

- 2.2 On 27 July 2016, the local planning authority approved a hybrid planning application, submitted by New Vision Homes, for the Sheerwater regeneration scheme (PLAN/2015/1260). A description of the approved development is appended as Appendix 1.

- 2.3 On 6 April 2017, the Council appointed Thameswey Developments Limited ("TDL") to deliver the Sheerwater regeneration scheme. As the Council's appointed developer, TDL submitted two planning applications to the local planning authority. These are:-

(i) PLAN/2018/0374

This is a Section 73 application, which proposes minor, but material, amendments to the existing hybrid planning permission by the removal or variation of conditions attached to that permission. A description of the application, as submitted, is appended as Appendix 2.

(ii) PLAN/2018/0337

This is a hybrid application, which seeks part outline planning permission and part full planning permission for the proposed Sheerwater regeneration scheme. A description of the application, as submitted, is appended as Appendix 3.

Compared to the previously approved scheme (PLAN/2015/1260), the proposed development under this application (PLAN/2018/0337) would:-

- Increase the amount of open space delivered under the masterplan;
- Increase the amount of car parking available for the proposed new homes;
- Introduce new surface car parks for the community centre hub, the existing Primary School, the existing Secondary School, as well as improving the layout of the new car park for the Leisure Centre and negating the need to demolish 4 existing dwellings;
- Relocate the community facilities at the centre of the development adjacent to the central park and opposite the community car park;
- Optimise the development potential of this urban site by increasing the number of homes to be provided. The housing mix would be aligned to meet the local housing need, whilst still providing a significant proportion of family sized homes (an additional 158 units above that approved under PLAN/2015/1260); and
- Improve the overall design approach of the masterplan, omitting unnecessary highway circulation space, to deliver a high quality walkable neighbourhood comprised of different character areas that connect to the wider estate.

- 2.4 The two planning applications are due to be considered by the Planning Committee on 9 April 2019.

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2.5 Normally, if planning permission is granted by the local planning authority for a development of this nature, it would be subject to the prior completion of a Section 106 Agreement. This would impose obligations which are not capable of being the subject of conditions attached to a planning permission. The Council (as landowner) cannot enter into a Section 106 Agreement with itself (as the local planning authority). The Executive undertook, at its meeting on 28 March 2019, to give effect to the prospective requirements of the local planning authority as set out in Appendix 4 (if the local planning authority granted planning permission).

2.6 New Leisure Facilities

At its meeting on 5 April 2018, Council agreed the release of funds so that TDL could construct the approved leisure and recreational facilities, as the first stage of the full regeneration of Sheerwater. The new leisure complex at Bishop David Brown School includes new sports pitches and a leisure centre. The leisure centre will provide the local community and the school with a top class swimming pool and recreational space. There will also be new parking facilities and fencing, which will improve the number of spaces available to the leisure centre, and improve the safety of the school. Following positive discussions with representatives of the Bishop David Brown School, it is anticipated that construction can start in June 2019.

2.7 Purchase of Privately Owned Residential Properties

2.8 It is necessary to purchase 120 privately owned properties in order to carry out the regeneration. As at 26 March 2019, the owners of 111 properties were engaging positively with the Council. Efforts are being made to reach agreement with the 9 remaining property owners before the Council considers whether to make a compulsory purchase order.

2.9 Council Tenants

Initially, there were 308 secure tenants in the red-line area. The Council's housing team has visited 264 secure tenants to provide advice and assistance on the options available to them. Considerable efforts have been made to contact the remaining 44 secure tenants. This will continue. To date, 117 secure tenants have successfully moved out of the regeneration area.

2.10 Businesses within the Regeneration Area

2.11 Viable businesses will be given the opportunity to relocate to alternative premises. The alternative premises may be within, or outside, the regeneration area (depending on the nature of the business concerned). Businesses which are not viable will be paid compensation to leave.

2.12 Project Governance

2.13 In the event that (i) planning permission is granted, by the local planning authority, on the amended planning applications and (ii) Council agrees to release the funding for the first phase of the residential development, it will be necessary for Council to determine the project governance arrangements for the implementation of the Sheerwater regeneration project.

2.14 Currently, two bodies have some oversight of the regeneration project.

2.15 The Sheerwater Regeneration Oversight Panel has oversight of:-

- (i) implementation of the Sheerwater regeneration project, and
- (ii) social, environmental and economic issues for the residents and businesses in Sheerwater, both inside and outside the red-line area, so as to build upon its earlier status as a Prime Place.

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- 2.16 The Sheerwater Regeneration Project Board is responsible for the management of the governance of the detailed implementation of the Sheerwater regeneration project by TDL.
- 2.17 Once the construction phase is reached, splitting/duplicating responsibility for the governance of the Sheerwater project between the Sheerwater Regeneration Oversight Panel and the Sheerwater Regeneration Project Board is not sensible. It is proposed that the role of the Sheerwater Regeneration Oversight Panel is focussed on the social, environmental and economic issues affecting Sheerwater residents and businesses. Member oversight of the implementation of the Sheerwater regeneration project would be carried out by a new body, the Sheerwater Regeneration Delivery Board. The Sheerwater Regeneration Project Board would cease to exist.
- 2.18 Officer oversight of the Sheerwater regeneration project would continue to be exercised by the Sheerwater Regeneration Officers' Group, which meets on a regular monthly basis (and more frequently, when required). If planning permission is granted, the Leader of the Council would attend these meetings. This will ensure that there is appropriate liaison between the Officers' Group and the new Sheerwater Regeneration Delivery Board.
- 2.19 The changes to the governance arrangements take account of comments made by the Sheerwater Regeneration Oversight Panel on 27 March 2019. The Oversight Panel supported the change in its role (i.e. focussing on social, environmental and economic issues for the residents and businesses in Sheerwater, both inside and outside the red-line area).
- 2.20 The detailed terms of reference for the Sheerwater Regeneration Delivery Board would be adopted at its first meeting in the new Municipal Year. Subject to observing proportionality following the May 2019 Borough elections, the Board would comprise seven Members (four Conservatives, one Liberal Democrat, one Labour and one Independent). However, it is recognised that all of the Sheerwater regeneration is in one ward (Canalside). Consequently, all Canalside councillors will be invited to attend, contribute to, but not vote at Board meetings. The Sheerwater Regeneration Oversight Panel also requested that Group Leaders should, when deciding who to appoint to (what will now be) the Sheerwater Regeneration Delivery Board, appoint a Canalside councillor (if that councillor was a member of the Group concerned). This can be addressed through the Selection Panel process.

3.0 Funding Request

- 3.1 TDL has requested the Council to release funds for the first phase of the residential development. This is referred to as the "Purple phase."
- 3.2 The Purple phase comprises 92 residential properties, 46 of which will be "affordable" (let at a social rent). The remaining 46 will be let at market rents. The tables below give further details of the units.

Purple (parcel A)

| HOUSING MIX | Market | Affordable | Total |
|--------------|-----------------|-----------------|-----------|
| Studio | 0 | 0 | 0 |
| 1 bed | 14 | 14 | 28 |
| 2 bed | 27 | 25 | 52 |
| 3 bed | 5 | 7 | 12 |
| Total | 46 (50%) | 46 (50%) | 92 |

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| PARKING | Unit type | Number of units | Proposed Ratio | Spaces required | 2018 Parking Standard requirement |
|-----------------------------------|-----------|-----------------|----------------|-----------------|-----------------------------------|
| Apartment | 1 bed | 28 | 0.5 | 14 | Yes |
| | 2 bed | 52 | 1 | 52 | Yes |
| | 3 bed | 2 | 1 | 2 | Yes |
| Town House | 3 bed | 10 | 2 | 20 | Yes |
| Total | | 92 | | 88 | |
| Total allocated spaces proposed | | | | 80 | |
| Total unallocated spaces proposed | | | | 8 | |
| Total proposed | | | | 88 | |

3.3 The drawing attached to this report (Appendix 5) shows the proposed dwellings.

Details of Funding Request

3.4 The Purple phase represents the first area of residential development for the Sheerwater regeneration scheme. The Council has previously approved £5m to further work up the detail of the project, and £26m to construct the leisure and recreational facilities at the Bishop David Brown site. As set out monthly in the Green Book, the Council has also incurred costs (totalling £10.8m February 2019) which are to be reimbursed by the project. Acquisition of residential properties is ongoing with costs totalling £36.9m at the end of February 2019 and 78 fully completed sales at that date.

3.5 The business proposal submitted by TDL for the 92 units included in the Purple phase is summarised in the table below:

| Cost of Development | |
|------------------------------------------|-------------------|
| Land Acquisition Cost | 7,399,016 |
| Building Works | 30,316,350 |
| Building Contingency | 606,327 |
| Project Management Including consultants | 2,297,103 |
| Loan Interest (during Construction) | 1,136,546 |
| TOTAL | 41,755,343 |

3.6 The cost per unit includes the cost of acquiring the properties in accordance with the Community Charter, demolition and construction including parking. It is therefore greater than would otherwise be the case for an empty site with a simple construction.

3.7 The Thamesway model demonstrates that, over 50 years, this phase is sustainable to develop in isolation with a final cash balance of £6.3m. The total cost of construction, including interest during construction, is £41.8m with a peak debt at year 22 of £48.4m. Assumptions are in line with those applied to other Thamesway Housing Limited (“THL”) schemes where applicable.

3.8 A loan facility of £48.4m is therefore requested being a £42m short term loan to be provided to TDL during construction on the same terms as previously agreed for Sheerwater attracting a 1% arrangement fee, and a 50 year annuity loan to THL to acquire the properties on completion on the normal THL terms but with a 0.5% margin as previously agreed for Sheerwater. The Council has already advanced £4.4m to THL for acquisition of property on this part of the development site. For management purposes it is preferable to report all the costs attributable to the phase together. If the first residential phase is approved the loans

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allocated for property acquisitions can be reduced by £4.4m relating to properties in Purple which will be reallocated against the Purple phase loan facility.

- 3.9 While this phase of the scheme in isolation can be balanced over an acceptable time period, it provides no contribution to the leisure facilities and other infrastructure involved in the overall Sheerwater project. When the leisure element was approved by Council it was accepted that there was a risk to the Council if the rest of the regeneration, which would fund the facilities, did not progress. The risks outlined at that stage remain relevant and the approval of Purple does not mitigate these risks. If the remaining scheme does not progress, or does not contribute to the infrastructure costs, it is likely that all non-essential Investment Programme schemes would need to be postponed until further resources became available.
- 3.10 The Council's approval of the overall scheme in April 2017 was based on the scheme at that time. Since TDL have taken on the scheme the plans have moved on and the Purple phase now includes properties to be held for rent at market rents. The previous modelling assumed all market properties would be for sale. The addition of market rental properties will increase the net debt held in the long term. As the model for this particular element is different to that for the overall scheme, it is appropriate to consider approval in isolation pending the review of the full model.
- 3.11 It is proposed that once planning permission has been determined later this month, a review of the full Sheerwater model be completed. The review would determine revised borrowing facilities for the scheme and would allow time for the direction of Brexit to be clearer which it is envisaged will provide more confidence in future cost estimates.
- 3.12 In the meantime, approval of this first element of the scheme, will enable construction of the residential scheme to commence, the community to see the regeneration starting on site and will confirm to residents and contractors the Council's clear commitment to the scheme.
- 3.13 The Council previously determined that the Finance Task Group should review the Sheerwater model prior to the scheme progressing. As the Purple phase is being considered as a stand-alone request this is not appropriate, but they will be consulted on the full Sheerwater model when completed.

4.0 Implications

Financial

- 4.1 These are set out in this report.

Human Resource/Training and Development

- 4.2 None.

Community Safety

- 4.3 None.

Risk Management

- 4.4 These are set out in this report.

Sustainability

- 4.5 None.

Equalities

4.6 None.

Safeguarding

4.7 None.

5.0 Conclusions

5.1 It is reasonable for the Council to release the funding requested by TDL so that the residential element of the Sheerwater regeneration project can start. This will give certainty to residents that the scheme is being implemented.

REPORT ENDS

Description of Development Permitted by PLAN/2015/1260

Hybrid planning application (part outline, part full planning application): for the demolition of 576 residential units, existing non-residential buildings and sports facilities and redevelopment of the site to be implemented in phases with the associated engineering works to provide a mixed-use development comprising: up to 922 residential units (Class C3), 62 units (Class C2), up to 1,110sqm community/youth centre and up to 600sqm (nursery/children's centre) (Class D1), up to 5,478sqm Leisure Centre (Class D2), 1,650sqm retail (flexible use within Class A1 and/or A2 and/or A3 and/or A4 and/or A5), up to 416sqm health centre (Class D1), an artificial grass pitch (AGP), with spectator seating, erection of sports amenity lighting, improvements to Bishop David Brown School playing fields, a new substation, formation of car park including bus/coach drop-off area, hard and soft landscaping and open space with a multi-use games area (MUGAs) and a skate park, reconfigured and new vehicular and pedestrian accesses and works to the public highway and associated works; including full planning application for detailed first phase comprising: demolition of 5 residential units, 903sqm of ancillary buildings at Bishop David Brown School and existing athletics track and construction of 92 residential units (11no. 2-bed units, 39no. 3-bed units, 39no. 4-bed units and 3no. 5-bed units), 5,478sqm Leisure Centre (Class D2), an artificial grass pitch (AGP) with spectator seating, erection of sports amenity lighting, improvements to Bishop David Brown School playing fields, a new substation, formation of car park including bus/coach drop off area, with hard and soft landscaping and open space, reconfigured and new vehicular and pedestrian access and works to the public highway.

Description of Planning Application PLAN/2018/0374

Section 73 application to remove Condition 26 (bund), to vary Condition 4 (approved plans insofar as they relate to the Leisure Centre and sports pitches), Condition 23 (phase 1b playing fields timeline), to submit details to satisfy Condition 21 (on/off-site drainage works), Condition 27 (drainage details for phase 1a(i)), Condition 28 (drainage details for phase 1a(ii)), Condition 29 (drainage details for phase 1a(iii)), Condition 30 (drainage details for phase 1b), Condition 52 (external materials for Leisure Centre), Condition 53 (details of finished floor levels for Leisure Centre), Condition 54 (sustainability - substitution of combined heat and power plant with a ground source heat pump) and amendments to wording of Condition 36 (phase 1c details of front boundary enclosures), Condition 38 (phase 1c biodiversity enhancement measures), Condition 43 (phase 1c external materials), Condition 45 (phase 1c details of bin storage areas), Condition 46 (phase 1c details of photovoltaic panels), Condition 47 (phase 1c sustainability measures), Condition 49 (protection of residential properties from noise), Condition 51 (phase 1c details of play area/trim trail delivery) to alter the timing for the submission of details for approval, of planning permission PLAN/2015/1260 for the redevelopment of the Sheerwater Estate.

Description of Planning Application PLAN/2018/0337

Hybrid planning application (part outline, part full planning application) for the demolition of 572 residential units and existing non-residential buildings and redevelopment of the site to be implemented in phases to provide a mixed-use development comprising of 869 residents units (Class C3), 134 specialist residential units (Class C3/C2), 904 sqm community centre (Class D1), 929 sqm nursery/children's centre (Class D1), 312 sqm health centre (Class D1), 290 sqm additional classrooms (Class D1), 1,728 sqm of retail (flexible use within Class A1 and/or A2 and/or A3 and/or A4 and/or A5), 117sqm management office (flexible use within Class A1 and/or A2 and/or A3 and/or A4 and/or A5 and/or B1a and/or SG), and 132 sqm dentist (flexible use within Class A1 and/or A2 and/or A3 and/or A4 and/or A5 and/or class D1), a new energy centre, formation of a new car park for Broadmere Primary school, formation of an extended car park for Bishop David Brown School and the Leisure Centre, including a bus/coach drop off area, formation of a new community car park to serve community hub, hard and soft landscaping and open space with a kiosk, a multi-use games area (MUGA) and a skate park, reconfigured and new vehicular and pedestrian access and works to the public highway and associated works; including full planning application for the detailed phases comprising of: demolition of 411 residential units and 7,609 sqm existing non-residential buildings, and construction of 695 residential units (7 no. studios, 68 no. 1-bedroom specialist accommodation, 160 no. 1-bed units, 227 no. 2-bed units, 160 no. 3-bed units, 71 no.4-bed units, and 2 no. 5-bed units,), 904 sqm Community Centre (Class D1), 1,728 sqm of retail (flexible use within Class A1 and/or A2 and/or A3 and/or A4 and/or A5), 117sqm management office (flexible use within Class A1 and/or A2 and/or A3 and/or A4 and/or A5 and/or B1a and/or SG) and 132 sqm dentist (flexible use within Class A1 and/or A2 and/or A3 and/or A4 and/or A5 and/ or class D1), 929 sqm of nursery/children's centre (Class D1), 312 sqm health centre (Class D1), an energy centre, formation of an extended car park for Bishop David Brown School and the Leisure Centre, including a bus/coach drop of area, formation of a new community car park to serve community hub, hard and soft landscaping and open space with a kiosk, a multi-use games area (MUGA) and a skate park reconfigured and new vehicular and pedestrian access and works to the public highway and associated works.

Obligations which are the subject of the Executive's Undertaking on 28 March 2019

PLAN/2018/ 0337

Definitions

- a) 'Affordable Housing' – means housing, including the units identified as Specialist Units (referred to in the application as Elderly Care Units and Independent Elderly Accommodation), let at a Social Rent which are therefore available to people who cannot otherwise afford to rent dwellings or houses generally on the open market within the Borough of Woking.
- b) "Affordable Housing Statement" means the affordable housing statement submitted to and approved by the Local Planning Authority prior to Commencement of development.
- c) 'Affordable Housing Units' – means the Affordable Housing to be provided as part of the Development in accordance with the application and/or any subsequent reserved matters approval.
- d) 'Commencement of development' – means the date on which any material operation (as defined in Section 56(4) of the Town and Country Planning Act 1990) forming part of the Development begins to be carried out other than operations consisting of site investigation surveys and decontamination works, the erection of any site fencing or other site security, the laying or diversion of any services or other works in respect of or in relation to any statutory undertaker's equipment or concerns, the carrying out of any archaeological, environmental or ecological works and any works matters and operations to enable any of the foregoing to take place.
- e) 'Completion' – means completion of a dwelling on the application site to the extent that a certificate of practical completion has been or should have been issued at the end of each phase.
- f) 'Development' – means the development the subject of application PLAN/2018/0337.
- g) 'Dwelling' – means any residential unit provided by the development including Affordable Housing Units and Open Market Units.
- h) 'Housing Provider' – means (i) Woking Borough Council or (ii) a Registered Provider or (iii) Thameswey Housing Limited or (iv) a company, approved by the Local Planning Authority, whose purposes include owning and managing the Affordable Housing Units on this site.
- i) "Local Businesses" – means businesses which are located within the Council's administrative area.
- j) "Local Labour Agreement/Community Value Plan" means the document to be submitted in accordance with paragraph hh) of these undertakings

- k) 'Local People' - means people who live in the former Sheerwater and Maybury Ward or otherwise within the Council's administrative area.
- l) "Open Market Housing" means housing which is not Affordable Housing.
- m) "Open Market Units" means the Open Market Housing to be provided as part of the Development in accordance with the application and/or any subsequent reserved matters approval.
- n) 'Phase' – the phase/phasing as stated in the current application and does not include any sub-phase i.e. a sub-phase is not a phase for the purpose of the provision of Affordable Housing Units except where explicitly specified.
- o) 'Protected Occupier' – means any occupier of an Affordable Housing Unit who:
 - Has exercised the right to acquire pursuant to the Housing Act 1996 or any statutory provision for the time being in force (or any equivalent contractual right) in respect of a particular Affordable Housing Unit;
 - Has exercised any statutory right to buy (or any equivalent contractual right) in respect of a particular Affordable Housing Unit;
- p) 'SAMM' – Strategic Access Management and Monitoring Contribution (SAMM) as classified under the EU Habitat Directive of 9 March 2005.
- q) 'SAMM Contribution' – means the Strategic Access Management and Monitoring (SAMM) Avoidance Strategy tariff/financial contribution for each dwelling by bedroom size as published by Woking Borough Council on their website which sums shall be increased in line with any increase in the Retail Price Index between the date of this Deed/Undertaking and the latest published figure on the date of payment to the Council as the case may be in accordance with the Thames Basin Heaths Special Protection Areas Avoidance Strategy.
- r) "Social Rent" means, in respect of each property type, the rent shown in the following table (i.e. a rent which is equivalent to that charged for similar properties at Kingsmoor Park, Woking):-

| Property Type | Net Weekly Rent (exclusive of service charge) April 2018/19 |
|----------------------|------------------------------------------------------------------------|
| 1 bed flat | £117.71 |
| 2 bed flat | £134.54 |
| 2 bed house | £144.01 |
| 3 bed house | £165.86 |
| 4 bed house | £174.57 |

Rents may be increased, annually in April, in line with the annual percentage increase in the Consumer Price Index published in the preceding September, plus 1%.

- s) “Specialist Units” means the units referred to in the application as Elderly Care Units and Independent Elderly Accommodation (Class C2/C3 use), which shall only be occupied by person(s) who are independent but need a level of support offered, including people who can live independently with the aid of an appropriate care package (Housing with Support, as detailed in the Council’s Housing Allocations Policy dated February 2018).

Affordable Housing

- t) The development shall provide 499 Affordable Housing Units (at least 49.7% of the total number of residential units to be provided on the site) in accordance with the Affordable Housing Statement OF WHICH a maximum of 134no. units shall be the Specialist Units (referred to in the application as Elderly Care Units and Independent Elderly Accommodation).
- u) The provision of the Affordable Housing Units for each phase of the development shall be as set out in the following table:

| Phasing | Total units to be provided on site | Affordable Housing Units to be provided per phase | Open Market Housing to be provided per phase |
|-----------------|-------------------------------------------|----------------------------------------------------------|-----------------------------------------------------|
| Purple | 92 | 46 | 46 |
| Red | 124 | 107 | 17 |
| Emerald | 18 | 18 | 0 |
| Blue | 200 | 45 | 155 |
| Yellow | 168 | 102 | 66 |
| Bronze | 72 | 14 | 58 |
| Pink | 30 | 0 | 30 |
| Cyan | 68 | 14 | 54 |
| Orange | 153 | 153 | 0 |
| Cobalt | 39 | 0 | 39 |
| Platinum | 39 | 0 | 39 |
| Total | 1003 | 499 | 504 |

- v) All of the Affordable Housing Units to be provided on the application site shall be for Social Rent;
- w) For all phases of development SAVE FOR Emerald and Pink phases, prior to the commencement of any superstructure works in each and every phase full details of the timetable for the first occupation of all of the Affordable Housing Units in that phase in relation to the first occupation of the Open Market Housing Units in that phase shall be submitted to and approved in writing by the Local Planning Authority. The occupation of all units in that phase shall be in accordance with the approved details.

- x) To secure the provision of Affordable Housing Units on the application site in accordance with the following details:

| Unit size | Number of Affordable Housing Units to be provided |
|------------------|----------------------------------------------------------|
| 1 bedroom | 276 |
| 2 bedroom | 149 |
| 3 bedroom | 65 |
| 4 bedroom | 9 |
| Total | 499 |

- y) The unit size of each Affordable Housing Unit shall be as approved by the Local Planning Authority on a phase by phase basis. PROVIDED ALWAYS THAT the size of the Affordable Housing Units to be provided on the site shall, in total, meet the numbers specified in the table above. Subject thereto, for each outline phase of development, full details of the size of each of the Affordable Housing Units to be provided in that phase shall be submitted with each Reserved Matters application.
- z) On practical completion of the Affordable Housing Units to be provided in each phase, the developer shall transfer the ownership of each Affordable Housing Unit (together with all necessary ancillary rights) to a Housing Provider.
- aa) That prior to the first occupation of any Affordable Housing Unit, the Housing Provider shall enter into a nomination agreement with Woking Borough Council to (i) grant the Council 100% nomination rights for all initial lets, 75% nomination rights for re-lets and (ii) require that all lettings not subject to nomination rights shall give priority to Local People.
- bb) There shall be no changes to these Affordable Housing provisions without the prior written approval of the Local Planning Authority.
- cc) The obligations set out above shall not be binding or enforceable against any Protected Occupier or any mortgagee or chargee of that Protected Occupier or any person deriving title from the Protected Occupier or any receiver appointed by any mortgagee or chargee or any successors in title thereto and their respective mortgagees or chargees SAVE THAT if any successor in title to the Protected Occupier is a Registered Provider or any other provider of affordable housing the obligations as set out above shall thereupon once again become enforceable against the said Registered Provider or other provider of affordable housing and their successors in title subject as provided therein.
- dd) The obligations set out above shall not be binding or enforceable against any mortgagee or chargee of a Registered Provider or any receiver appointed by any such mortgagee or chargee or any person deriving title from the mortgagee or chargee or any successors in title thereto and their respective mortgagees or chargee SAVE THAT if any successor in title to the mortgagee or chargee is a Registered Provider or any other provider of affordable housing the obligations as set out above shall thereupon once again become enforceable against the said Registered Provider or other provider of affordable housing and their successors in title subject as provided therein.

- ee) In the event that Woking Borough Council is the Housing Provider, appropriate changes will be made to the obligations set out above to reflect that the Council cannot legally enter into a formal agreement with itself, e.g. a nomination agreement.
- ff) In the event that Woking Borough Council is the Housing Provider, appropriate changes will be made to the obligations set out above to reflect that the Council cannot legally enter into a formal agreement with itself, e.g. a nomination agreement.

SAMM Financial Contribution

gg) To pay the SAMM financial contribution which shall be calculated as follows:

- a. Prior to the commencement of each and every phase of the development hereby approved full details of the number of existing dwellings by bedroom size to be demolished to facilitate the development of that phase (irrespective of whether any dwelling is inside or outside that phase boundary) and the number of proposed Dwellings by bedroom size to be provided in that phase shall be submitted to and approved in writing by the Local Planning Authority. Once approved the net increase in the number of Dwellings by bedroom size for each and every phase shall form the basis for calculating the required SAMM Contribution for that phase PROVIDED ALWAYS THAT the SAMM Contribution shall be paid for each and every Dwelling which represents a net increase in the number of dwellings on the application site in comparison to the existing number of dwellings on the application site in accordance with the following table:

| Dwelling size | Proposed number of dwellings/units | Existing number of dwellings/units to be demolished | Net increase in the number of dwellings/units |
|---------------|------------------------------------|-----------------------------------------------------|-----------------------------------------------|
| Studio | 7 | 52 | -45 |
| 1 bed | 338 | 217 | 121 |
| 2 bed | 283 | 116 | 167 |
| 3 bed | 261 | 176 | 85 |
| 4 bed | 112 | 11 | 101 |
| 5 bed | 2 | 1 | 1 |
| Total | 1003 | 573 | 430 |

Note – where a minus figure exists (in column 4 above) it shall be deducted from the first row below with a positive figure until a positive figure is reached (i.e. $-45 + 121 = 76$).

- b. All SAMM Contributions shall be paid in full prior to the Commencement of development for each respective phase.

Local Labour Agreement and Procurement

- hh) Prior to the Commencement of development to submit to, and obtain the approval of, the Local Planning Authority to a Local Labour Agreement/Community Value Plan substantially in accordance with the Community Value Plan submitted with the planning application to the Local Planning Authority for approval. Thereafter any proposed changes to the Local Labour Agreement/Community Value Plan shall be submitted for

the prior approval in writing by the Local Planning Authority before being implemented in accordance with the approved details.

- ii) To make provision in the Local Labour Agreement/Community Value Plan for:
- i. the strategy to be adopted by the Developer to maximise the employment opportunities, apprenticeships and training and the promotion of such opportunities for and to Local People on the Development; and
 - ii. the opportunity for any Local People directly employed on the Development by the Developer during the construction of the Development to be offered training where reasonably appropriate; and
 - iii. the employment of Local Businesses by the Developer during the construction of the Development where reasonably appropriate save where specialist trades are required;
 - iv. measures for monitoring the success of the Local Labour Agreement/Community Value Plan; and
 - v. a timetable for the reporting of the findings of the monitoring to the Local Planning Authority which shall be at least prior to the completion of each phase or annually whichever is the sooner and including any recommendations for any changes to the Local Labour Agreement/Community Value Plan.
- jj) To undertake to comply with the provisions of the approved Local Labour Agreement/Community Value Plan during the construction of the Development to the extent that they are not prevented from doing so by reason of any domestic or international laws.

Off-site Tree Planting

- kk) In the event that the replacement tree planting within the site is less than the total number of trees to be removed, a financial contribution not exceeding £15,000 (at July 2016 prices), which sum shall be indexed upwards in accordance any increase in an appropriate index specified by the Local Planning Authority, for off-site tree planting in the Sheerwater area shall be paid to the Local Planning Authority prior to Commencement of any development in cobalt phase.

Sustainable Urban Drainage Systems

- ll) Prior to the Commencement of development, to submit a Sustainable Urban Drainage Systems (“SUDS”) scheme to the Local Planning Authority for approval. The SUDS scheme shall include provision for:
- Adoption of SuDS and Handover
 - Cost of Adoption
 - As built drawings
 - Maintenance Register to include map of location, list all features and maintenance requirements
 - Access to Inspect and Maintain SuDS for lifetime of development

Any proposed changes to the approved SUDS scheme shall be submitted for the approval in writing by the Local Planning Authority.

The SUDS scheme shall be implemented in accordance with the approved details.

PLAN/2018/ 0374

Definitions

- a) 'Affordable Housing' – housing, including the Assisted Living Units, let at either a Social Rent or an Affordable Rent which is therefore available to people who cannot otherwise afford to rent dwellings or houses generally on the open market within the Borough of Woking.
- b) 'Affordable Housing Units' – means the Affordable Housing to be provided as part of the development in accordance with the application and/or any subsequent reserved matters approval.
- c) 'Affordable Rent' – means a rent no higher than 80% of the local market rent including service charges, which rent shall not exceed the Local Housing Allowance.
- d) 'Commencement of development' – means the date on which any material operation (as defined in Section 56(4) of the Town and Country Planning Act 1990) forming part of the Development begins to be carried out other than operations consisting of site investigation surveys and decontamination works, the erection of any site fencing or other site security, the laying or diversion of any services or other works in respect of or in relation to any statutory undertaker's equipment or concerns, the carrying out of any archaeological, environmental or ecological works and any works matters and operations to enable any of the foregoing to take place.
- e) 'Completion' – completion of a dwelling on the application site to the extent that a certificate of practical completion has been or should have been issued at the end of each phase.
- f) 'Development' – means the development the subject of application PLAN/2018/0374.
- g) 'Dwelling' – means any residential unit provided by the development including Affordable Housing Units and Open Market Units.
- h) 'Housing Provider' – means (i) Woking Borough Council or (ii) a Registered Provider or (iii) Thamesway Housing Limited or (iv) a company, approved by the Local Planning Authority, whose purposes include owning and managing the Affordable Housing Units on this site.
- i) 'Local People' - means people who live in the former Sheerwater and Maybury Ward or otherwise within the Council's administrative area.

- j) 'Local Businesses' – means businesses which are located within the Council's administrative area.
- k) 'Phase' – the phase/phasing as stated in the current application and does not include any sub-phase i.e. a sub-phase is not a phase for the purpose of the provision of Affordable Housing Units except where explicitly specified.
- l) 'Protected Occupier' – means any occupier of an Affordable Housing Unit who:
 - c. Has exercised the right to acquire pursuant to the Housing Act 1996 or any statutory provision for the time being in force (or any equivalent contractual right) in respect of a particular Affordable Housing Unit;
 - d. Has exercised any statutory right to buy (or any equivalent contractual right) in respect of a particular Affordable Housing Unit;
- m) 'Registered Provider' – means a body registered as a social landlord with the Homes and Communities Agency (and has not been removed from that register) under Part 2 of the Housing and Regeneration Act 2003 or any subsequent definition of a registered provider in accordance with any amendments made to those provisions or any replacement provisions.
- n) 'Social Rent' – means a rent between 50% and 60% of the local market rent including service charges.

Affordable Housing

- o) The development shall provide 462 Affordable Housing Units (at least 47% of the total number of residential units to be provided on the site) in accordance with the Affordable Housing Statement OF WHICH a maximum of 62no. units shall be the Assisted Living Units.
- p) The provision of the Affordable Housing Units for each phase of the development shall be as set out in the following table:

| Phasing | Phase 1c | Remainder of Phase 1 | Phase 2 | Phase 3 | Phase 4 | Total |
|-------------------------------------------------------------|----------|----------------------|---------|---------|---------|-------|
| Total units to be provided on site | 92 | 44 | 239 | 493 | 116 | 984 |
| Affordable Housing Units to be provided per phase | 13 | 13 | 132 | 294 | 10 | 462 |
| Open Market Housing to be provided per phase | 79 | 31 | 107 | 199 | 106 | 522 |
| Not more than 50% of the Open Market Housing to be occupied | 39 | 15 | 53 | 99 | 53 | - |

- q) 236 of the Affordable Housing Units to be provided on the application site shall be for **Social Rent**; 182 of the Affordable Housing Units on the application site shall be for **Affordable Rent** SAVE FOR THE 44no. Affordable Housing Units to be

transferred back to the Registered Provider whose rent levels for these properties shall be set by the Registered Provider.

- r) To secure the provision of Affordable Housing Units on the application site in accordance with the following details:

| Unit size | Number of Affordable Housing Units to be provided |
|------------------|----------------------------------------------------------|
| 1 bedroom | 75 |
| 2 bedroom | 183 |
| 3 bedroom | 196 |
| 4 bedroom | 7 |
| 5 bedroom | 1 |
| Total | 462 |

- s) The unit size of each Affordable Housing Unit shall be as approved by the Local Planning Authority on a phase by phase basis. PROVIDED ALWAYS THAT the size of the Affordable Housing Units to be provided on the site shall, in total, meet the numbers specified in the table above. Subject thereto, for each subsequent phase of development following Phase 1c, full details of the size of each of the Affordable Housing Units to be provided in that phase shall be submitted with each Reserved Matters application.
- t) The Social Rent/Affordable Rent tenure split of the Affordable Housing Units shall be as approved by the Local Planning Authority on a phase by phase basis. PROVIDED ALWAYS THAT THE Social Rent/Affordable Rent tenure split of the Affordable Housing Units to be provided on site shall, in total, meet the numbers specified in point (r) above. For each subsequent phase of development following Phase 1c, full details of the Social Rent/Affordable Rent tenure split of the Affordable Housing Units to be provided in that phase shall be submitted with each Reserved Matters application.
- u) The Social Rent/Affordable Rent tenure split of the 4 dwellings to be transferred to the Housing Provider in Phase 1c shall be submitted to and approved by the Local Planning Authority prior to the Commencement of development in Phase 1c.
- v) That no more than 50% of the number of Open Market Units in each phase (in accordance with the table in point (q) above) to be provided in each phase of development shall be occupied until the number of Affordable Housing Units to be provided in that phase have been constructed and made available for occupation and the Affordable Housing Units and land has been transferred to the Housing Provider.
- w) On practical completion of the Affordable Housing Units to be provided in each phase, the developer shall transfer the ownership of each Affordable Housing Unit (together with all necessary ancillary rights) to a Housing Provider.
- x) The developer shall re-provide each Affordable Housing Unit currently owned by a Registered Provider on site in accordance with the submitted Affordable Housing Statement. On practical completion of each relevant Affordable Housing Unit, the developer shall transfer the ownership of each Affordable Housing Unit (together with all necessary ancillary rights) to the relevant Registered Provider.

- y) That prior to the first occupation of any dwelling on the site the Housing Provider shall enter into a nomination agreement with Woking Borough Council to (i) grant the Council 100% nomination rights for all initial lets, 75% nomination rights for re-lets and (ii) require that all lettings not subject to nomination rights shall give priority to Local People SAVE FOR THE 44no. Affordable Housing Units to be transferred back to the Registered Provider whose occupants for these properties shall be determined by the Registered Provider.
- z) That there shall be no changes to these Affordable Housing provisions without the prior written approval of the Local Planning Authority.
- aa) The obligations set out above shall not be binding or enforceable against any Protected Occupier or any mortgagee or chargee of that Protected Occupier or any person deriving title from the Protected Occupier or any receiver appointed by any mortgagee or chargee or any successors in title thereto and their respective mortgagees or chargees SAVE THAT if any successor in title to the Protected Occupier is a Registered Provider or any other provider of affordable housing the obligations as set out above shall thereupon once again become enforceable against the said Registered Provider or other provider of affordable housing and their successors in title subject as provided therein.
- bb) The obligations set out above shall not be binding or enforceable against any mortgagee or chargee of a Registered Provider or any receiver appointed by any such mortgagee or chargee or any person deriving title from the mortgagee or chargee or any successors in title thereto and their respective mortgagees or chargee SAVE THAT if any successor in title to the mortgagee or chargee is a Registered Provider or any other provider of affordable housing the obligations as set out above shall thereupon once again become enforceable against the said Registered Provider or other provider of affordable housing and their successors in title subject as provided therein.
- cc) In the event that Woking Borough Council is the Housing Provider, appropriate changes will be made to the obligations set out above to reflect that the Council cannot legally enter into a formal agreement with itself, e.g. a nomination agreement.

SAMM Financial Contribution

dd) To pay the SAMM financial contribution which shall be calculated as follows:

- a. For Phase 1c – Total - £81,578. All contributions to be paid prior to the Commencement of development of phase 1c. The payment in accordance with the following:

| Dwelling size | SAMM Tariff | Net increase in number of units | SAMM Tariff calculation |
|---------------|-------------|---------------------------------|-------------------------|
| 1 bed | £503 | - | £0 |
| 2 bed | £682 | 11 | £7,502 |
| 3 bed | £897 | 35 | £31,395 |
| 4 bed | £1,041 | 41 | £42,681 |
| 5 bed | | | |
| Total | - | 87 | £81,578 |

- b. For all other Dwellings and Assisted Living Units (providing self-contained living accommodation) granted Reserved Matters approval AND for any Dwelling and Assisted Living Unit (providing self contained living accommodation) which represents a net increase in the number of dwellings/units to be provided on the site, the required SMM contribution per dwelling/unit based on the tariff in force at the time of the grant of the Reserved Matters approval shall be calculated in accordance with the following example:

| Dwelling size | Proposed number of dwellings/units | Existing number of dwellings/units to be demolished | Net increase in the number of dwellings/units |
|---------------|------------------------------------|-----------------------------------------------------|-----------------------------------------------|
| Studio | 0 | 52 | -52 |
| 1 bed | 93 | 217 | -124 |
| 2 bed | 340 | 116 | 224 |
| 3 bed | 373 | 179 | 194 |
| 4 bed | 174 | 11 | 163 |
| 5 bed | 4 | 1 | 3 |
| Total | 984 | 576 | 408 |

Note – where a minus figure exists (in column 4 above) it shall be deducted from the first row below with a positive figure until a positive figure is reached (i.e. $-52 - 124 + 224 = 48$).

- c. All contributions to be paid in full prior to the Commencement of development for each respective phase.

Local Labour Agreement and Procurement

- ee) Prior to the Commencement of development to submit a Local Labour Agreement/Community Value Plan substantially in accordance with the Community Value Plan submitted with the planning application to the Local Planning Authority for approval. Thereafter any proposed changes to the Local Labour Agreement/Community Value Plan shall be submitted for the prior approval in writing by the Local Planning Authority before being implemented in accordance with the approved details.
- ff) To make provision in the Local Labour Agreement/Community Value Plan for:
- vi. the strategy to be adopted by the Developer to maximise the employment opportunities, apprenticeships and training and the promotion of such opportunities for and to Local People on the Development; and
 - vii. the opportunity for any Local People directly employed on the Development by the Developer during the construction of the Development to be offered training where reasonably appropriate; and
 - viii. the employment of Local Businesses by the Developer during the construction of the Development where reasonably appropriate save where specialist trades are required;
 - ix. measures for monitoring the success of the Local Labour Agreement/Community Value Plan; and
 - x. a timetable for the reporting of the findings of the monitoring to the Local Planning Authority which shall be at least prior to the completion of each phase or annually whichever is the sooner and including any recommendations for any changes to the Local Labour Agreement/Community Value Plan.

gg) To undertake to comply with the provisions of the approved Local Labour Scheme/Community Value Plan during the construction of the Development to the extent that they are not prevented from doing so by reason of any domestic or international laws.

Off-site Tree Planting

hh) In the event that the replacement tree planting within the site is less than the total number of trees to be removed, a financial contribution not exceeding £15,000 (at July 2016 prices), which sum shall be indexed upwards in accordance any increase in an appropriate index specified by the Local Planning Authority, for off-site tree planting in the Sheerwater area shall be paid to the Local Planning Authority prior to Commencement of any development in phase 4(B)(iv).

Sustainable Urban Drainage Systems

- ii) Prior to the Commencement of development, to submit a Sustainable Urban Drainage Systems (“SUDS”) scheme to the Local Planning Authority for approval. The SUDS scheme shall include provision for:
- Adoption of SuDS and Handover
 - Cost of Adoption
 - As built drawings
 - Maintenance Register to include map of location, list all features and maintenance requirements
 - Access to Inspect and Maintain SuDS for lifetime of development

Any proposed changes to the approved SUDS scheme shall be submitted for the approval in writing by the Local Planning Authority.

The SUDS scheme shall be implemented in accordance with the approved details.

NOTES

- 1b2p (Affordable)
- 2b3p (Affordable)
- 2b4p (Affordable)
- 3b6p (Affordable)
- 1b2p
- 2b3p
- 2b4p
- 3b6p

| Apartment NIA Schedule | | |
|------------------------|-------------------|--------------------|
| Level | Name | Area |
| Level 00 | 2b4p | 75 m ² |
| Level 00 | 2b4p | 77 m ² |
| Level 00 | 3b6p (Affordable) | 101 m ² |
| Level 00 | 3b6p (Affordable) | 109 m ² |

| | | |
|----------|-------------------|-------------------|
| Level 01 | 1b2p | 50 m ² |
| Level 01 | 1b2p | 54 m ² |
| Level 01 | 1b2p | 55 m ² |
| Level 01 | 1b2p (Affordable) | 55 m ² |
| Level 01 | 1b2p (Affordable) | 52 m ² |
| Level 01 | 1b2p (Affordable) | 55 m ² |
| Level 01 | 2b4p | 79 m ² |
| Level 01 | 2b4p | 72 m ² |
| Level 01 | 2b4p | 77 m ² |
| Level 01 | 2b4p | 78 m ² |
| Level 01 | 2b4p | 80 m ² |
| Level 01 | 2b4p (Affordable) | 78 m ² |
| Level 01 | 2b4p (Affordable) | 77 m ² |
| Level 01 | 2b4p (Affordable) | 72 m ² |
| Level 01 | 2b4p (Affordable) | 77 m ² |
| Level 01 | 2b4p (Affordable) | 79 m ² |

| | | |
|----------|-------------------|-------------------|
| Level 02 | 1b2p | 50 m ² |
| Level 02 | 1b2p | 54 m ² |
| Level 02 | 1b2p | 55 m ² |
| Level 02 | 1b2p (Affordable) | 55 m ² |
| Level 02 | 1b2p (Affordable) | 52 m ² |
| Level 02 | 1b2p (Affordable) | 55 m ² |
| Level 02 | 2b4p | 78 m ² |
| Level 02 | 2b4p | 79 m ² |
| Level 02 | 2b4p | 72 m ² |
| Level 02 | 2b4p | 77 m ² |
| Level 02 | 2b4p | 80 m ² |
| Level 02 | 2b4p (Affordable) | 77 m ² |
| Level 02 | 2b4p (Affordable) | 72 m ² |
| Level 02 | 2b4p (Affordable) | 77 m ² |
| Level 02 | 2b4p (Affordable) | 78 m ² |
| Level 02 | 2b4p (Affordable) | 79 m ² |

| | | |
|----------|-------------------|-------------------|
| Level 03 | 1b2p | 50 m ² |
| Level 03 | 1b2p | 54 m ² |
| Level 03 | 1b2p | 55 m ² |
| Level 03 | 1b2p (Affordable) | 55 m ² |
| Level 03 | 1b2p (Affordable) | 52 m ² |
| Level 03 | 1b2p (Affordable) | 55 m ² |
| Level 03 | 2b4p | 78 m ² |
| Level 03 | 2b4p | 79 m ² |
| Level 03 | 2b4p | 72 m ² |
| Level 03 | 2b4p | 77 m ² |
| Level 03 | 2b4p | 80 m ² |
| Level 03 | 2b4p (Affordable) | 77 m ² |
| Level 03 | 2b4p (Affordable) | 72 m ² |
| Level 03 | 2b4p (Affordable) | 77 m ² |
| Level 03 | 2b4p (Affordable) | 78 m ² |
| Level 03 | 2b4p (Affordable) | 79 m ² |

| | | |
|----------|-------------------|-------------------|
| Level 04 | 1b2p | 54 m ² |
| Level 04 | 1b2p | 55 m ² |
| Level 04 | 1b2p | 50 m ² |
| Level 04 | 1b2p (Affordable) | 55 m ² |
| Level 04 | 1b2p (Affordable) | 52 m ² |
| Level 04 | 1b2p (Affordable) | 55 m ² |
| Level 04 | 2b4p | 78 m ² |
| Level 04 | 2b4p | 79 m ² |
| Level 04 | 2b4p | 72 m ² |
| Level 04 | 2b4p | 77 m ² |
| Level 04 | 2b4p | 80 m ² |
| Level 04 | 2b4p (Affordable) | 77 m ² |
| Level 04 | 2b4p (Affordable) | 72 m ² |
| Level 04 | 2b4p (Affordable) | 77 m ² |
| Level 04 | 2b4p (Affordable) | 78 m ² |
| Level 04 | 2b4p (Affordable) | 79 m ² |

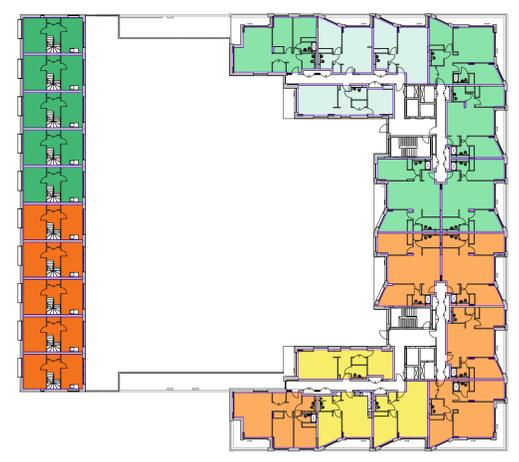
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|----------|-------------------|---------------------|
| Level 05 | 1b2p | 51 m ² |
| Level 05 | 1b2p | 55 m ² |
| Level 05 | 1b2p (Affordable) | 54 m ² |
| Level 05 | 1b2p (Affordable) | 51 m ² |
| Level 05 | 2b3p | 64 m ² |
| Level 05 | 2b3p (Affordable) | 71 m ² |
| Level 05 | 2b3p (Affordable) | 65 m ² |
| Level 05 | 2b3p (Affordable) | 72 m ² |
| Level 05 | 2b3p (Affordable) | 72 m ² |
| Level 05 | 2b4p | 76 m ² |
| Level 05 | 2b4p | 73 m ² |
| Level 05 | 2b4p | 71 m ² |
| Level 05 | 2b4p | 72 m ² |
| Level 05 | 2b4p (Affordable) | 76 m ² |
| 82 | | 5649 m ² |

| Townhouses NIA Schedule | |
|-------------------------|------|
| Name | Area |

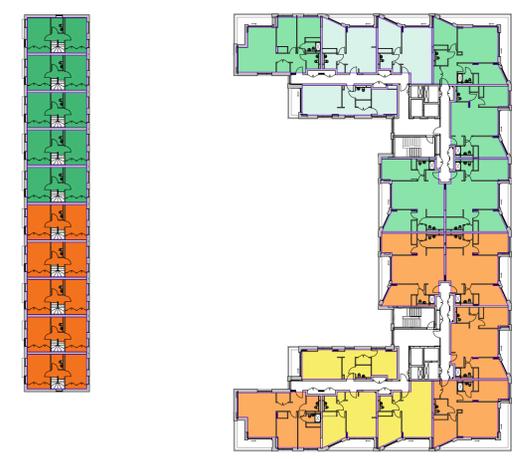
| | |
|-------------------|--------------------|
| 3b6p (Affordable) | 115 m ² |
| 3b6p (Affordable) | 113 m ² |
| 3b6p | 113 m ² |
| 3b6p | 113 m ² |
| 3b6p | 114 m ² |
| 3b6p | 113 m ² |
| 3b6p | 112 m ² |



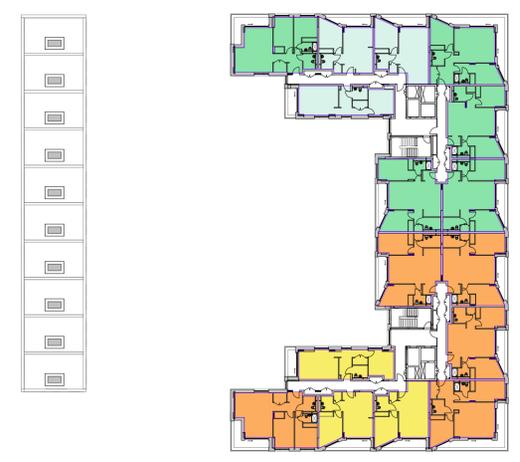
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Level 01
1:500



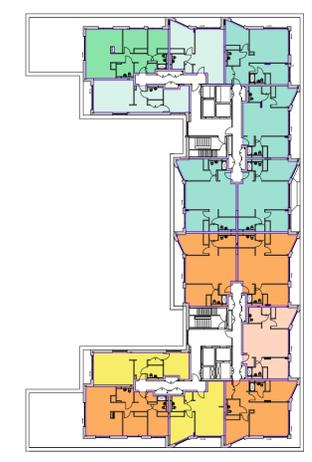
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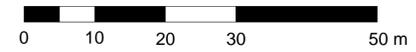
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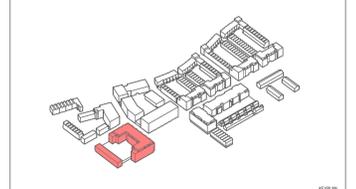
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Level 05
1:500



| NO. | DESCRIPTION | DATE | BY | CHECKED | DATE |
|-----|-----------------------|----------|-----|---------|------|
| P07 | Planning update | 07.09.18 | MD | JB | |
| P06 | Stage 3 Issue | 03.08.18 | JB | CK | |
| P05 | Area Plan Ammended | 20.03.18 | MWC | CK | |
| P04 | Project Title Updated | 13.03.18 | JB | CK | |
| P03 | Planning Issue | 09.03.18 | CT | CK | |
| P02 | Draft Planning Issue | 19.02.18 | PA | JB | |
| P01 | First Issue | 25.01.18 | PA | JB | |



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PROJECT TITLE
Sheerwater Regeneration_Medium Rise

PROJECT NUMBER
P2008050

DRAWING TITLE
NIA Plans
Parcel A

SCALE
1:500

DATE FIRST ISSUED
Jan 18

DRAWING NO.
SHE-BDP-3A-XX-PL-A-20-0002

REVISION
P07

