

Public Document Pack



TO THE CHAIRMAN AND MEMBERS OF THE **PLANNING COMMITTEE**

You are hereby summoned to attend a meeting of the Planning Committee to be held on Tuesday, 20 February 2024 at 7.00 pm in the Council Chamber - Civic Offices.

The agenda for the meeting is set out below.

JULIE FISHER
Chief Executive

NOTE: Filming Council Meetings

Please note the meeting will be filmed and will be broadcast live and subsequently as an archive on the Council's website (www.woking.gov.uk). The images and sound recording will also be used for training purposes within the Council. Generally the public seating areas are not filmed. However by entering the meeting room and using the public seating area, you are consenting to being filmed.

AGENDA

PART I - PRESS AND PUBLIC PRESENT

1. Apologies for Absence
2. Declarations of Interest
 - (i) To receive declarations of disclosable pecuniary and other interests from Members in respect of any item to be considered at the meeting.
 - (ii) In accordance with the Officer Procedure Rules, any Officer who is a Council-appointed Director of a Thameswey Group company will declare an interest in any item involving that Thameswey Group company. The interest will not prevent the Officer from advising the Committee on that item.
3. Urgent Business

To consider any business that the Chairman rules may be dealt with under Section 100B(4) of the Local Government Act 1972.
4. Minutes (Pages 3 - 6)

To approve the minutes of the meeting of the Planning Committee held on 16 January 2024 as published.

Matters for Determination
5. Planning and Enforcement Appeals (Pages 7 - 8)

6. Planning Applications (Pages 9 - 12)

Section A - Applications for Public Speaking

6a. 2023/0875 Goldsworth Industrial Estate (Pages 15 - 76)

6b. 2023/1037 Sheerwater Estate (Pages 77 - 144)

Section B - Application reports to be introduced by Officers

There are no applications under this section.

Section C - Application Reports not to be introduced by officers unless requested by a Member of the Committee

There are no applications under this section.

AGENDA ENDS

Date Published - 12 February 2024

For further information regarding this agenda and arrangements for the meeting, please contact Becky Capon on 01483 743011 or email becky.capon@woking.gov.uk



Mixed Sources

Product group from well-managed forests and other controlled sources

www.fsc.org Cert no. SA-COC-001794
© 1996 Forest Stewardship Council

Planning Committee 16 January 2024

MINUTES
OF A MEETING OF THE
PLANNING COMMITTEE

held on 16 January 2024

Present:

Cllr L Morales (Chairman)
Cllr T Aziz (Vice-Chair)

Cllr G Cosnahan	Cllr S Mukherjee
Cllr S Greentree	Cllr S Oades
Cllr D Jordan	Cllr T Spenser
Cllr C Martin	

Also Present: Councillor L Lyons.

Absent: Councillor S Dorsett.

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor S Dorsett.

2. DECLARATIONS OF INTEREST

No declarations of interest were received.

3. URGENT BUSINESS

There were no items of Urgent Business.

4. MINUTES

RESOLVED

That the minutes of the meeting of the Committee held on 12 December 2023 be approved and signed as a true and correct record.

5. PLANNING AND ENFORCEMENT APPEALS

The Committee received a report on the planning appeals lodged and the appeal decisions.

RESOLVED

That the report be noted.

6. PLANNING APPLICATIONS

The Committee determined the following applications subject to the conditions, informatives, reasons for refusal or authorisation of enforcement action which appear in the published report to the Committee or as detailed in these minutes.

6a. 2023/0835 Chobham Road, Island Site

[NOTE 1: The Planning Officer had circulated a written update in advance of the meeting.]

[NOTE 2: In accordance with the procedure for public speaking at Planning Committee, the agent, Katy Davis attended the meeting and spoke in support of the application. There was no registered objector.]

The Committee considered an application for the demolition of existing buildings to provide a new building of up to 11 storeys (10 storeys plus ground floor) comprising Use Class E(g)(i) office space (levels 2-10 incl.) and flexible Use Class E ground and first floor space, cycle parking facilities and associated public realm improvements.

Following a question regarding the proposed air source heat pump provision and the additional informative included in the written update encouraging further engagement between the developer and a District Energy Network (DEN) operator (currently Thamesway Energy Ltd), some Committee Members questioned why this informative has been included as there was a lower carbon footprint with the heat pump provision. The Planning Officer explained that in both scenarios (i.e. with the DEN as it presently existed today and with, potential future, decarbonisation of the DEN in place) the applicant's submissions demonstrated that the air source heat pump solution would provide a better carbon solution than the DEN, but that there was no harm in adding an informative (which was not a condition and therefore not legally enforceable) encouraging the applicant to further engage with the DEN operator moving forward.

Following a question from the Chairman, the Planning Officer confirmed that the design and access statement showed that stairs could be added internally to connect the ground and first floor levels of the Flexible Class E spaces if required. The Flexible Class E spaces had been designed to be as flexible as possible and these kinds of internal changes could be undertaken without further planning permission within the scope of the current conditions.

In response to a question on the location of, and access to the goods lift, the Planning Officer explained that as the majority of this space was expected to be office floorspace, there was not a very high frequency of deliveries expected. Surrey CC Highways had confirmed that they were happy with the application and access points. It was noted all the ground floor units had access points to the pavement.

Some Members were concerned regarding the practicalities of receiving deliveries and wanted a condition added to detail this. There was uncertainty around whether large deliveries would need to come through front of house and whether the back of house delivery was big enough to accommodate larger pump trolley deliveries. It was noted that condition 14 could be expanded so that this was specifically addressed, and the applicant would need to demonstrate how larger deliveries would take place to upper levels. The Committee agreed that condition 14 should be updated as discussed.

Following a query, the Planning Officer explained that condition 21 had been amended (by way of the written update) to allow the office floor space to be cleaned and maintained outside of office hours.

Some Members were concerned about the height of the development. The Planning Officers commented that the Crown Place site was a short distance from this and the approved scheme at that site (which had been granted on appeal by an Inspector) was considerably higher. The application had been assessed by the Council's heritage consultant and they had been satisfied that there was no harm to the built heritage within the area. The application had also been through a thorough design review process. There were many other reasonably tall buildings within the vicinity; this building was considered appropriate in height for its location.

Councillor T Aziz, Ward Councillor, was very pleased with the application and agreed that this site needed to be regenerated. This was high quality office space and would bring more businesses and jobs to the town centre. Following a question from Councillor T Aziz, the Planning Officer confirmed that the parking/loading bay did not obstruct Chobham Road.

The Committee were generally supportive of this application for a high-quality office building.

RESOLVED that planning permission be GRANTED subject to:

- i) The prior completion of a Section 106 Legal Agreement to secure the requirements as set out at the conclusion of the report;
- ii) the amendment as per the Officers written update; and
- iii) authorisation given to the Development Manager to amend condition 14 to include details of deliveries to upper floors.

6b. 2023/0745 Unit 16 and 17 Monument Way West

The Committee considered an application for a change of use from Class F1 (Learning and non-residential institutions) to Use Class E (g) (offices, research and development, industrial process), Class B2 (General Industrial) and Class B8 (Storage and distribution).

RESOLVED

That planning permission be GRANTED subject to conditions.

The meeting commenced at 7.00 pm
and ended at 8.20 pm

Chairman: _____

Date: _____

PLANNING COMMITTEE – 20 FEBRUARY 2024

PLANNING AND ENFORCEMENT APPEALS

The Committee is requested to:

RESOLVE:

That the report be noted.

The Committee has authority to determine the above recommendation.

Background Papers:

Planning Inspectorate Reports

Reporting Person:

Thomas James, Development Manager.

APPEALS LODGED

2023/0301

Application for the erection of detached 1.5 storey dwelling with associated vehicular access and landscaping at Pierre Pont House Pyrford Woods Pyrford Woking, GU22 8QR.

Refused by Delegated Authority
23 May 2023.
Appeal Lodged
18 January 2024.

2023/0781

Application for the erection of a two-storey rear extension, 6no side dormers, 1no front roof light and 1no first floor window in the front elevation at 169 High Road Byfleet West Byfleet, KT14 7BW

Refused by Delegated Authority
13 November 2023.
Appeal Lodged
23 January 2024.

2023/0801

Application for the erection of detached single storey (traditional granary style) outbuilding (amended) at Howards Farm Stockers Lane Kingfield Woking, GU22 9DB.

Refused by Delegated Authority
24 November 2023.
Appeal Lodged
2 February 2024.

APPEALS DECISION

2023/0506

Application for erection of a two storey front and side extension, roof alterations to create new pitched roof and rear dormer. Insertion of 2No front rooflights and 2No rear rooflights at 148 Goldsworth Road, Woking, GU21 6NE.

Refused by Delegated Authority
8 September 2023.
Appeal Lodged
27 November 2023.
Appeal Allowed
18 January 2024.

2022/1175

An application for proposed change of use from amenity land to residential garden and to erect a 1.8 m close board fence at 15 Ovington Court Woking Surrey GU21 3RE.

Refused by Delegated Powers
17 April 2023.
Appeal Lodged
10 October 2023.
Appeal Dismissed
5 February 2024.

2023/0488

Application for the erection of a single storey rear extension at 2 Pearl Court Woking Surrey GU21 3QZ

Refused under Delegated Authority
27 July 2023.
Appeal Lodged
6 December 2023.
Appeal Dismissed
7 February 2024.

2023/0635

Application for the erection of a part two-storey, part single storey rear extension at 62 Courtenay Road, Woking, GU21 5HQ.

Refused under Delegated Authority
17 October 2023.
Appeal Lodged
12 December 2023.
Appeal Dismissed
7 February 2024.

2023/0444

Application for erection of part two storey part single storey rear extension and single storey front extension at 39 Courtenay Road Woking, GU21 5HG.

Refused under Delegated Authority
26 July 2023.
Appeal Lodged
6 December 2023.
Appeal Dismissed
7 February 2024.

PLANNING COMMITTEE AGENDA

PLANNING APPLICATIONS AS AT 20 FEBRUARY 2024

This report contains applications which either fall outside the existing scheme of delegated powers or which have been brought to the Committee at the request of a Member or Members in accordance with the agreed procedure (M10/TP 7.4.92/749). These applications are for determination by the Committee.

This report is divided into three sections. The applications contained in Sections A & B will be individually introduced in accordance with the established practice. Applications in Section C will be taken in order but will not be the subject of an Officer's presentation unless requested by any Member.

The committee has the authority to determine the recommendations contained within the following reports.

Key to Ward Codes:

BWB = Byfleet and West Byfleet
GP = Goldsworth Park
HO = Horsell
KNA = Knaphill
PY = Pyrford

C = Canalside
HE = Heathlands
HV = Hoe Valley
MH = Mount Hermon
SJS = St. Johns



Applications: 2

Item: 6A
Case ref: PLAN/2023/0875
Recommendation: Permit
Ward: St Johns
Address: Goldsworth Road Industrial Estate, Woking, Surrey, GU21 6LY

Item: 6B
Case ref: PLAN/2023/1037
Recommendation: Recomm'n to Grant Subj. to Legal Agr't
Ward: Canalside
Address: Sheerwater Estate, Albert Drive, Sheerwater, Woking, Surrey

Section A - A - B

Section B -

Section C -

SECTION A

**APPLICATIONS ON WHICH
PUBLIC ARE ELIGIBLE
TO SPEAK**

(Note: Ordnance Survey Extracts appended to the reports are for locational purposes only and may not include all current developments either major or minor within the site or the area generally)

Goldsworth Road Industrial Estate.

PLAN/2023/0875

Demolition of all existing buildings and structures and construction of a new commercial/industrial estate of 12 units together with parking, hard and soft landscaping and associated ancillary works. Units 5, 11 and 12 within Use Class E(g) (Commercial, Business and Service) only, Units 1, 2, 3, 4, 6 and 10 within Use Class E(g) (Commercial, Business and Service) or Use Class B8 (Storage or distribution) and Units 7, 8 and 9 within Use Class E(g) (Commercial, Business and Service) use Class B2 (General Industry) or Use Class B8 (Storage or distribution)

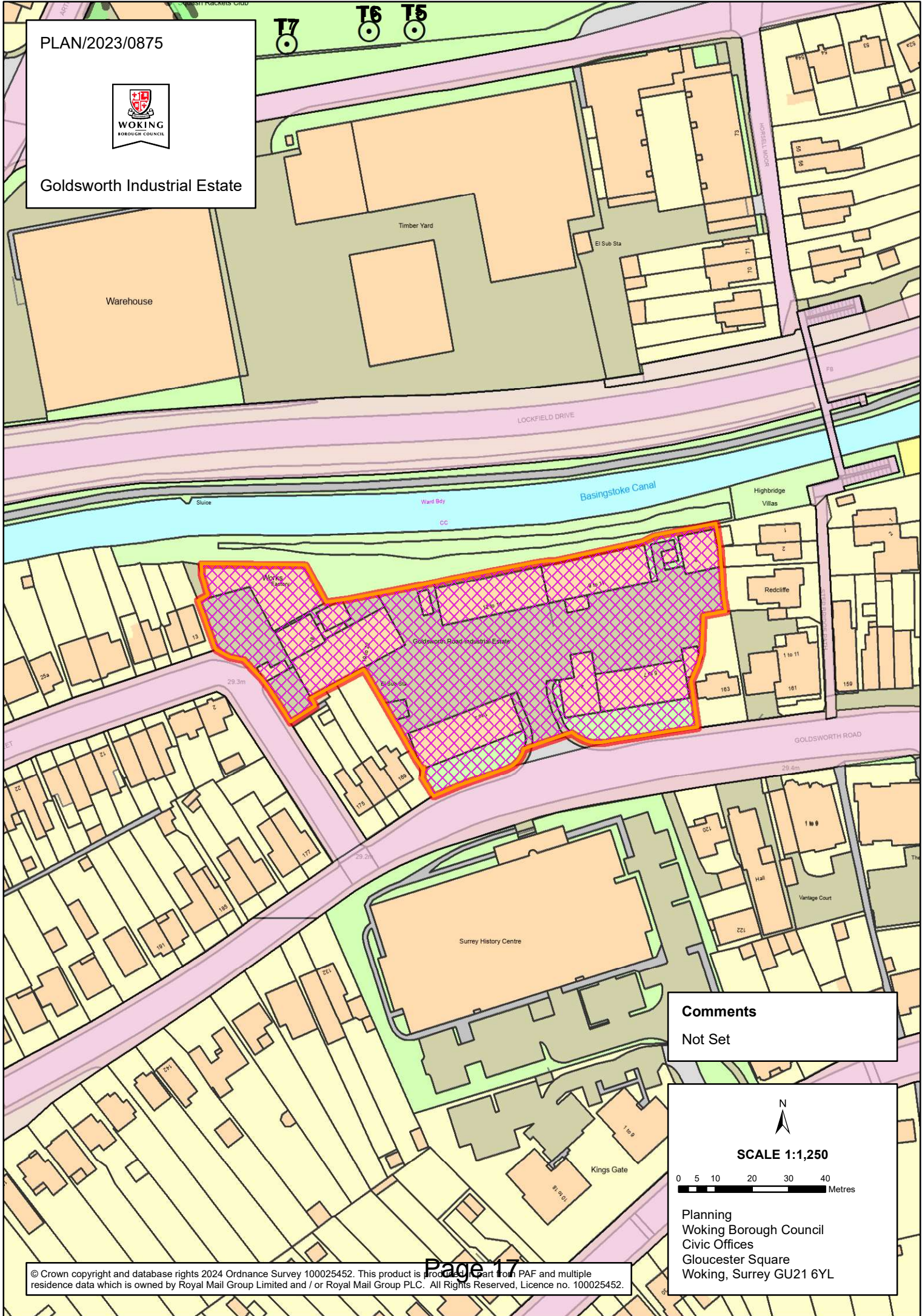


PLAN/2023/0875



Goldsworth Industrial Estate

T7 T6 T5



Comments
Not Set

N

SCALE 1:1,250

0 5 10 20 30 40 Metres

Planning
Woking Borough Council
Civic Offices
Gloucester Square
Woking, Surrey GU21 6YL

22 FEBRUARY 2024 PLANNING COMMITTEE

6a PLAN/2023/0875

WARD: St Johns

LOCATION: Goldsworth Road Industrial Estate, Woking, Surrey, GU21 6LY

PROPOSAL: Demolition of all existing buildings and structures and construction of a new commercial/industrial estate of 12 units together with parking, hard and soft landscaping and associated ancillary works. Units 5, 11 and 12 within Use Class E(g) (Commercial, Business and Service) only, Units 1, 2, 3, 4, 6 and 10 within Use Class E(g) (Commercial, Business and Service) or Use Class B8 (Storage or distribution) and Units 7, 8 and 9 within Use Class E(g) (Commercial, Business and Service) use Class B2 (General Industry) or Use Class B8 (Storage or distribution)

APPLICANT: Woking Borough Council

OFFICER: Brooke Bougnague

REASON FOR REFERRAL TO COMMITTEE

The applicant is Woking Borough Council. Also, this is an application for planning permission, where the recommendation is for approval, for the provision of buildings where the floor space to be created by the development is 1,000 square metres or more. For both of these reasons the application falls outside of the Development Manager - Scheme of Delegation.

SUMMARY OF PROPOSED DEVELOPMENT

Site Area: 0.6 hectare (6,000 sq.m)
 Existing Floorspace (GIA) (approx.): 2,546 sq.m
 Proposed Floorspace (GIA): 2,754 sq.m (+ 208 sq.m)

Unit	Use Classes	Proposed GIA (sq.m) (incl. Mezz)	Any Mezzanine Level?	Eaves Height (metres) (approx.)	Maximum Height (metres) (approx.)
Goldsworth Road					
1	E(g) or B8	200.70	Yes	5.75m	7.2m
2		174.60	Yes		
3		234.00	Yes	7.0m	8.8m
4		203.40	Yes		
5	E(g) only	98.10	No	6.0m	6.4m
6	E(g) or B8	244.80	Yes	8.8m	9.4m
7	E(g) or B8 or B2	284.40	Yes		
8		305.10	Yes		
9		300.60	Yes		
10	E(g) or B8	308.70	Yes		
Total 1-10		2,354.40			
Mabel Street					
11	E(g) only	308.70	Yes	8.7m (s/s 4.0m)	9.4m (s/s 4.0m)
12		90.90	No	7.0m	7.4m
Total 11-12		399.60			

PLANNING STATUS

- Urban Area
- Employment Area (Goldsworth Road Industrial Estate)
- Surface Water Flood Risk (Medium / High / Very High - to areas)
- Thames Basin Heaths Special Protection Area (TBH SPA) Zone B (400m-5km)
- Adjacent to Basingstoke Canal Conservation Area (to north)
- Adjacent to Basingstoke Canal Corridor (to north)
- Adjacent to Urban Open Space (to north, Basingstoke Canal)
- Adjacent to High Density Residential Area (to east)
- Proximate to Site of Nature Conservation Importance (SNCI) (to north, water channel of Basingstoke Canal)

RECOMMENDATION

Grant planning permission subject to conditions.

SITE DESCRIPTION

The site constitutes the Goldsworth Road Industrial Estate, which is principally accessed from Goldsworth Road, with access to units within the north-west of the site taken from Mabel Street. The site contains a number of commercial/industrial buildings which vary in height between single and two storeys; the majority of which are constructed from cement with pebble-dash external render and flat roofing and date from the 1960s. Concrete surfacing is present in all areas of the site, outside of the buildings and the verge which fronts Goldsworth Road. The activities currently occurring on the site include automation production, a ceramic tile warehouse, laser engraving and several vehicle repair centres. To the immediate north of the site there is an area of bankside terrestrial habitat/vegetation which leads up to the water channel of the Basingstoke Canal. The topography of the site gently falls from the east towards the west with ground levels ranging between 29.40m AOD and 28.40m AOD.

PLANNING HISTORY

Whole Goldsworth Road Industrial Estate site:

PLAN/2023/0440 - Demolition of all existing buildings and structures and construction of a new commercial/industrial estate of 12 units together with parking, hard and soft landscaping and associated ancillary works. Units 1, 4 and 5 within Use Class E(g) (Commercial, Business and Service) only, Units 2, 3, 6, 7, 8, 9, 10, 11 and 12 within Use Class E(g) (Commercial, Business and Service) or Use Class B8 (Storage or distribution) (description amended 18.07.2023 to remove Use Class B2 from Units 11 and 12 and amended plans recd 08.08.2023 and 17.08.2023). Refused 08.09.2023

Refusal reason:

01. The proposed development would fail to cater for flexibility to (re)accommodate existing motor vehicle repair occupiers (which fall within Use Class B2 ('General Industrial')) which are based on the site, and thus fails to take into account local business needs, to provide a range of types of premises and to ensure a sustainable employment development pattern contrary to Policy CS15 of the Woking Core Strategy (2012) and the provisions of Section 6 (Building a strong, competitive economy) of the National Planning Policy Framework (NPPF) (most notably paragraph 81).

22 FEBRUARY 2024 PLANNING COMMITTEE

83/0931 - Permanent retention of 20,200 sq.ft. of light industrial space, 4,400 sq.ft. of ancillary office space and 3,000 sq.ft. of storage space.
Granted subject to conditions (27.03.1984)

Condition 1 of ref: 83/0931 reads: "*The industrial development hereby approved shall be restricted to Class III of the Town and Country Planning (Use Classes) Order 1972*". Class III of the 1972 Order (since superseded by the 1987 Order) states "*Use as a light industrial building for any purpose*". There are no planning conditions attached to ref: 83/0931 which restrict hours of operation or use within the Industrial Estate.

Previous to the above planning permission was granted on a temporary basis (ref: 24093) in July 1969 for the erection of buildings and the use of the site for light industrial purposes. Permission was renewed (ref: 76/1427) in March 1977 until 31st December 1987. The Officer Report for application ref: 83/0931 provides some further context in respect of the initial establishment of the Industrial Estate, setting out that:

"The site was originally a Local Authority Depot and was granted a temporary consent for light industrial purposes to accommodate firms requiring temporary relocation from the Town Centre in connection with the Central Area Redevelopment pending permanent relocation elsewhere... The estate has become established and is fully occupied by small firms, many of which are involved in motor repairs".

In addition, some of the existing units within the Industrial Estate have relevant planning history as follows (references are to existing unit numbers/addresses):

Units 1, 2 & 3:

PLAN/1990/0238 - Change of use of existing building from Class B1 (Light Industry) to Class B8 (Warehouse and Distribution).
Granted subject to conditions (15.05.1990)

Unit 4:

PLAN/1990/0713 - Erection of spray paint and drying booth to rear of existing industrial unit.
Granted subject to conditions (23.10.1990)

Units 15, 16 & 17:

29454 - The use of existing premises for repairing, sale and servicing motor vehicles at Units 15, 16 and 17 Goldsworth Industrial Estate, Goldsworth Road, Woking.
Granted subject to conditions (01.09.1972)

Miles Accident Repairs, No.11 Mabel Street:

75/0098 - Use of premises at Mabel Street for body & crash repairs in motor vehicles and for spraying and light engineering purposes.
Granted subject to conditions (25.02.1975)

24252 - The change of use of a building of 2,860 sq.ft. from use as part of a Local Authority depot to commercial use as a vehicle repair workshop and change of use of certain adjoining land to form ancillary off-street car parking space and erection of 2 petrol pumps and installation of 2 underground storage tanks on land at former Highways Depot, Mabel Street, Woking.

Granted subject to conditions (12.09.1969) (temporary planning permission until 31st May 1983).

CONSULTATIONS

County Highway Authority (CHA) (Surrey County Council): No objection subject to conditions

Lead Local Flood Authority (LLFA) (Surrey County Council): No objection subject to conditions

County Archaeological Officer (Surrey County Council): No objection subject to condition

Contaminated Land Officer (CLO) (WBC): No objection subject to conditions

Senior Environmental Health Officer (WBC): No objection subject to conditions

Senior Arboricultural Officer (WBC): No objection subject to conditions

Surrey Wildlife Trust Ecology Planning Advice Service: No comments over and above those provided on planning application PLAN/2023/0440. Surrey Wildlife Trust did not raise any objection to PLAN/2023/0440 subject to conditions.

UK Power Networks (UKPN): No comments received.

Basingstoke Canal Society: No comments received.

Basingstoke Canal Authority: No comments received.

Thames Water Development Planning: No objection, recommend an informative

Affinity Water: No objection, recommend informatives

Southern Gas Networks: No comments received.

National Grid Asset Protection Team: No objection

REPRESENTATIONS

26 letters of representation (1x individual has submitted 2x letters of objection) have been received raising the following points:

Highways and parking:

- Disappointed that access for units 11 and 12 is still off Mabel Street
- Mabel Street is a residential area and the school and hotel have caused more traffic which should be taken into account
- The entrance on Goldsworth Road should be used as access
- Pedestrian safety issues with having an access from Mabel Street due to the high number of pedestrians and cyclists
- Considering the road geometry, number of parked cars and regular occurrence of the school run it is not suitable to encourage industrial traffic
- The Class E(g) use will have an increased number of comings and goings
- The reinstatement of the pavement around the bend will further narrow an already dangerous section of the road
- A simple solution would be to move the planned buildings by a few metres to back onto Mabel Street not front it which would enable access from Goldsworth Road

22 FEBRUARY 2024 PLANNING COMMITTEE

- The problems with parking have got worse since Surrey took over
- My property has been damaged numerous times by vehicles mounting and crossing the pavement whilst navigating the blind bend.
- The layout should be amended so units 11 and 12 can be 'inward facing'
- The current volume of traffic due to the roads current usage is already an accident waiting to happen
- The access onto Mabel Street will increase the risk of an accident
- Mabel street access should be removed
- There is an perfectly adequate entrance from Goldsworth Road
- Increase in HGVs along Mabel Street
- Increase parking problems in the area
- Why would the layout shown in the planning statement not work

Design, character and appearance:

- The design and visual impact from Mabel Street is obtrusive
- Industrial appearance of the units in a residential area
- Thought should be given to render that is more in keeping with the residential street
- Change in site levels is not shown on the proposed plans

Neighbouring amenity, including noise:

- Increased traffic will cause more noise
- Decreased light
- Loss of privacy
- Overshadowing as the proposed building exceed the height of the current ones
- Increase in noise to Mabel Street
- Noise from people coming to work before 7am is unreasonable
- Noise and omissions from units
- Overbearing increase in height
- Increase in congestion and pollution
- The proposal should include a 6ft high acoustic fence on all boundaries including adjacent to units 11 and 12
- I would ask that the planning committee impose a condition that units should not be allowed to be occupied until the acoustic fence (and gate across Mabel Street) are installed
- The acoustic fence will not work when the gates are open to provide access to occupiers and customers
- Noise from demolition and during construction will be disruptive
- Depending on occupiers the units are likely to be open 7am to 7pm creating noise for 12 hours a day for nearest residents
- Noise form opening and closing of gates onto Mabel Street
- To build units of that height using material unsuitable for a residential area would affect the residents lives and wellbeing
- Who will monitor the opening and closing of the gates
- I do not believe it retains our amenity from Stepbridge Path
- Creation of dust during demolition works will impede our residential amenity and potentially health
- Concerned that the acoustic fence will have limited impact on noise levels

Need for proposed development and other comments:

- The restricted hours cannot be enforced and who will monitor the situation
- Restricting deliveries is not enforceable or workable
- Concerns over lack of consultation with local residents

22 FEBRUARY 2024 PLANNING COMMITTEE

- A simple solution would be to move the planned buildings by a few metres to back onto Mabel Street not front it which would enable access from Goldworth Road
- Opening hours conditions should exclude bank and public holidays
- The proposal should include a 6ft high acoustic fence on all boundaries including adjacent to units 11 and 12
- Do we really need industrial units close to the town centre
- The demolition of the outbuilding
- Contrary to development plan
- The whole site is an eyesore *23/0875* and affect the value of our properties

BACKGROUND

Planning application ref: PLAN/2023/0440 was refused on 08.09.2023 for the following reason:

01. The proposed development would fail to cater for flexibility to (re)accommodate existing motor vehicle repair occupiers (which fall within Use Class B2 ('General Industrial')) which are based on the site, and thus fails to take into account local business needs, to provide a range of types of premises and to ensure a sustainable employment development pattern contrary to Policy CS15 of the Woking Core Strategy (2012) and the provisions of Section 6 (Building a strong, competitive economy) of the National Planning Policy Framework (NPPF) (most notably paragraph 81).

This application includes the following changes to overcome the reason for refusal:

- Units 11 and 12 have changed from a flexible E(g)/B8 use to only Class E(g)
- Units 1 and 4 have changed from Class E(g) to a flexible Class E(g)/B8 use
- Units 7, 8 and 9 changed from flexible Class E(g)/B8 to flexible Use Class E(g)/B8/B2

The below table summarises the uses of the proposed units.

Unit	Use Classes PLAN/2023/0440	Use Classes PLAN/2023/0875
Goldsworth Road		
1	E(g) only	E(g) or B8
2	E(g) or B8	
3		
4	E(g) only	
5		E(g) only
6	E(g) or B8	E(g) or B8
7		E(g), B8 or B2
8		
9		
10		E(g) or B8
Mabel Street		
11	E(g) or B8	E(g) only
12		

RELEVANT PLANNING POLICIES

National Planning Policy Framework (NPPF) (2023)

Section 2 - Achieving sustainable development

Section 4 - Decision-making

Section 6 - Building a strong, competitive economy

22 FEBRUARY 2024 PLANNING COMMITTEE

Section 9 - Promoting sustainable transport
Section 11 - Making effective use of land
Section 12 - Achieving well-designed and beautiful places
Section 14 - Meeting the challenge of climate change, flooding and coastal change
Section 15 - Conserving and enhancing the natural environment
Section 16 - Conserving and enhancing the historic environment

Woking Core Strategy (2012)

CS1 - A spatial strategy for Woking Borough
CS7 - Biodiversity and nature conservation
CS9 - Flooding and water management
CS15 - Sustainable economic development
CS17 - Open space, green infrastructure, sport and recreation
CS18 - Transport and accessibility
CS20 - Heritage and conservation
CS21 - Design
CS22 - Sustainable construction
CS23 - Renewable and low carbon energy generation
CS24 - Woking's landscape and townscape
CS25 - Presumption in favour of sustainable development

Development Management Policies Development Plan Document (DM Policies DPD) (2016)

DM2 - Trees and landscaping
DM4 - Development in the vicinity of Basingstoke Canal
DM7 - Noise and light pollution
DM8 - Land contamination and hazards
DM16 - Servicing development
DM20 - Heritage assets and their settings

Supplementary Planning Documents (SPDs)

Woking Design (2015)
Outlook, Amenity, Privacy and Daylight (2022)
Parking Standards (2018)
Climate Change (2013)

Supplementary Planning Guidance (SPG):

Heritage of Woking (2000)

Other Material Considerations

Planning Practice Guidance (PPG) (online resource)
Woking Borough Council Strategic Flood Risk Assessment (SFRA) (November 2015)
Employment Land Review (ELR) - Market Appraisal (April 2010)

PLANNING ISSUES

1. The main planning issues to consider in determining this planning application are:
 - Principle of development;
 - Design, character and appearance;
 - Adjacent Basingstoke Canal Conservation Area, Corridor & Urban Open Space;
 - Neighbouring amenity (excluding noise);
 - Noise;
 - Highways and parking;
 - Arboriculture;

22 FEBRUARY 2024 PLANNING COMMITTEE

- Biodiversity and protected species;
- Flooding and water management;
- Archaeology (below-ground heritage);
- Contamination;
- Sustainable construction; and
- Local finance considerations

having regard to the relevant policies of the Development Plan, other relevant material planning considerations and national planning policy and guidance.

Principle of development

2. Planning application PLAN/2023/0440 was refused for the following reason:
 01. The proposed development would fail to cater for flexibility to (re)accommodate existing motor vehicle repair occupiers (which fall within Use Class B2 ('General Industrial')) which are based on the site, and thus fails to take into account local business needs, to provide a range of types of premises and to ensure a sustainable employment development pattern contrary to Policy CS15 of the Woking Core Strategy (2012) and the provisions of Section 6 (Building a strong, competitive economy) of the National Planning Policy Framework (NPPF) (most notably paragraph 81).
3. The current planning application has been amended since Planning application PLAN/2023/0440 and now incorporates a Class B2 use and units 7, 8 and 9 would have a flexible Class B2, E(g) and B8 use. Three of the units (5, 11 and 12) are proposed to be used for purposes falling within Use Class E(g) and the remaining 6 units (1, 2, 3, 4, 6 and 10) are proposed to be used for purposes falling within Use Class E(g) or B8.
4. Both the National Planning Policy Framework (2023) (NPPF) and Policy CS25 of the Woking Core Strategy (2012) promote a presumption in favour of sustainable development. The proposed development would constitute the redevelopment of previously developed land (PDL) within the Urban Area. In this regard it would accord in principle with the spatial strategy for the Borough, set out in Policy CS1 of the Woking Core Strategy (2012).
5. Section 6 (Building a strong, competitive economy) of the NPPF states that:

'Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation⁴⁴, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential' (paragraph 85).
6. The red lined application site boundary matches that of an Employment Area designation (in this case that of Goldsworth Road Industrial Estate), as shown on the Council's Proposals Map (October 2012). Policy CS15 (Sustainable economic development) of the Woking Core Strategy (2012) is therefore of key importance in this instance and states that:

"To accommodate the predicted future growth in economic development required for

22 FEBRUARY 2024 PLANNING COMMITTEE

Woking's economy to grow, ensure sustainable employment development patterns, promote smart growth and business competitiveness, and allow for flexibility to cater for the changing needs of the economy the Council will:

- *permit redevelopment of outmoded employment floorspace to cater for modern business needs*
- *support small and medium sized enterprise (SME) formation and development by encouraging a range of types and sizes of premises including provision for incubator units, managed workspace and serviced office accommodation*
- *encourage improved ICT infrastructure in refurbished and redeveloped sites*
- *encourage workspace and ICT infrastructure as an integral part of residential development, where appropriate to support home working*
- *support childcare facilities close to places of employment*

The Council's policy with respect to specific types of employment use is as follows:

B Class Uses

Safeguard land within the employment areas for B uses, except in:

- *The Butts Road/Poole Road employment area where redevelopment for mixed office and residential use will be supported if it does not result in an overall loss of employment floorspace.*

The Forsyth Road employment area where redevelopment of vacant sites will be encouraged for B uses, unless redevelopment is for an alternative employment generating use which contributes to the aims of policy CS5 (priority places) and would not jeopardise the B use led nature of the employment area.

- [2. is irrelevant in this case]
 - *Permit the redevelopment of B use sites elsewhere in the Borough for alternative uses that accord with other policies in the Core Strategy where (i) the existing use of the site causes harm to amenity and/or (ii) it can be demonstrated that the location is unsuitable for the needs of modern business."*
7. The reasoned justification text to Policy CS15 states (at para 5.125) that "*The existing employment areas require safeguarding to meet projected need and are capable of accommodating future requirements for industrial/warehousing space. Sufficient land also exists in the Borough to accommodate potential spin off growth in high technology manufacturing*". The reasoned justification text also states (at para 5.126) that "*The need to renew and refurbish employment floorspace, especially office space in Woking Town Centre, is imperative if the Borough is to retain existing occupiers and compete effectively for new occupiers looking to locate in the area*".
 8. The designation of the application site as an Employment Area, and the clear wording of Policy CS15 in respect of safeguarding land within Employment Areas (other than the Butts Road/Poole Road and Forsyth Road Employment Areas, which are not relevant in this instance) for B Class uses makes it very clear that the retention of the application site for such B Class uses is required by the Development Plan.
 9. The Employment Land Review (ELR) - Market Appraisal (April 2010) states (at paras 5.43, 5.44 and 5.45) that Goldsworth Road Industrial Estate "*is a Woking Borough Council owned estate comprising mostly motor trade "bad neighbour" type uses. The*

22 FEBRUARY 2024 PLANNING COMMITTEE

estate is nearing the end of its economically useful life and is likely to require significant upgrading, refurbishment or redevelopment going forward. A redevelopment comprising more modern and visually acceptable units would be more in keeping with this location on the town periphery. Overall, the estate does serve a useful purpose in the local economy and vacancy rate is low (in common with virtually all the Borough's industrial estates)."

10. The ELR - Market Appraisal (April 2010) site survey sheets identified that the Goldsworth Road Industrial Estate is within 'Mixed industrial/warehouse' use, that the buildings are "1960s style industrial units with relatively low eaves. Fairly low grade image including a number of B2 motor vehicle repair 'bad neighbour' occupiers. Owned by Woking Borough Council". The ELR site survey sheets also noted that the estate was in a "Reasonable location overall. Plenty of amenities nearby such as a Morrisons supermarket".
11. The Planning Statement (page 12) states 'currently accommodates 2,546 sqm (Gross Internal Area) of existing industrial units which are nearing the end of their life. There are major issues with the existing buildings, including poor energy efficiency, dated facilities and mechanical & electrical systems which need upgrading. These issues make them difficult to let and will lead to substantial capital expenditures in the near future to comply with the Government's Minimum Energy Efficiency Standards, which will come into effect in 2026. It will no longer be legal to let these buildings, from 2026, if the necessary works are not done to improve their energy efficiency to meet the new Standards'.
12. Since the Woking Core Strategy (2012) was adopted (including Policy CS15) in 2012 Government has issued amendments to the Town and Country Planning (Use Classes) Order 1987, with substantive changes coming into force on 1 September 2020. The changes that the Government introduced are intended to give businesses greater freedom so that they can adjust more quickly, and with more planning certainty, to changing demands and circumstances. Uses which were formerly listed in Use Class B1 (Business) [including former sub-classes B1(a), B1(b) and B1(c)] are now purposes specified within Use Class E (Commercial, Business and Service) and are comparable to the uses listed under Class E(g) which is the applicant is proposing to the limit the Class E use to.
13. The proposed flexible uses which includes Class B2, E(g) and B8 would safeguard an existing designated Employment Area for B Class uses (Use Class E(g) being readily comparable to former Use Class B1) would take into account local business needs, provide a range of types of premises to ensure a sustainable employment development pattern and provide employment floorspace to cater for modern business needs in accordance with Policy CS15. The proposed Class B2 use would provide flexibility to reaccommodate the existing motor vehicle repair occupiers (which fall within Use Class B2 ('General Industrial')) which are based on the site.
14. It is considered that the introduction of the B2 use within 3 of the units has overcome refusal reason 01 of Planning application PLAN/2023/0440.
15. The proposed development would help to meet a requirement for industrial/warehousing space and would support small and medium sized enterprise (SME) formation and development by providing a range of unit sizes. The proposed development would therefore comply with Policy CS15 of the Woking Core Strategy (2012) and the provisions of the National Planning Policy Framework (NPPF).

22 FEBRUARY 2024 PLANNING COMMITTEE

Design, character and appearance

16. The design, character and appearance of the development was fully assessed under planning application PLAN/2023/0440. The current planning application has the same design and appearance as planning application PLAN/2023/0440. A revised NPPF was published in December 2023, this has not resulted in significant changes to section 12 of the NPPF (Achieving well-designed and beautiful places).
17. Policy CS21 of the Woking Core Strategy (2012) requires proposals for new development to “*Create buildings and places that are attractive with their own distinct identity; they should respect and make a positive contribution to the street scene and the character of the area in which they are situated, paying due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land... Incorporate landscaping to enhance the setting of the development, including the retention of any trees of amenity value, and other significant landscape features of merit*”.
18. Policy CS24 of the Woking Core Strategy (2012) states that “*All development proposals will provide a positive benefit in terms of landscape and townscape character*”.
19. Section 12 of the NPPF relates to design, stating, inter alia, that “*The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities*” (para 131). Paragraph 135 of the NPPF states that “*Planning...decisions should ensure that developments...b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping*”.
20. The site comprises the existing Goldsworth Road Industrial Estate which has an appearance and character typical of an industrial estate of its size. The existing commercial/industrial buildings are laid out in two ‘tiers’ within the main part of the site. One tier is sited close to Goldsworth Road and a second set back into the site and backing onto the Basingstoke Canal. The buildings vary in height between single and two storeys; with the lower buildings positioned close to Goldsworth Road and the taller buildings set back into the site and backing onto the Basingstoke Canal. There is also an ‘L-shaped’ two storey building which presents a (west) elevation to part of Mabel Street, together with a smaller building to the north of this (within the very north-west corner of the site) which is accessed from Mabel Street via an existing vehicular access. The majority of the existing buildings are constructed from cement with pebble-dash external render and flat roofing and date from the 1960s and are not of townscape or architectural merit.
21. There is a grassed verge along the Goldsworth Road frontage, which contains some shrub and tree planting, with no other soft landscaping or planting of any significance within the site which (other than building footprints) is laid mainly to concrete surfacing, this ground surfacing being fairly typical of such commercial/industrial estates. As such, there is no objection to the proposed demolition of the existing buildings and structures, subject to suitable replacements.
22. The proposed development would have the same layout as planning application PLAN/2023/0440 which was considered acceptable. The proposal would retain the two tiers of development to the main part of the site with buildings within the north-west of the site (Units 11 and 12) also reinstating a street frontage to part of Mabel Street. The

22 FEBRUARY 2024 PLANNING COMMITTEE

main entrance to the site from Goldsworth Road would be maintained as existing whilst there would be some modifications to the most northerly entrance on Mabel Street with that entrance which is more southerly on Mabel Street closed-off. The proposed commercial/industrial units would be generally rectangular in form with their own 'service' area towards the front, much like the existing site layout. Units 1 & 2 and Units 3 & 4 would be positioned on each side of the main entrance from Goldsworth Road, with their south elevations fronting Goldsworth Road.

23. The units fronting Goldsworth Road (except unit 4) would be sited closer to Goldsworth Road than the existing buildings. The remaining verge fronting Goldsworth Road would be sufficient to retain a suitably soft landscaped appearance to Goldsworth Road. There is also no prevailing building line on the northern side of this section of Goldsworth Road and, in any event, the south elevations of Units 1 and 4, which would adjoin the two storey houses either side would remain consistent with the front building lines of those houses.
24. The height of all the units and proposed materials are the same as those proposed under planning application PLAN/2023/0440 which were considered acceptable.
25. The proposed buildings along Goldsworth Road (units 1-4) would be taller than the existing buildings within this part of the site which are the only single storey buildings along this section of Goldsworth Road, in which predominant building heights are between two and three storeys.
26. Units 1-4 would have monopitched roof forms which would reduce in height towards the east and west sides and would have a maximum height of approximately 8.8m either side of the main entrance into the site from Goldsworth Road, which is considered appropriate in townscape terms. The appearance along the Goldsworth Road frontage would be slightly asymmetrical as the height of unit 1 is lower than unit 4 to minimise the impact on neighbouring property No.169 Goldsworth Road. However, these units would all have monopitched roof forms and be finished in the same materials.
27. Units 1-4 would be finished in full height timber panels to the south elevation of units 2 and 3 which would 'turn the corner' into the main entrance to the site, with lighter cladding with a horizontal emphasis (at lower level) and a darker cladding with a vertical emphasis (at higher level). All other elevations would be finished in a lighter cladding with a horizontal emphasis (at lower level) and a darker cladding with a vertical emphasis (at higher level) with vertical timber panels to key areas (including around the pedestrian and vehicular entrance) and feature flashing. It is considered that the proposed materials, horizontally emphasised glazing (at mezzanine level) and the stepped building lines, would successfully break-up the south elevations of Units 1-4 and provide an improved visual appearance to the Goldsworth Road frontage which would be appropriate in terms of form and scale whilst remaining legible as commercial/industrial buildings.
28. Unit 5 would be a detached building within the north-east corner of the site located in a very similar position to an existing detached building to be demolished. The unit would be sited further in from the east boundary than the existing building and the height of the building has been designed to improve the relationship with houses as Step Bridge Path. The unit would have a monopitched form and lighter cladding with a horizontal emphasis (at lower level) and a darker cladding with a vertical emphasis (at higher level) together with vertical timber panels to key areas (including around the pedestrian and vehicular entrance) and feature flashing.

22 FEBRUARY 2024 PLANNING COMMITTEE

29. Units 6-10 would effectively form a 'terrace' of units towards the rear of the site. These units would be visible from Goldsworth Road but are set back within the site (and beyond intervening Units 1-4), in a similar position to existing northern buildings. Units 6-10 would have monopitched roof forms which slope from front (south) to the rear (north). These units would be approximately 1.9m higher than the existing building within this part of the site to be demolished. It is considered that the proposed heights would remain appropriate in this context in townscape terms. The proposed external materials and detailing would match the other proposed units.
30. Units 11 and 12 would be accessed from Mabel Street. Whilst these two units would form part of the street scene of Mabel Street the existing industrial buildings within the north-west part of the site already form part of this street scene and therefore the proposed development must be considered in this 'baseline' context. The west elevations of Units 11 and 12 would predominantly be set further back from Mabel Street than the existing buildings to be demolished.
31. Whilst Unit 11 would be taller than the existing building in this position it would be sited further away (compared to the existing building) from the site boundary with the ends of the rear gardens of Nos.169, 171, 173 & 175 Goldsworth Road and thus would appear less cramped within this part of the site.
32. Unit 12 would be attached to the north elevation of Unit 11 and have a reduced height. This unit would be positioned 'opposite' the side (east) elevation of the house at No.13 Mabel Street (as is the existing single storey building to be demolished) but would be set further back from the boundary than the existing building.
33. Units 11 and 12 would be finished in the same materials as the other proposed units. It is considered that proposed materials and the stepped building heights, would successfully break-up the west elevations of Units 11 and 12 and thus provide an appropriate spatial and visual appearance whilst remaining legible as commercial/industrial buildings, which already exist within this part of Mabel Street.
34. The height and position of units 11 and 12 were considered unacceptable under planning application PLAN/2023/0440.
35. There is currently very limited planting and soft landscaping within the existing site, which is dominated by concrete surfacing and the verge which fronts Goldsworth Road. A landscaping plan has been submitted which shows that the depth of the remaining verge along Goldsworth Road (which would be planted/landscaped) would be sufficient to retain a suitably soft landscaped appearance along this street scene. Modest new areas of planting and soft landscaping would also be introduced close to the modified entrance with Mabel Street.
36. The proposed landscaping would be the same as that proposed under planning application PLAN/2023/0440 which was considered acceptable. A condition is recommended to secure further details of landscaping.
37. Overall, the proposed development is considered a visually and spatially acceptable form of development which would have an acceptable impact on the character, grain and pattern of development within the area. The proposed development would comply with Policies CS21 and CS24 of the Woking Core Strategy (2012), the provisions of SPD Design (2015) and the National Planning Policy Framework (NPPF) in respect of design and character.

Adjacent Basingstoke Canal Conservation Area, Corridor & Urban Open Space

38. The application site is located adjacent to the Basingstoke Canal Conservation Area, a designated heritage asset.
39. Policy CS20 of the Woking Core Strategy (2012) states that “*New development must respect and enhance the character and appearance of the area in which it is proposed whilst making the best use of the land available. New development should also make a positive contribution to the character, distinctiveness and significance of the historic environment, including heritage assets at risk through neglect, decay or other threats. The heritage assets of the Borough will be protected and enhanced in accordance with relevant legislation and national guidance as set out in the National Planning Policy Framework*”. SPD Design (2015) provides supplementary guidance on the design of new development affecting heritage assets.
40. Policy DM20 of the Development Management Policies DPD (2016) provides more detail on the design of development proposals which affect a heritage asset and/or their setting. In respect of the adjacent Basingstoke Canal Conservation Area Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention must be paid to the desirability of “*preserving or enhancing the character or appearance of that area*”.
41. Chapter 16 of the NPPF (Conserving and enhancing the historic environment) sets out that heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance (para 200) and that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal (para 201).
42. In terms of heritage impacts it is the degree of harm, rather than the scale of development, which must be assessed. Harm may arise from works to a heritage asset itself or from development within its setting. Planning application PLAN/2023/0440 considered that as the proposal included no works to heritage assets and therefore the only heritage harm (archaeology is considered separately) which may potentially arise would be as a consequence of development within the setting of the adjacent Basingstoke Canal Conservation Area.
43. The site is also adjacent to the Basingstoke Canal Corridor and Urban Open Space, designations which are broadly contiguous with that of the Basingstoke Canal Conservation Area. Policy DM4 of the Development Management Policies DPD (2016) states, inter alia, that “*Development proposals which would conserve and enhance the landscape, heritage, architectural or ecological character, setting or enjoyment of the Basingstoke Canal and would not result in the loss of important views in the vicinity of the Canal will be permitted, if all other relevant Development Plan policies are met.*”
44. The towpath serving this section of the canal is only on the northern side of the canal (across the water channel). Public views towards the site, from the canal, only take place from the northern side and from Step Bridge (which crosses over the canal to the east). Whilst there are numerous trees and undergrowth along the immediate banks and towpath of the canal, development along the southern side is relatively dense, predominantly in residential uses although with commercial/industrial uses already in-situ on the site.

22 FEBRUARY 2024 PLANNING COMMITTEE

45. The arboricultural report submitted states that it is proposed for two trees (T15 and T16) to be removed due to their poor condition and hazard they represent. All other trees within the canal corridor would be retained.
46. The existing buildings within the site northern part of the site have some visibility from the towpath on the northern bank of the canal, through the intervening tree canopies and undergrowth which is present on the southern bank of the canal.
47. The proposed buildings to the northern part of the site would be taller than the existing buildings to be demolished. Units 5, 6, 7 and 8 would be sited no closer to the canal than the existing buildings. Unit 9 would be sited in between an existing 'break' between two existing buildings and set further into the south of the site than units 5, 6, 7 and 8 and would be readily visible from the towpath of Step Bridge due to existing trees and undergrowth. Units 10 and 11 would be sited no closer to the canal than the existing building and unit 12 would be sited further away from the canal than the existing building to be demolished in this north-west corner of the site.
48. The rear (north) elevation of units 5-11 and side and rear (east and north) elevations of unit 12 would back onto the Basingstoke Canal Conservation Area / Corridor / Urban Open Space and would only have a door and no windows at ground or mezzanine level reducing the visibility of lighting from the canal.
49. Planning application PLAN/2023/0440 considered that the proposal would preserve the setting of the adjacent Basingstoke Canal Conservation Area / and thus would not harm the significance of that Conservation Area. Furthermore it was considered that the proposed development would conserve the landscape, heritage, ecological character, setting and enjoyment of the Basingstoke Canal and would not result in the loss of important views in the vicinity of the canal.
50. The height, position and materials of the units are the same as those proposed under Planning application PLAN/2023/0440.
51. It is considered that the proposed development would preserve the setting of the adjacent Basingstoke Canal Conservation Area and therefore would not harm the significance of that Conservation Area. It is also considered that the proposed development would conserve the landscape, heritage, ecological character, setting and enjoyment of the Basingstoke Canal and would not result in the loss of important views in the vicinity of the canal. The proposed development would therefore accord with Policy CS20 of the Woking Core Strategy (2012), Policies DM20 and DM4 of the Development Management Policies DPD (2016), SPD Design (2015), SPG Heritage of Woking (2000), the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework (NPPF) in these respects.

Neighbouring amenity (excluding noise)

52. Policy CS21 of the Woking Core Strategy (2012) states that "*Proposals for new development should...Achieve a satisfactory relationship to adjoining properties, avoiding significant harmful impact in terms of loss of privacy, daylight or sunlight, or an overbearing effect due to bulk, proximity or outlook*" and "*Be designed to avoid significant harm to the environment and general amenity, resulting from noise, dust, vibrations, light or other releases*". More detailed guidance is provided within SPDs Outlook, Amenity, Privacy and Daylight (2022) and Design (2015).

22 FEBRUARY 2024 PLANNING COMMITTEE

53. With regards to outlook paragraph 2.5 of SPD Outlook, Amenity, Privacy and Daylight (2022) states that “*Outlook from a principal window will generally become adversely affected when the height of any vertical facing structure exceeds the separation distance from the window. When a structure is placed too close to a window so that it completely dominates the outlook it will have an overbearing impact*”. It must also be noted that Policy CS21 of the Woking Core Strategy (2012) refers to “*significant harmful impact*”, this is the threshold which must be reached to form any potentially robust, and defensible, reason for refusal on neighbouring amenity grounds.
54. Appendix 1 of SPD Outlook, Amenity, Privacy and Daylight (2022) sets out minimum separation distances for achieving privacy, most relevant are shown below:

Number of storeys	Measured Dimension	Distance (metres)
Two	Front to front elevation	10
	Rear to rear elevation	20
	Front or rear to boundary/flank	10
	Side to boundary	1

55. In respect of daylight, and where existing habitable room windows/openings are orientated at 90° in relation to a proposed development, SPD Outlook, Amenity, Privacy and Daylight (2022) states (at para 5.10) that “*they may affect the daylighting of an adjoining dwelling if they project beyond 3 metres of the building elevation, particularly if positioned close to a common boundary. Significant loss of daylight will occur if the centre of the affected window (or a point 1.6m in height above the ground for floor to ceiling windows/patio doors) lies within a zone measured at 45° in both plan and elevation*”. Where existing habitable room windows/openings are located directly opposite a proposed development the SPD (at para 5.9) identifies that suitable daylight is achieved where an unobstructed vertical angle of 25° can be drawn from a point taken from the middle of each of the existing window openings.
56. The key neighbouring amenity impacts to consider in this instance are (noise is considered separately):

No.163 Goldsworth Road:

57. No.163 Goldsworth Road is a two storey detached dwelling sited to the south west of the application site. The dwelling fronts Goldsworth Road and the application site borders the north and west of the application site.
58. A single storey element of an existing building is angled along part of the boundary with No.163 Goldsworth Road and projects beyond the rear elevation of No.163 Goldsworth Road. This element would be removed and Unit 4 which would be sited closest to the application site would be sited no closer to No.163 Goldsworth Road than the existing buildings. No windows are proposed in the east elevation orientated towards No.163 Goldsworth Road.
59. Unit 4 would be approximately 2.8m higher than the main element of the existing building in this location. The existing single storey element adjacent to the boundary with No.163 Goldsworth Road would be removed. There is an attached garage at No.163 Goldsworth Road providing a separation between the application site and main dwelling at No.163 Goldsworth Road. There are no windows in the side elevation of No.163 Goldsworth Road orientated towards the application site. The 45 degree test has been applied to windows in the front and rear elevation and passed. It is

22 FEBRUARY 2024 PLANNING COMMITTEE

considered that there would not be a significant loss of daylight to No.163 Goldsworth Road.

60. Unit 5 would be sited approximately 9m to the north of the rear garden of No.163 Goldsworth Road. Due to the approximate 6.4m maximum height of Unit 5, absence of mezzanine windows in the south elevation of unit 5 and separation distance to the rear garden of No.163 Goldsworth Road it is considered that there would not be a significant overbearing or loss of light impact to No.163 Goldsworth Road.
61. Unit 6 would be positioned around 15.5m north-west of the north west boundary of No.163 Goldsworth Road and approximately 27.5m away from the rear elevation of No.163. Due to the approximate 9.4m maximum height and separation distance to the boundary of No.163 Goldsworth Road it is considered that there would not be a significant overbearing or loss of light impact to No.163 Goldsworth Road. Whilst Unit 6 would have mezzanine level windows within its south elevation the distance between these windows and the boundary and rear elevation of No.163 would exceed the distances set out within SPD Outlook, Amenity, Privacy and Daylight (2022) such that no significant harmful loss of privacy would arise to No.163.

Stepbridge House, No.161 Goldsworth Road:

62. Stepbridge House is located to the south-east of the site (east of intervening No.163 Goldsworth Road) and provides flats across three storeys, it fronts Goldsworth Road and has a surface car park to its rear which is accessed via an undercroft from Goldsworth Road. Whilst Stepbridge House doesn't directly adjoin the site it is only a short distance away from it (at its north-west site corner).
63. Unit 5 would be positioned around 9.5m away from the north-west corner of the rear surface car park and in excess of 20m away from the rear elevation of Stepbridge House. Due to the approximate 6.4m maximum height of Unit 5, absence of mezzanine windows in the south elevation of unit 5 and separation distance to the block of flats it is considered that there would not be a significant overbearing or loss of light impact or loss of privacy to Stepbridge House.
64. Units 6 would be positioned approximately 22m north-west from the rear surface car park and 32m away from its rear elevation. Due to the approximate 9.4m maximum height and separation distance to the boundary of Stepbridge House it is considered that there would not be a significant overbearing or loss of light impact to Stepbridge House.

Redcliffe and Nos.1 & 2 Highbridge Villas, Stepbridge Path:

65. Redcliffe is a detached house, and Nos.1 & 2 Highbridge Villas a semi-detached pair. These three houses all front Stepbridge Path and have rear gardens to their west, which adjoin the site. The impacts on all three properties would be similar thus they are taken together. The levels of the rear gardens, and houses, of all three of these Stepbridge Path properties are around 1.2m below the ground level of the site. No.1 Highbridge Villas has an outbuilding close to the common boundary with floor-to-ceiling windows within it facing east (i.e., back towards the rear of the house) and No.2 Highbridge Villas has a shed close to the common boundary. The rear garden of Redcliffe measures around 6.4m in depth at its shallowest point although it is deeper than this towards both sides.
66. The existing building in the north-east corner of the site measures around 4.1m (to its flat roofed height) and is positioned seemingly on/immediately adjacent to the common

22 FEBRUARY 2024 PLANNING COMMITTEE

boundaries with Nos.1 & 2 Highbridge Villas and spans across the width of both of these rear gardens as existing.

67. Unit 5 would be positioned further away from the common boundaries with Stepbridge Path properties and so would be positioned a minimum of approximately 1.9m from the rear boundary of No.2 Highbridge Villas and a minimum of approximately 2.2m from the rear boundary of No.1 Highbridge Villas.
68. Unit 5 would have a mono pitch roof with an eaves height of approximately 6m along the east elevation increasing in height to approximately 6.4m to the west elevation. The height of the Unit along the east elevation would be approximately 1.9m higher than the building to be demolished. However, this increase in height would be offset by the positioning of Unit 5 a minimum of 1.9m away from the common boundaries with Nos.1 & 2 Highbridge Villas (in most places the distance from the common boundary would be greater than 1.9m).
69. It is considered that Unit 5 would not result in an overbearing or daylight and sunlight impact that is worse than the current situation which must form the 'baseline' for assessment.
70. However, this conclusion is subject to some form of visual screening being provided between the east elevation of Unit 5 and the common boundaries with Stepbridge Path properties, to, over time, seek to replicate the existing 'greenery' which is apparent on the east elevation of the existing building in this location. The applicant has suggested a form of 'vertical climber planting' be provided, a condition is recommended to secure further details (and implementation, maintenance etc.) of this.
71. Unit 5 would be positioned a minimum of approximately 1.3m from the common boundary with Redcliffe and would span approximately 2.5m across the common boundary and therefore would leave the remainder of the common boundary with Redcliffe free of built form. The 25 degree test has been applied to the part of the rear elevation that would be closest to Unit 5 and has passed. It is considered that the proposal would not result in a significant loss of daylight to the windows in the rear elevation of Redcliffe. Due to the height and position of Unit 5 and condition to secure details of a 'vertical climber planting', it is considered that there would not be a significant overbearing or loss of daylight impact to Redcliffe. Unit 5 would contain no windows/openings within its east elevation and therefore would cause no harmful overlooking of Stepbridge Path properties.
72. Unit 6 would be sited approximately 19m from the common boundaries of the Stepbridge Path properties. Given the separation distances, maximum height of Unit 6 (around 9.4m) and the absence of mezzanine level windows within its east (side) elevation it is considered that there would not be a significant overbearing, overlooking and loss of daylight and sunlight effects upon Stepbridge Path properties.

No.169 Goldsworth Road:

73. No.169 Goldsworth Road is a two storey end-of-terrace house to the south-west of the site. It fronts Goldsworth Road and has a rear garden which has the site to its east/north-east and north/north-west. The area between the side (east) of No.169 and the common boundary with the site is used for car parking provision. No.169 has a ground floor level window within its side (east) elevation which serves a single aspect dining room (a habitable room). There is also a first floor window within this side (east) elevation.

22 FEBRUARY 2024 PLANNING COMMITTEE

74. The existing building adjacent to No.169 has a flat roof height of around 4.1m and is positioned around 4.7m away from the side of the house of No.169, and almost immediately adjacent to the common boundary. The adjoining existing building breaches the 25 degree angle test for daylight, such that it causes a harmful loss of daylight to the ground floor side-facing window within No.169. The existing building within this south-west part of the site exerts some harmful overbearing to No.169.
75. The west side elevation of Unit 1 would be sited approximately 6m away from the side elevation of No.169, which is further away from the common boundary than the existing building. Unit 1 would be approximately 1.6m higher on its western side than the existing building to be demolished. This increase in height would be offset through the increased separation between Unit 1 and the common boundary, and side (east) elevation of the house of No.169.
76. Because the separation distance would exceed the vertical height of the west elevation of Unit 1 no significant harmful overbearing effect and loss of outlook would arise to the ground floor level side-facing window within No.169, particularly taking into account the existing relationship between this window and the adjacent existing building on the site.
77. Whilst the proposal would result in an increased extent of breach of the 25° angle daylight test in respect of this side-facing ground floor window, which would result in some harmful (additional) loss of daylight, given that there is an existing breach of the 25° angle test, and that the increased extent of breach would not be significant compared to the existing situation, it is considered that the harm which would arise to the daylighting of the ground floor side-facing (east) window within No.169 would not reach the threshold of 'significant' harmful impact so as to conflict with Policy CS21 of the Woking Core Strategy (2012). It should also be noted that height of the building and relationship with No.169 is the same as that proposed under planning application PLAN/2023/0440 which was considered acceptable.
78. Unit 1 would be sited approximately 1.3m southwards towards Goldsworth Road then the existing building (where closest to No.169). It is considered that the projection beyond the front elevation of No.169 would be very modest and set away from the common boundary such that this projection would not give rise to significant harmful overbearing effect or loss of daylight and sunlight to windows within the front elevation of No.169. The side (west) elevation of Unit 1 would contain no windows or other openings and thus would not give rise to significant harmful loss of privacy to No.169.
79. Unit 10 and Unit 11 would be sited a minimum of approximately 1.7m and 1.5m from the rear boundary with No.169 Goldsworth Road.
80. Both Units 10 and 11 would be approximately 1.7m higher than the existing buildings, however this increase would be offset, in terms of overbearing effect, by the increased separation between the south elevation of these units and the rear boundary of No.169. In overbearing effect terms the proposed situation would be no more harmful to No.169 than the existing situation, which must form the 'baseline' for assessment. It must also be noted that the south elevations of Units 10 and 11 would remain approximately 24m away from the rear elevation of the house of No.169, and at a slightly oblique angle.
81. Unit 10 would have windows at mezzanine level in the south elevation, however these would be no closer to the rear boundary with No.169 than the first floor level windows within the south elevation of the existing two storey building in this position. A condition is recommended to secure the obscure-glazing and non-opening of these windows in order to preclude actual overlooking of No.169 and its rear garden area. Whilst it is

22 FEBRUARY 2024 PLANNING COMMITTEE

acknowledged that a perception of overlooking of No.169 and its rear garden area would remain this would be less harmful to the privacy of No.169 than the existing situation. The south elevation of Unit 11 would contain no mezzanine level windows. Units 10 and 11 pass the 25° angle test for daylight, in respect of windows/openings within the rear elevation of No.169, such that no significant harmful loss of daylight would be sustained to rear-facing openings within No.169. Given the positioning of Units 10 and 11 to the north/north-west of the house and rear garden of No.169 there would be no significant harmful loss of sunlight to No.169.

Nos.171, 173 & 175 Goldsworth Road:

82. Nos.171, 173 & 175 Goldsworth Road form the rest of a terrace of two storey houses on the south-west side of the site with No.175 sited on the corner with Mabel Street.
83. These three houses all address Goldsworth Road with the application site boarding the rear gardens. Their rear gardens vary in depth between approximately 17m (No.175) to 21m (No.171) although it should be noted that the preceding measurements exclude the pedestrian access at their ends such that the separation distances to the site are slightly greater. The existing building within this part of the site is two storeys in scale, demonstrates first floor level windows (facing south, east & west), is located very close to the rear boundaries and measures approximately 7.7m in height.
84. Unit 11 would be positioned a minimum of approximately 2.1m from the rear boundary with No.171 Goldsworth Road, at an oblique angle, with a height of around 9.4m. Whilst the south elevation of Unit 11 would represent an increase of approximately 1.7m in height in comparison to the existing situation this increase would be offset, in terms of overbearing effect, by the increased separation which would be provided between the south elevation and the rear boundary with No.171. In overbearing effect terms the proposed situation would be no more harmful to No.171 than the existing situation, which must form the 'baseline' for assessment. It must also be noted that the south elevation of Unit 11 would remain approximately 25m away from the rear elevation of the house of No.171, and at an oblique angle.
85. The proposed development would result in a notable improvement in the privacy of the rear garden and rear elevation of No.171 because Unit 11 would have no windows/openings within its south elevation, in comparison to the high levels of glazing which are apparent, including at first floor level, within the south elevation of the existing building. Unit 11 passes the 25 degree test for daylight, in respect of windows/openings within the rear elevation of No.171, there would not be a significant loss of daylight to No.171. Given the positioning of Unit 11 to the north/north-west of the house and rear garden of No.171 there would be no significant harmful loss of sunlight to No.171.
86. Unit 11 would be positioned a minimum of approximately 3.7m to 4.7m away from the rear boundary with No.173 Goldsworth Road, at an oblique angle, with a height of around 9.4m. Again, the increased height of Unit 11 would be offset, in terms of overbearing effect, by the increased separation which would be provided between the elevation and the rear boundary with No.173. In overbearing effect terms the proposed situation would be no more harmful to No.173 than the existing situation, which must form the 'baseline' for assessment. It must also be noted that the south elevation of Unit 11 would remain approximately 27m away from the rear elevation of the house of No.173, and at an oblique angle.

22 FEBRUARY 2024 PLANNING COMMITTEE

87. The proposed development would result in a notable improvement in the privacy of the rear garden and rear elevation of No.173 because Unit 11 would have no windows/openings within its south elevation, in comparison to the high levels of glazing which are apparent, including at first floor level, within the south elevation of the existing building. Unit 11 passes the 25 degree test for daylight, in respect of windows/openings within the rear elevation of No.173, there would not be a significant loss of daylight to No.173. Given the positioning of Unit 11 to the north/north-west of the house and rear garden of No.173 there would not be a significant harmful loss of sunlight to No.173. The single storey element of Unit 11 would be positioned a minimum of approximately 2.5m from the common boundary with No.173. Given the approximate 4m height of this single storey element, together with the levels of separation and positioning to the north/north-west of No.173 and its rear garden area, this single storey element would not result in a significant harmful impact to No.173.
88. Whilst Unit 10 would have mezzanine level windows within its south elevation these would be no closer to the common boundaries with Nos.171 and 173 than the first floor level windows within the south elevation of the existing two storey building in this position. A condition is recommended to secure the obscure-glazing and non-opening of these windows in order to preclude actual overlooking of Nos.171 and 173 and their rear garden areas. Whilst it is acknowledged that a perception of overlooking of Nos.171 and 173 and their rear garden areas would remain this would be less harmful to the privacy of these properties than the existing situation.
89. The 'main' building of Unit 11 would be positioned largely offset from the rear boundary with No.175 Goldsworth Road, at an oblique angle, although would be positioned around 9.7m away from the rear boundary at its closest point. Whilst the single storey element of Unit 11 would be closer to the common boundary this element would nonetheless remain over 5m away from the common boundary. It is considered that there would not be a significant impact on the rear garden of No.175. It must also be noted that the south elevation of the 'main' building of Unit 11 would remain approximately 27m away from the rear elevation of the house of No.175, (and at an oblique angle) and that the single storey element of Unit 11 would remain approximately 24m away from the rear elevation of the house of No.175.
90. The proposed development would result in a notable improvement in the privacy of the rear garden and rear elevation of No.175 because Unit 11 would have no windows/openings within its south elevation, in comparison to the high levels of glazing which are apparent, including at first floor level, within the south elevation of the existing building. Unit 11 passes the 25 degree test for daylight, in respect of windows/openings within the rear elevation of No.175, there would not be a significant loss of daylight to No.175. Given the positioning of Unit 11 to the north/north-west of the house and rear garden of No.175 there would be no significant harmful loss of sunlight to No.175.

No.2 Mabel Street:

91. No.2 Mabel Street is a two storey semi-detached house which is sited to the west of the application site. Its front elevation faces north, and its rear garden is to the south. Unit 11 would address Mabel Street and have an 'across the street' relationship with No.2.
92. Unit 11 would be orientated towards Mabel Street and be positioned opposite the side (east) elevation of No.2, which seemingly contains no habitable room windows/openings. The 'main' building of Unit 11 would be positioned approximately 18.5m away from the boundary of the curtilage of No.2 with the single storey element

22 FEBRUARY 2024 PLANNING COMMITTEE

of Unit 11 around 15m away. Due to the separation distance and height of Unit 11 it is considered that there would not be a significant overbearing impact, loss of daylight or loss of sunlight to No.2 Mabel Street.

93. Whilst Unit 11 would have mezzanine level windows within its west elevation the distance between these and the boundary of the curtilage of No.2 would exceed the distances set out within SPD Outlook, Amenity, Privacy and Daylight (2022) such that no significant loss of privacy to No.2 Mabel Street.

No.13 Mabel Street:

94. No.13 Mabel Street is a two storey semi-detached house to the west of the site. Its front elevation faces south, and its rear garden is to the north. There are windows at both ground and first floor levels within its side (east) elevation.
95. Unit 11 would be orientated towards Mabel Street although part of the building would be sited opposite the east boundary of No.13. Unit 11 would not be positioned opposite the part of the dwelling where there are windows in the side-facing (east) elevation. Unit 11 would be positioned a minimum of approximately 19m away from the east boundary with No.13. Due to the separation distance and height of Unit 11 it is considered that there would not be a significant overbearing impact, loss of daylight or loss of sunlight to No.13 Mabel Street.
96. Whilst Unit 11 would have mezzanine level windows within its west elevation the distance between these and the east boundary of No.13 would exceed the distance set out within SPD Outlook, Amenity, Privacy and Daylight (2022), there would not be a significant loss of privacy to No.13. The high levels of glazing which are apparent within the west elevation of the existing two storey building in this location, including at first floor level, must also be noted in this respect.
97. Unit 12 would be positioned to the east of No.13 Mabel Street and would be sited further away from the boundary than the existing building to be demolished. Whilst Unit 12 would be positioned opposite the side (east) elevation of the house at No.13, which contains ground and first floor windows, and opposite part of the rear garden boundary of No.13, Unit 12 would be sited a minimum of approximately 17.5m from the east boundary of No.13. Due to the separation distance it is considered that there would not be a significant overbearing impact or loss of daylight to No.13 Mabel Street, including to its rear garden. Ground floor windows are proposed in Unit 12, due to the separation distance it is considered that these would not result in significant loss of privacy to No.13.

Other properties:

98. Having regard to the nature, scale, siting and form of the proposed development no material neighbouring amenity impacts would arise to nearby properties other than those assessed previously.
99. Overall, subject to recommended conditions, and taking into account the 'baseline' for assessment, which is formed by the existing site, the proposed development would avoid significant harmful neighbouring amenity impacts. Noise will be considered separately below.

22 FEBRUARY 2024 PLANNING COMMITTEE

Noise

100. The NPPF sets out (at para 180e) that planning decisions should contribute to and enhance the natural and local environment by (among other things) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of, inter alia, noise pollution. Paragraph 191 of the NPPF states that planning decisions should, inter alia, *“mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life”*.
101. Policy CS21 of the Woking Core Strategy (2012) requires proposals for new development to *“be designed to avoid significant harm to the environment and general amenity, resulting from noise”*. For noise generating forms of development, or proposals that would affect noise-sensitive uses, Policy DM7 of the Development Management Policies DPD (2016) requires a statement detailing potential noise generation levels and any mitigation measures proposed to ensure that all noise is reduced to an acceptable level, stating that development will only be permitted where mitigation can be provided to an appropriate standard with an acceptable design, particularly in proximity to sensitive existing uses or sites.
102. In respect of noise it is stressed that the site constitutes an existing Employment Area which is protected for B Class Uses by the Development Plan (Policy CS15 of the Woking Core Strategy (2012)). It must also be noted that there is no evidence of any planning conditions (being attached to previous planning permissions on the site) restricting hours of use or operation within the existing Goldsworth Road Industrial Estate. The site is currently occupied by car repair businesses that fall under Class B2 and have unrestricted opening hours. The existing ‘baseline’ scenario must include that units within the site could be used for a B2 use with no restrictions on hours of operation.
103. Planning application PLAN/2023/0440 which included Class E(g) and B8 was considered to have an acceptable noise impact subject to conditions requiring that at least 30dB in noise reduction is provided by the cladding/structure of the units, that the units are only used during specified (daytime) hours, deliveries are restricted to specified hours and to secure the provision of acoustic fences. The current application includes a Class B2 use in three of the proposed units.
104. The application has been submitted with an Acoustic Assessment Report on the basis of the development being *“a total of twelve industrial units with the classification of Class E(g) flexible use or B8, with the exception of a few units which could be E(g) flexible use, B8 or B2 use. Unit 11 & 12 will be E(g) use only.”*
105. Units 1, 2, 3, 4, 6 and 10 would be used for Class E(g) or B8, Units 11 and 12 which would be accessed off Mabel Street would be used for Class E(g) and Units 7, 8 and 9 would be used for Class E(g), B8 or B2. Units 1, 4 and 5 which are sited closest to neighbouring properties would be in either Class E(g) or B8 use or only Class E(g). Only 3 units (units 7, 8 and 9) are proposed for Class B2 use and would have a flexible Class B2, B8 and E(g), this would result in a reduction in the number of Class B2 units within the site compared to the existing situation. These units would be sited in the centre of the development furthest away from residential properties, the nearest residential property to the Class B2 use is No.169 Goldsworth Road.
106. The submitted acoustic report states that *‘The units themselves will provide mitigation, but there should be at least 30dB in noise reduction via cladding/structure’*. The report

22 FEBRUARY 2024 PLANNING COMMITTEE

also states *"It is assumed that none of the industrial units will be occupied during the evening (7pm till 11pm) and night time periods (11pm till 7am)"* and (at para 4.1) that *"It is assumed all units will only operate during day-time periods (7am till 7pm)"*.

107. In line with the Acoustic Assessment Report recommendations a condition can require that at least 30dB in noise reduction is provided by the cladding/structure of the units (i.e., at detailed design / construction stages) and further conditions can secure that use(s) of the twelve units must not operate other than between the following hours, and also that no deliveries must be taken at or dispatched from the site except between the following hours:
- 07:00 and 19:00 hours on Mondays to Fridays (inclusive) (excluding Bank and Public Holidays);
 - 08:00 and 18:00 hours on Saturdays; and
 - 10:00 and 16:00 hours on Sundays, Bank and Public Holidays.
108. The submitted Acoustic Assessment report states *'Predicted noise levels are shown to be low and below the current background level at the nearest neighbouring residential properties, if an acoustic fence of at least 6ft is installed and roller shutters are kept closed. If Units 7, 8 & 9 are classified as B2 use, the predicted noise is approx. 6dB above the existing background level. All units should have sufficient insulation of at least Rw 30dB'*.
109. Environmental Health has been consulted advised the following *'With roller shutters open, the calculations show a noise level at 169 Goldsworth Road in excess of 55dB which exceeds the existing background noise level by 6dB. This indicates a likelihood of complaint, in accordance with BS4142 for the assessment of industrial and commercial noise. This noise measurement is taken from the nearest window of 169 Goldsworth Road.*
- The rear garden of 169 Goldsworth Road extends back into the industrial site. Noise levels here also exceed the WHO standard for external noise; the noise contour maps show noise levels in areas of the garden closest to the boundary with the industrial estate in excess of 60dBA.... It also impacts on the adjoining property in that terrace; number 171, and a property in Stepbridge Path (not numbered in the noise report) as shown in the noise contour maps'.*
110. The applicant has advised that a taller acoustic fence can be installed *'along the boundary with No 169. The Noise Consultant, PC Environmental, has done a calculation of the impact of this, "by using the average UK person height (5ft 10) for the noise level grid height. An 8ft [2.43m] close boarded heavy duty fence, provides enough mitigation to give a max of 55dB (which is the WHO amenity space limit) in the garden [of No 169]. With this 8ft fence, "the overall noise levels at the properties in the area will be lower than it is at the moment". The attached map shows the effect of increasing the fence height, as this limits noise in the garden of No 169 to a max of 55db'.*
111. With regards to the proposed taller fence Environmental Health have advised *'The proposed increase in height of acoustic fencing to the boundary with 169 Goldsworth Road to 8ft [2.43m] will improve the position and limit noise in the garden to a max of 55db which satisfies the WHO standard for external areas. The attached noise*

22 FEBRUARY 2024 PLANNING COMMITTEE

prediction map also shows noise levels at the rear of the houses and in all gardens to be 55dB or below.'

112. It is considered that the proposed Class E(g) and B8 uses would not have a significant impact on neighbouring properties subject to conditions requiring that at least 30dB in noise reduction is provided by the cladding/structure of the units, that the units are only used during specified (daytime) hours, deliveries are restricted to specified hours and to secure the provision of acoustic fences.
113. Environmental Health have raised concerns over noise levels if Units 7, 8 and 9 are used in Class B2 use. These units have a flexible Class E(g), B8 and B2 use and therefore may not be occupied by a use that falls under Class B2. The applicant has advised that the existing buildings within the site can be occupied by business that fall under Class B2 use and that units are currently used for car repairs which falls under a Class B2 use and there are no conditions restricting the hours of use. It is recommended that the B2 use of the Unit 7, 8 and 9 is restricted to car repairs only to control the use of the units. A further condition is also recommended for details of acoustic mitigation along the east boundary of No.169 Goldsworth Road to be submitted and approved prior to Units 7, 8 and 9 being used for Class B2 use.
115. Considering the 'baseline' for assessment which is formed by the existing site the proposed development would result in a reduction in the number of Class B2 units on the site, restrict opening and delivery hours and secure acoustic mitigation which would result in a betterment on the existing use of the site. In terms of noise the proposed situation would be no more harmful to neighbouring than the existing situation, which must form the 'baseline' for assessment.
116. Overall, subject to recommended conditions, the proposed development would be no more harmful to neighbouring properties in terms of noise pollution and would avoid significant harm to the environment and general amenity, resulting from noise particularly having regard to the existing lawful use of the site. The proposed development would therefore comply with Policy CS21 of the Woking Core Strategy (2012), Policy DM7 of the Development Management Policies DPD (2016) and the provisions of the National Planning Policy Framework (NPPF).

Highways and parking

117. Policy CS18 of the Woking Core Strategy (2012) states that "*The Council is committed to developing a well-integrated community connected by a sustainable transport system which connects people to jobs, services and community facilities, and minimises impacts on biodiversity and that this will be achieved by taking the following steps [inter alia]:*
 - ***“Locating most new development in the main urban areas, served by a range of sustainable transport modes, such as public transport, walking and cycling to minimise the need to travel and distance travelled.***
 - *Ensuring development proposals provide appropriate infrastructure measures to mitigate the adverse effects of development traffic and other environmental and safety impacts (direct or cumulative). Transport Assessments will be required for development proposals, where relevant, to fully assess the impacts of development and identify appropriate mitigation measures. Developer contributions will be secured to implement transport mitigation schemes.*

22 FEBRUARY 2024 PLANNING COMMITTEE

- *Requiring development proposals that generate significant traffic or have significant impact on the Strategic Road Network to be accompanied by a travel plan, clearly setting out how the travel needs of occupiers and visitors will be managed in a sustainable manner.*
- ***Implementing maximum car parking standards for all types of non-residential development, including consideration of zero parking in Woking Town Centre, providing it does not create new or exacerbate existing on-street car parking problems. Minimum standards will be set for residential development. However, in applying these standards, the Council will seek to ensure that this will not undermine the overall sustainability objectives of the Core Strategy, including the effects on highway safety. If necessary, the Council will consider managing the demand and supply of parking in order to control congestion and encourage use of sustainable transport.***

118. Policy DM16 of the DM Policies DPD (2016) states that:

“The Council will require servicing facilities to be well designed, built to accommodate the demands of new development and sensitively integrated into the development and the surrounding townscape and streetscape. In particular, servicing activities should not give rise to traffic congestion, conflict with pedestrians, or other road users, or be detrimental to residential amenity”.

119. Section 9 of the NPPF (Promoting sustainable transport) states, at paragraph 111, that *“If setting local parking standards for residential and non-residential development, policies should take into account:*

- a) the accessibility of the development;*
- b) the type, mix and use of development;*
- c) the availability of and opportunities for public transport;*
- d) local car ownership levels; and*
- e) the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.”*

120. Paragraph 114 of the NPPF states that *“In assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that:*

- f) appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location;*
- g) safe and suitable access to the site can be achieved for all users;*
- h) the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code; and*
- i) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.”*

121. Paragraph 115 of the NPPF states that *“Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.”*

122. The application has been submitted with a Transport Statement which identifies that the existing site access from Goldsworth Road will be maintained, with the existing access on Mabel Street to be modified.

22 FEBRUARY 2024 PLANNING COMMITTEE

Parking (incl. accessible & cycle)

123. Supplementary Planning Document Parking Standards (2018) states (at para 4.3) that “As set out in the Core Strategy, maximum parking standards will be implemented for all types of non-residential parking standards, including consideration of zero parking in Woking town centre”.
124. In respect of B Use Classes Supplementary Planning Document Parking Standards (2018) sets out a maximum parking standard of 1 car space per 30 sq.m for Use Class B1 (Business - Offices, research & development, light industry appropriate in a residential area) and Class B2 (General industrial use). As set out previously following substantive changes to the Use Classes Order (which came into force on 1 September 2020) Use Class B1 no longer exists although Use Class E(g) includes uses for the same purposes as fell within the former Use Class B1 (hence the requirement for Class B1 has been used for Class E(g) in this officer assessment). Supplementary Planning Document Parking Standards (2018) also sets out maximum parking standards for Use Class B8 (Storage/distribution) these being 1 car space per 100 sq.m for warehouse - storage and 1 car space per 70 sq.m for warehouse – distribution with a maximum of 1 lorry space per 200 sq.m for both types of warehouse.
125. As can be seen from the table below on the basis of the SPD Parking Standards (2018) maximum standards the proposed development would have a total maximum parking requirement of 91.3 spaces on the basis of all floorspace being in use for purposes within Use Class E(g) (i.e., equivalent to former Use Class B1) or Use Class B2.
126. The proposed development would have a total maximum parking requirement of 43.3 spaces on the basis of all floorspace, other than that within Units 5, 11 and 12 (which would be restricted to purposes falling within Class E(g)), being in use for purposes falling within Use Class B8. It must be stressed that these non-residential parking standards are expressed within the SPD as being maximum parking standards. A swept path analysis within the Transport Statement demonstrates that a large family car would be able to enter and exit the site accesses from Goldsworth Road and Mabel Street and would be able to manoeuvre into/out of parking spaces.
127. The proposed development would provide a total of 56 on-site parking spaces (including loading bay spaces), 46 of which would be accessed via Goldsworth Road (serving Units 1-10) and 10 of which would be accessed via Mabel Street (serving Units 11 & 12).

Unit	Use Classes	Proposed GIA (sq.m) (incl. Mezzanine)	‘Worst case’ SPD Maximum parking standard	‘Best case’ SPD Maximum parking standard	Proposed parking spaces (incl. loading bay space)
Goldsworth Road					
1	E(g) or B8	200.70	6.6	2	4
2		174.60	5.8	1.7	4
3		234.00	7.8	2.3	5
4		203.40	6.7	6.7	5
5	E(g) only	98.10	3.2	3.2 (Class E(g))	3
6	E(g) or B8	244.80	8.1	2.4	5

22 FEBRUARY 2024 PLANNING COMMITTEE

7	E(g), B8 or B2	284.40	9.4	2.8	5
8		305.10	10.1	3.0	5
9		300.60	10.2	3.0	5
10	E(g) or B8	308.70	10.2	3.0	5
Total 1-10		2,354.40	78.1	30.1	46
Mabel Street					
11	E(g) only	308.70	10.2	10.2 (Class E(g))	5
12		90.90	3	3 (Class E(g))	5
Total 11-12		399.60	13.2	13.2	10
Grand Totals		2,754.00	91.3	43.3	56

128. Supplementary Planning Document Parking Standards (2018) states (at para 4.4) that *“For non-residential development it is the responsibility of site occupiers to ensure adequate exclusive provision is made for the needs of people with disabilities to provide access in a socially inclusive way, under the Equalities Act 2010”* and that where a car park is used for ‘Employees and visitors to business premises’ (up to 200 bays) that *“Individual bays for each disabled employee plus 2 bays, or 5% of total capacity, whichever is greater”* should be provided. A total of 12 accessible parking spaces would be provided on-site, 1 space to each proposed unit. This level of accessible space provision represents 21% of total parking spaces across the site (i.e., 12 of 56 spaces) and would provide between 33% and 20% accessible parking to each unit. This level of accessible parking provision is considered appropriate given that it is not known how many disabled employees will work on-site post-development.
129. Supplementary Planning Document Parking Standards (2018) states (at para 4.6) that *“The provision of good quality cycle parking supports cycling as a means of transport and is therefore critical to increasing the use of cycles”* and sets out minimum cycle parking standards as follows (only relevant uses shown):

B1 Business (Now Class E(g))	
Offices - Class E(g)(i)	1 space per 125 sq.m (min. 2 spaces)
Research & development / light industry - Class E(g)(ii) & (iii)	1 space per 250 sq.m (min. 2 spaces)
B2 General Industry and B8 Storage or distribution	
B2 and B8	1 space per 500 sq.m (min. 2 spaces)

130. The Transport Statement states (at para 5.11) that *“Each individual unit will be provided with a dedicated cycle parking area. A locker room will be provided in each unit to allow for staff/visitors to change into and out of cyclist equipment. The locker room will be large enough to store cyclist equipment”*. Cycle parking is proposed to be provided internally within each unit and further details in this respect can be secured through a condition.

Public transport and cycle & pedestrian accessibility

131. The Transport Statement sets out that a number of bus routes serve the site, including bus services 28, 34 and 35, that the closest bus stops to the site are on Goldsworth Road immediately to the west and therefore future employees and visitors would be able to access the site via bus. Woking railway station is situated within Woking Town

22 FEBRUARY 2024 PLANNING COMMITTEE

Centre approximately 1 kilometre to the east of the site and accessed via pedestrian footways.

132. The Transport Statement acknowledges the site is outside of what can be conceived as a reasonable walking distance to Woking railway station although local bus services run directly between the site and Woking Town Centre. As such, the site is therefore well served by Woking railway station as part of linked trips with local bus services for future employees and visitors of the proposed development.
133. There are high quality pedestrian facilities within the vicinity of the site and cycle routes within the local area provide good connections to facilities and amenities that are located throughout Woking Town Centre and the surrounding area.

Trip generation & impact

134. The Transport Statement identifies (at para 4.3) that *“The existing industrial floorspace is 2706.26 sqm GIA. The proposed scheme is similar in scale to the current site, so little or no net increase in floor space under the proposals. The proposed site has a floorspace of 2754 sqm GIA.”*
135. The Transport Statement uses TRICS (Trip Rate Information Computer System) data to determine the total number of vehicle trips the existing site likely generates, stating that the existing use as an ‘Industrial Estate’ (the use of the existing units accessed from Goldsworth Road falls under Use Classes B2, B8 and E(g), these being grouped together as ‘Industrial Estate’ within the TRICS database) could reasonably be expected to generate is in the order of 116 total two-way vehicle trips from/to Goldsworth Road over the course of a typical weekday and that the existing use as ‘General Industrial’ (the use of the existing units accessed from Mabel Street as vehicle repair garages falls within Use Class B2 ‘General industrial’) could reasonably be expected to generate is in the order of 22 total two-way vehicle trips over the course of a typical weekday via the Mabel Street access. Whilst one of the existing units accessed from Mabel Street appears to be presently vacant, and appears to have been vacant for some time, the planning position is that use of this vacant unit could recommence at any time and therefore the existing ‘baseline’ scenario must include that unit being within active use.
136. The Transport Statement, using TRICS, states that the proposed development could reasonably be expected to generate in the order of 143 total two-way vehicle trips from/to Goldsworth Road over the course of a typical weekday and that the proposed development could reasonably be expected to generate in the order of 24 total two way vehicle trips via the Mabel Street access over the course of a typical weekday. The following table summarises the preceding:

Trip Generation from/to	Existing Trips	Proposed Trips	Net Trips
Goldsworth Road	116	143	+27
Mabel Street	22	24	+2
Total	138	167	+29

137. As such, the proposed development is expected to generate 29 more vehicle trips spread over the course of a typical weekday when compared against the sites extant use, only two additional vehicle trips via Mabel Street (across a typical weekday) are expected to be generated when compared against the extant use. The Transport

22 FEBRUARY 2024 PLANNING COMMITTEE

Statement also advises that the Class B8 use has been removed from units 11 and 12 which are accessed off Mabel Street to address residents' concerns over heavy good vehicles access to the site from Mabel Street which is common for B8 users.

138. The Transport Statement therefore concludes that the traffic impact of the proposed development is therefore projected to result in a minimal and insignificant traffic impact on the adjoining highway in terms of traffic capacity, safety, and neighbouring amenity and that it has not been deemed necessary to carry out any further detailed traffic impact assessment or junction capacity testing.

Servicing

139. Servicing of the proposed units will comprise refuse collection as well as site specific deliveries.
140. The Transport Statement includes swept path analyses which demonstrate that the largest of goods vehicles (16.5 metre articulated lorry), and a 7.5 tonne panel van, can access and egress the site in forward gears. A swept path analysis has also been submitted to demonstrate that a refuse vehicle can access and exit the site in forward gear from Goldsworth Road, refuse collection for Units 11 and 12 will take place from the kerbside as per the existing arrangement on Mabel Street.
141. The proposed development has been considered by the County Highway Authority (Surrey County Council) who, having assessed the application on safety, capacity and policy grounds, raises no objection subject to conditions to secure: (i) space laid out within the site for vehicles to park and turn, (ii) the proposed access to Mabel Street is modified and provided with pedestrian visibility zones and adequate pedestrian crossing facilities with tactile paving either side of the access (iii) provision for bicycle parking and cyclist changing/shower facilities and facilities for cyclists to store cyclist equipment. The CHA has stated that they consider the level of parking provision for the proposed development to be acceptable.

Mabel Street access

142. The application has been supported by a Feasibility Report in relation to the proposed Mabel Street access alterations. The report identifies that the two existing Mabel Street vehicular accesses give access to Woking Community Transport's existing bus repair garage (marked as Site Access 2), and to a car repair garage located to the north of the bus repair garage (marked as Site Access 1). The applicant proposes that the kerb line and footway will be reinstated at Site Access 2 (because this access will become redundant) and that Site Access 1 will be modified to provide a single access point from Mabel Street to serve Units 11 and 12 of the proposed development.
143. The applicant proposes to extend the footway on the corner of Mabel Street to achieve a 2m wide footway between the telegraph pole and the carriageway. A plan has been submitted which demonstrates that the narrowest width in the carriageway (after footway widening) would be 5.4m and a swept path analysis demonstrates that two cars will remain able to safely pass each other around this corner. Tactile paving would be installed on the footway where the modified vehicular access would cross the footway. The County highway Authority have been consulted and raised no objections to the work to Mabel Street. These works would need to be brought forward through a S278 agreement between the applicant and the County Highway Authority. The extension of the footway around this corner of Mabel Street would improve the safety of pedestrians because the current layout of the Mabel Street access pushes pedestrians onto the carriageway.

22 FEBRUARY 2024 PLANNING COMMITTEE

144. Whilst it is acknowledged that numerous letters of representation raise concern in respect of the impact of increased traffic on Mabel Street, in the absence of objection being raised by the County Highway Authority on highway safety, capacity and policy grounds, any such potential refusal on this basis would not be robust and would very likely not be defensible.
145. Overall therefore, subject to recommended conditions, the impact upon highways and parking is acceptable and the proposed development complies with Policy CS18 of the Woking Core Strategy (2012), Policy DM16 of the DM Policies DPD (2016), SPD Parking Standards (2018) and the provisions of the National Planning Policy Framework (NPPF).

Arboriculture

146. Policy CS21 of the Woking Core Strategy (2012) states, inter alia, that "*Proposals for new development should...incorporate landscaping to enhance the setting of the development, including the retention of any trees of amenity value, and other significant landscape features of merit, and provide for suitable boundary treatment/s*". Policy CS24 of the Woking Core Strategy (2012) states that development will be expected to, inter alia, "*Protect and encourage the planting of new trees where it is relevant to do so*".
147. Policy DM2 of the DM Policies DPD (2016) states that "*Trees, hedgerows and other vegetation of amenity and/or environmental significance or which form part of the intrinsic character of an area must be considered holistically as part of the landscaping treatment of new development. When considering development proposals, the Council will...require landscape proposals for new development to retain existing trees and other important landscape features where practicable...require any trees which are to be retained to be adequately protected to avoid damage during construction...require adequate space to be provided between any trees to be retained and the proposed development (including impervious surfaces)*".
148. Paragraph 136 of the NPPF states that "*Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change...that [developments should ensure that] appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible*".
149. The application has been submitted with an arboricultural report and arboricultural impact assessment, and a tree constraints and tree protection plan. There are trees adjacent to the application site which make a positive visual contribution to the appearance of the local area more generally and particularly to the Basingstoke Canal Conservation Area / Corridor / Urban Open Space to the north.
150. The submitted arboricultural report states that it is proposed for two trees (T15 and T16) within the G21 group area to the north of the site to be removed due to their poor condition and hazard they represent. All other trees within the canal corridor would be retained. It is not anticipated that the proposed development will increase pressure for future tree pruning or removal as a result of overshadowing.
151. Whilst there would be incursions into some Root Protection Areas (RPAs), due to the footprints of the proposed buildings and the hardstanding of parking bays, these incursions would be small (up to around 10% of RPA) or would be no greater than existing incursions. Where RPA incursions would take place, this would be achieved

22 FEBRUARY 2024 PLANNING COMMITTEE

either be through a no-dig solution, hand-digging or no further incursion than already exists.

152. The Council's Arboricultural Officer has been consulted and raised no objection subject to the submission of a method statement and tree protection plan that considered demolition.
153. Subject to a condition to secure the submission and approval of additional information and ensure compliance with the submitted information, the proposal is considered to have an acceptable impact on trees.

Biodiversity and protected species

154. The NPPF states that "*planning...decisions should contribute to and enhance the natural and local environment by... minimising impacts on and providing net gains for biodiversity*" (paragraph 180). Circular 06/05 - Biodiversity and Geological Conservation provides further guidance in respect of statutory obligations for biodiversity and geological conservation and their impact within the planning system and requires the impact of a development on protected species to be established before planning permission is granted. These provisions are reflected within Policy CS7 of the Woking Core Strategy (2012). Paragraph 186 of the NPPF sets out the principles that local planning authorities should apply when determining planning applications.
155. The application has been submitted with a Preliminary Ecological Assessment which identifies that the nearest Site of Nature Conservation Importance (SNCI) is the Basingstoke Canal, directly to the north of the site, which is recognised for its aquatic plants and invertebrates including nationally rare species.
156. Surrey Wildlife Trust have been consulted and advised that the Preliminary Ecological Assessment states '*If the works have not been undertaken within eighteen months of the surveys outlined in this report, the risk of impact to bats should be re-assessed. Given the location of the site and its surrounding habitats, the risk of impact on other species would only need to be re-assessed if the proposed development plan was altered such that changes to habitats would be expected occur in the vicinity of the site*'. As the consultation is within the 18 month period the comments from planning application PLAN/2023/0440 can be referred to.

Bats

157. The Preliminary Ecological Assessment considers there to be a negligible likelihood of bat roosts being present within all existing buildings. The Preliminary Ecological Assessment also identifies that the small area of grassland and individual trees and shrubs to the south of the site (on the verge) were considered to provide negligible value to foraging bats and as such the risk to foraging and commuting bats in this area was considered negligible.
158. The Preliminary Ecological Assessment identifies that significantly increased lighting could render the trees less attractive for roosting bats and thereby risk disturbing bats or obstructing bat roosts. A condition is recommended to secure the submission and approval of permanent external lighting prior to installation.

Nesting birds

159. The Preliminary Ecological Assessment identifies that trees adjacent to site's northern

22 FEBRUARY 2024 PLANNING COMMITTEE

and eastern boundaries, and the two trees and several shrubs at the southern boundary of the site, were considered suitable for common nesting birds and therefore that the removal of or cutting back of trees and shrubs or dense scrub, if undertaken between March and end August (i.e., during the bird nesting season) would pose a high risk of harm to likely no more than low numbers of nesting birds on the site.

160. A condition is recommended to ensure that works on site are carried out in line with the following methods of working / impact avoidance precautions as set out within the submitted Preliminary Ecological Assessment and that the removal of trees must be completed under a 'soft fell' precautionary approach.
161. The Preliminary Ecological Assessment also considers that no further surveys were considered necessary for other species as their likelihood of occurring and being impacted by the proposed development was considered to be negligible.
162. Surrey Wildlife Trust comments on planning application PLAN/2023/0440 stated *"Despite the presence of crevices on all the buildings, in their professional opinion, Adonis Ecology has concluded that these buildings have negligible suitability to support a bat roost. If the application is granted by the LPA, then we would advise that they require the Applicant to proceed under a precautionary method. We would advise that if evidence of a bat roost is found, then works cease and an ecologist is contacted for advice on how to proceed. We would advise that the recommendations for trees with low suitability to support bat roosts provided in the Preliminary Ecological Assessment are followed if the application is granted"*.
163. The Preliminary Ecological Assessment includes outline recommendations for ecological enhancements (at section 5.3), which include planting recommendations and bat and bird box provision and states (at para 6.1.1) that *"with the biodiversity enhancements undertaken, there would be an increase in biodiversity that would be significant at the site level"*. A Landscape Strategy has been submitted with the application.
164. Under planning application PLAN/2023/0440 Surrey Wildlife Trust advised that if the application is granted, the applicant should be required to submit an Ecological Enhancement Plan (EMP). However, given the very modest existing planting and soft landscaping which is present within the application site, combined with the fact that limited planting and soft landscaping is proposed within the proposed site, it is not considered to meet the 'six tests' for planning conditions (NPPF, para 56) to require an Ecological Enhancement Plan (EMP) *per se* in this case although a condition is recommended to secure that measures for the enhancement of biodiversity on the site be submitted, and thereafter implemented.
165. Overall, subject to recommended conditions and informatives, the impact on biodiversity and protected species is acceptable and accords with Policy CS7 of the Woking Core Strategy (2012), Circular 06/05 - Biodiversity and Geological Conservation and the provisions of the National planning Policy Framework (NPPF).

Flooding and water management

166. Policy CS9 of the Woking Core Strategy (2012) states that *"The Council will determine planning applications in accordance with the guidance contained within the NPPF. The SFRA will inform the application of the Sequential and Exceptional Test set out in the NPPF"*. Policy CS9 also states that *"The Council expects development to be in Flood Zone 1 as defined in the SFRA"*. Paragraph 165 of the NPPF states that *"Inappropriate development in areas at risk of flooding should be avoided by directing development*

22 FEBRUARY 2024 PLANNING COMMITTEE

away from areas at highest risk (whether existing or future)”.

167. A Flood Risk Assessment & Surface Water Drainage Strategy report has been submitted with the planning application which identifies that the site is in Flood Zone 1 and therefore no fluvial flooding issues, but there is a risk of surface water flooding within the application site.
168. The Flood Risk Assessment & Surface Water Drainage Strategy states *that ‘the natural flow paths through the site will be maintained as the new buildings will be located in the positions of the existing ones’ and that ‘All buildings are proposed to be located outside of areas at a high risk of surface water flooding and therefore not displacing flood water, negating the requirement for flood compensation.’*
169. The Flood Risk Assessment & Surface Water Drainage Strategy also sets out that, based on a review of the topographic survey and lidar data, the surface water flood extent appears to follow the 28.50m AOD contour and therefore, the finished floor levels (FFL) of the buildings will be set at least 300mm above the modelled surface water flood level, meaning the minimum FFL will be 28.80m AOD.
170. The Flood Risk Assessment & Surface Water Drainage Strategy provides a flood risk summary table (at Tables 4.1 and 6.1) which is replicated below:

Flood Mechanism	Source	Flood Risk to the Development	Mitigation Required?
Fluvial	N/A	Low	No
Tidal	N/A	Low	No
Groundwater	Underlying geology and groundwater levels	Medium	No basement development proposed and FFL's to be set no lower than existing ground levels.
Surface Water / Overland Flow	Runoff from surrounding elevated land	Low-High	Natural flow paths to be maintained, no buildings proposed in high risk area, preventing displacement of flood water & FFL's set at least 300mm above modelled flood depth.
Infrastructure failure	Surface water systems and Water mains	Low	No
Reservoir Flooding	Local Reservoirs	Low	No

171. With regards to surface water disposal it is proposed to continue to discharge the surface water runoff from the site to the existing Thames Water public surface water sewer at greenfield run-off rates.
172. The proposed SuDS features will reduce the rate of surface water discharge into the

22 FEBRUARY 2024 PLANNING COMMITTEE

Thames Water network by providing on-site storage during heavy rainfall events, reducing the risk of surface water flooding. A petrol interceptor is also proposed to remove oil or hydrocarbons before the water is discharged from the site.

173. The Flood Risk Assessment & Surface Water Drainage Strategy sets out that the proposed SuDS features will ensure that surface water run-off from the proposed development would be contained on-site for up to and including the worst case 1 in 100 year storm event, plus an additional 45% increase in peak rainfall intensity for climate change.
174. Thames Water have confirmed (to the applicant, this letter is on the application case file) that their surface water network has sufficient capacity to accommodate the surface water from the proposed development.
175. Whilst the Council's Strategic Flood Risk Assessment (SFRA) (November 2015) identifies parts of the site to be at risk of surface water flooding the site is designated as an Employment Area within the Development Plan. The proposed development would re-provide employment floorspace within the site and would not introduce higher vulnerability uses (i.e., such as residential uses), retaining the existing 'less vulnerable' commercial/industrial uses on the site. For these combined reasons, it is not considered necessary to apply the sequential test (due to surface water flood risk) in this instance. In addition, as set out within the FRA, the natural (surface water) flow paths would be maintained, no buildings are proposed in the high risk (surface water) area and FFL's are to be set at least 300mm above modelled (surface water) flood depth.
176. The Lead Local Flood Authority (LLFA) (Surrey County Council) have reviewed the surface water drainage strategy for the proposed development and raised no objection subject to conditions requiring the submission and approval of a surface water drainage scheme and a verification report.
177. Thames Water have commented that if the developer follows the sequential approach to the disposal of surface water (which the submitted sustainable drainage proposal does) they would have no objection. Thames Water have advised that, with regard to waste water network and sewage treatment works infrastructure capacity, they do not have any objection.
178. Thames Water have also commented that the proposed development is located within 20m of a Thames Water Sewage Pumping Station (Officer Note: this falls within the existing site between Units 5 and 6) and that given the nature of the function of the pumping station and the close proximity of the proposed development to the pumping station Thames Water consider that any occupied premises should be located at least 20m away from the pumping station. Thames Water comment that the amenity of those that will occupy the new development must be a consideration in determining the application and that given the close proximity of the proposed development to the pumping station Thames Water consider that it is likely that amenity will be impacted and therefore object.
179. Whilst the preceding comments from Thames Water are noted the proposed development would provide industrial/commercial units within Use Classes E(g), B2 and B8. The proposed development would provide no residential accommodation and the industrial/commercial floorspace provided within the site would not be particularly vulnerable to periodic impacts from the pumping station in the form of odour, light, vibration and/or noise (as would new residential accommodation for example). Furthermore, Units 4, 5, and 6 which would be closest to the pumping station, which is

to be retained as existing would be no closer to the pumping station than the existing buildings on the site which are to be demolished. Moreover, the new buildings would have a facade construction which would achieve a minimum of the 30 dB Rw criterion, as specified within the Acoustic Assessment Report. Whilst this facade construction is principally for the containment of internally generated noise it would also have some benefit in reducing the impact of externally generated noise (i.e., such as that from the pumping station) within the proposed buildings. For these combined reasons the objection of Thames Water in this respect is considered without sufficient reasoned justification.

180. Overall, subject to recommended conditions, the impact upon flooding and water management is acceptable and complies with Policy CS9 of the Woking Core Strategy (2012), the SFRA (November 2015), the NPPF, the PPG and the Non-Statutory Technical Standards for sustainable drainage systems.

Archaeology (below-ground heritage)

181. Section 16 of the NPPF places the conservation of archaeological interest as a material planning consideration. Paragraph 200 of the NPPF states that *“Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation”*.
182. Policy CS20 of the Woking Core Strategy (2012) states that *“On all development sites over 0.4 hectares an archaeological evaluation and investigation will be necessary if, in the opinion of the County Archaeologist, an archaeological assessment demonstrates that the site has archaeological potential.”*
183. Whilst the site does not fall within an Area of High Archaeological Potential (AHAP) the site area exceeds 0.4 hectares. An archaeological desk-based assessment report has been submitted with the application and assesses the archaeological potential of the site and the likely impact of the proposed development on archaeological remains. The principal conclusions of the assessment are that the Historic Environment Record (HER) shows a limited number of archaeological discoveries from within the 1km search radius, suggesting the archaeological potential for the site is low, or perhaps more accurately in view of the very limited amount of archaeological work that has occurred in the area, uncertain. The assessment identifies that the underlying sandy geology is likely to have a bearing on the presence of archaeological remains, with Mesolithic and Bronze Age material being most likely, whilst the presence of the Basingstoke Canal could be a factor in the presence of medieval and post medieval remains.
184. The County Archaeological Officer comments that the submitted desk-based assessment report is of good quality, and assesses all resources reasonably available, but draws conclusions that whilst the site may have had archaeological potential, this potential will have been significantly reduced by past development impacts, to the point where any archaeological remains that have survived will be of negligible significance. The County Archaeological Officer further comments that no evidence has, at this time, been submitted to indicate that the past development impacts are indeed as deep as has been assumed by the assessment and it is therefore reasonable to undertake a scheme of limited test pitting to demonstrate past depths of impacts across the site to confirm the assertions made by the desk-based assessment that supports this application.

22 FEBRUARY 2024 PLANNING COMMITTEE

185. The County Archaeological Officer raises no objection subject to a condition to secure the submission and approval of an implementation of a programme of archaeological work, to be conducted in accordance with a written scheme of investigation.
186. Overall, subject to recommended condition, the proposed development complies with Policy CS20 of the Woking Core Strategy (2012), Policy DM20 of the DM Policies DPD (2016) and the relevant provisions of the NPPF in respect of archaeology.

Contamination

187. Paragraph 180 of the NPPF states that "*planning...decisions should contribute to and enhance the natural and local environment by remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate*". Paragraph 189 of the NPPF states that "*planning...decisions should ensure that: a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination...after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and...adequate site investigation information, prepared by a competent person, is available to inform these assessments.*" Paragraph 190 of the NPPF states that "*Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.*"
188. Policy DM8 of the DM Policies DPD (2016) states that "*Adequate site investigation information should be provided with development proposals, including the site's history, potential contamination sources, pathways and receptors, and where appropriate, physical investigation, chemical testing, and a risk assessment to cover ground gas and groundwater.*"
189. The application has been submitted with an Environmental Desk Study and Preliminary Risk Assessment. The report identifies that the site and some of the adjoining land to the east appears to have seen commercial and/or industrial use spanning a period of at least 60 years, prior to which the site was largely undeveloped and that currently there are a number of vehicle repair facilities on the site along with other light engineering works.
190. The Council's Contaminated Land Officer has reviewed the submitted report and raised no objection subject to conditions to secure investigation and risk assessment, remediation method statement, remediation validation report, unexpected ground contamination and evidence that the buildings were built post 2000 or the submission of an asbestos survey.
191. Overall, subject to recommended conditions, the proposed development complies with Policy DM8 of the DM Policies DPD (2016) and the relevant provisions of the National Planning Policy Framework (NPPF) in respect of land contamination.

Sustainable construction

192. The Council has adopted BREEAM (Building Research Establishment Environmental Assessment Method) standards in Policy CS22 of the Woking Core Strategy (2012) in order to deliver more sustainable non-residential development across the Borough:

22 FEBRUARY 2024 PLANNING COMMITTEE

“New non-residential development of over 1,000 sq,m or more (gross) floorspace is required to comply with the BREEAM very good standards (or any future national equivalent).”

193. To encourage renewable and low carbon energy generation in the Borough, Policy CS23 of the Woking Core Strategy (2012) sets out the following:

“Applicants should take appropriate steps to mitigate any adverse impacts of proposed development through careful consideration of location, scale, design and other measures. All reasonable steps to minimise noise impacts should be taken”.

“Applicants should provide sound evidence of the availability of the resource which will be harnessed or the fuel to be used, including details of the adequacy of transport networks where applicable and detailed studies to assess potential impacts such as noise nuisance, flood risk, shadow flicker and interference with telecommunications”.

194. The application has been submitted with a sustainable construction statement which sets out (at para 5.2) that *“the proposal has undergone BREEAM pre-assessment exercises to assess the potential BREEAM score and rating for the proposed 12 industrial units...The pre-assessment is based upon the BREEAM New Construction 2018 Shell Only non-domestic methodology (SD5078:3.0-2018) with the appropriate measures applied under the BREEAM ‘Industrial, Shell Only’ methodology. This represents the most appropriate and most recent methodology for the development...The credits targeted result in a potential score of 61.60%, equivalent to a BREEAM ‘Very Good’ rating.”*
195. The sustainable construction statement sets out that new fabric elements (i.e., external walls, roofs, glazing, doors etc.) will reduce emissions and energy demand and that the renewable and/or low carbon technologies considered to be most feasible for the proposed development, and subject to further detailed review (and tenant requirements/ fit out specification), are Air Source Heat Pump (ASHP) and Solar Photovoltaic (PV) systems.
196. The application has also been submitted with a BREEAM New Construction 2018 Pre-Assessment Report which states that *“the proposed development could provisionally achieve a maximum BREEAM ‘Very Good’ rating of 61.60% (all reasonable measures targeted). This ensures an adequate sustainability rating and maximum improvement in energy efficiency is achieved, which reflects the proposed building type and function”.* It should be noted that BREEAM ‘Very Good’ standard is awarded where the overall BREEAM score/rating is between 55% - 69%. Whilst the stated 61.60% BREEAM score/rating is provisional, and stated to be a maximum, at this pre-construction phase, the evidence suggests that achieving a (lower) BREEAM score/rating of 55% is realistic, which would result in a BREEAM ‘Very Good’ score/rating, in line with the requirement of Policy CS22 of the Woking Core Strategy (2012). Recommended condition 31 refers in respect of BREEAM.

Community Infrastructure Levy (CIL)

197. The proposed development would not be Community Infrastructure Levy (CIL) liable because it would contain no residential or retail floorspace.

CONCLUSION

198. In conclusion, the proposed development would safeguard an existing designated Employment Area for B Class uses whilst achieving the redevelopment of outmoded

22 FEBRUARY 2024 PLANNING COMMITTEE

employment floorspace to cater for modern business needs, thus improving the quality of the commercial/industrial employment floorspace which is available within the Borough and helping Woking's economy to grow. The proposed development would help to meet a requirement for industrial/warehousing space (which would also be appropriate for potential high technology manufacturing) and would support small and medium sized enterprise (SME) formation and development by providing a range of unit sizes. The proposed development would therefore comply with Policy CS15 of the Woking Core Strategy (2012) and the provisions of the National Planning Policy Framework (NPPF).

199. Taking into account the appearance of the existing site, as well as the protection afforded to it (as a designated Employment Area) by Policy CS15 of the Woking Core Strategy (2012), the proposed development is considered to be a visually and spatially acceptable form of development which would have an acceptable impact on the character, grain and pattern of development within the area. Furthermore, the proposed development would preserve the setting of the adjacent Basingstoke Canal Conservation Area, and thus would not harm the significance of that Conservation Area, it would conserve the landscape, heritage, ecological character, setting and enjoyment of the Basingstoke Canal and would not result in the loss of important views in the vicinity of the canal. Considering the 'baseline' for assessment which is formed by the existing site the proposed development would avoid significant harmful neighbouring amenity impacts and, subject to recommended conditions, would not give rise to unacceptable levels of noise pollution and would avoid significant harm to the environment and general amenity, resulting from noise.
200. Subject to recommended conditions, the impacts in respect of highways and parking, arboriculture, biodiversity and protected species, flooding and water management, archaeology, contamination and sustainable construction are acceptable. The application therefore complies with relevant Development Plan policies, and other material considerations, and is therefore recommended for approval subject to recommended conditions.

BACKGROUND PAPERS

1. Site visit photographs
2. Consultation responses
3. Representations
4. Site Notices

RECOMMENDATION

Grant planning permission subject to the following conditions:

RECOMMENDATION

Grant planning permission subject to the following conditions:

01. The development hereby permitted must be commenced not later than three years from the date of this permission.

Reason: To accord with the provisions of Section 91 (1) of The Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

22 FEBRUARY 2024 PLANNING COMMITTEE

02. The development hereby permitted must be carried out only in accordance with the approved plans and documents listed below, unless where required or allowed by other conditions attached to this planning permission:

22045-HNW-ZZ-ZZ-DR-A-1000 Rev P02 (Location Plan), dated 21/04/23 (rec'd by LPA 01.11.2023)

22045-HNW-ZZ-ZZ-DR-A-2100 Rev P08 (Site Plan As Proposed), dated 17/08/23 (rec'd by LPA 01.11.2023)

22045-HNW-ZZ-ZZ-DR-A-2101 Rev P01 (Roof Site Plan As Proposed), dated 21/04/23 (rec'd by LPA 01.11.2023)

22045-HNW-ZZ-ZZ-DR-A-2140 Rev P01 (Site plan as proposed, Use Classes), dated 21/04/23 (rec'd by LPA 19.10.2023)

22045-HNW-ZZ-ZZ-DR-A-2200 Rev P02 (Proposed Floor Plans Units 1 to 5), dated 21/04/23 (rec'd by LPA 01.11.2023)

22045-HNW-ZZ-ZZ-DR-A-2201 Rev P02 (Proposed Floor Plans Units 6 to 12), dated 21/04/23 (rec'd by LPA 01.11.2023)

22045-HNW-ZZ-ZZ-DR-A-2300 Rev P04 (Proposed Elevations Units 1 to 4), dated 17/08/23 (rec'd by LPA 01.11.2023)

22045-HNW-ZZ-ZZ-DR-A-2301 Rev P04 (Proposed Elevations Units 5 to 10), dated 07/08/23 (rec'd by LPA 01.11.2023)

22045-HNW-ZZ-ZZ-DR-A-2302 Rev P02 (Proposed Elevations Units 11-12), dated 21/04/23 (rec'd by LPA 01.11.2023)

22045-HNW-ZZ-ZZ-DR-A-2305 Rev P03 (Proposed and Existing Street Scenes), dated 17/08/23 (rec'd by LPA 01.11.2023)

22045-HNW-ZZ-ZZ-DR-A-2306 Rev P01 (Proposed and Existing Street Scenes 2), dated 17/07/23 (rec'd by LPA 01.11.2023)

22045-HNW-ZZ-ZZ-DR-A-2310 Rev P03 (Typical Sections), dated 17/08/23 (rec'd by LPA 01.11.2023)

22045-HNW-ZZ-ZZ-DR-A-2900 Rev P03 (Landscape Strategy As Proposed), dated 17/08/23 (rec'd by LPA 01.11.2023)

Flood Risk Assessment & Surface Water Drainage Strategy, prepared by Mayer Brown Limited, dated May 2023.

Reason: For the avoidance of doubt and in the interests of proper planning.

Levels

03. ++ Notwithstanding any information shown on the approved plans listed within condition 02 of this notice no development must take place pursuant to this planning permission (with the exception of site preparation works and the demolition of existing building(s) down to ground level) until full details of the finished floor levels, above ordnance datum, of the ground floor(s) of the proposed building(s), and of the finished ground levels of

22 FEBRUARY 2024 PLANNING COMMITTEE

hard and soft landscaped areas within the site, all in relation to existing ground levels within the site, have been submitted to and approved in writing by the Local Planning Authority. The development must thereafter be carried out in accordance with the approved finished levels.

Reason: In the interests of the visual amenities of the site and surrounding area in accordance with Policy CS21 of the Woking Core Strategy (2012), SPD Design (2015) and the National Planning Policy Framework (NPPF). This condition is required to be addressed prior to commencement (other than site preparation works and demolition) in order that the ability to discharge its requirement is not prejudiced by the carrying out of building works or other operations on the site.

Materials

04. ++ Notwithstanding the details submitted with the application (including any shown and/or annotated on the approved plans listed within condition 02 of this notice) prior to the application/installation of external materials/finishes to a building hereby permitted, full details of all external facing materials of that building must first be submitted to and approved in writing by the Local Planning Authority. The submitted details must include details of all facing / cladding materials / panels (including timber and timber effect panels), roof covering materials, downpipes/gutters/verges (including colour and material) and RAL colour(s) and material for window(s), loading doors and personnel door frames.

The submitted details must generally accord with the type and quality of materials indicated within the application. The building(s) must thereafter be carried out and permanently maintained in accordance with the approved details unless the Local Planning Authority first agrees in writing to any variation.

Reason: To ensure the development respects and makes a positive contribution to the street scenes and the character of the area in which it is situated in accordance with Policy CS21 of the Woking Core Strategy (2012), SPD Design (2015) and the National Planning Policy Framework (NPPF).

Use(s) & Mezzanine floors

05. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (and/or any Order(s) revoking and/or re-enacting or amending that Order with or without modification(s)), the following units hereby permitted must not be used other than for the following purposes as defined within The Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification(s)) with any change between the uses permitted within Units 1, 2, 3, 4, 6, 7, 8, 9, 10 (inclusive) for up to 10 years following first occupation of any relevant unit:

Units 5, 11 and 12 (inclusive):

- For purposes falling within Class E(g) only of Schedule 2 to the Town and Country Planning (Use Classes) Order 1987 (as amended) and for no other purpose (including any other purpose(s) within Class E of Schedule 2 to the Town and Country Planning (Use Classes) Order 1987 (as amended) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification(s) and for no other purpose(s) whatsoever

22 FEBRUARY 2024 PLANNING COMMITTEE

without express planning permission from the Local Planning Authority first being obtained.

Units 1, 2, 3, 4, 6 & 10 (inclusive):

- For purposes falling within Class E(g) only of Schedule 2 to the Town and Country Planning (Use Classes) Order 1987 (as amended) and for no other purpose (including any other purpose(s) in Class E of Schedule 2 to the Town and Country Planning (Use Classes) Order 1987 (as amended) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification(s) or;
- For purposes falling within Class B8 of Schedule 2 to the Town and Country Planning (Use Classes) Order 1987 (as amended) and for no other purpose(s) whatsoever without express planning permission from the Local Planning Authority first being obtained.

Units 7, 8 & 9 (inclusive):

- For purposes falling within Class E(g) only of Schedule 2 to the Town and Country Planning (Use Classes) Order 1987 (as amended) and for no other purpose (including any other purpose(s) in Class E of Schedule 2 to the Town and Country Planning (Use Classes) Order 1987 (as amended) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification(s) or;
- For purposes falling within Class B8 of Schedule 2 to the Town and Country Planning (Use Classes) Order 1987 (as amended) or;
- For the purpose falling within Class B2 (motor vehicle repair) only of Schedule 2 to the Town and Country Planning (Use Classes) Order 1987 (as amended) and for no other purpose (including any other purpose(s) in Class B2 of Schedule 2 to the Town and Country Planning (Use Classes) Order 1987 (as amended) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification(s)

and for no other purpose(s) whatsoever without express planning permission from the Local Planning Authority first being obtained.

Furthermore, the uses hereby permitted must occur only within the buildings hereby permitted and must not take place externally to the buildings.

Reason: To protect the status of the site as an Employment Area (designated by the Development Plan) and to protect the amenity of the surrounding area in respect of noise and disturbance, vehicle movements and highway impacts and parking provision in accordance with Policy CS21 of the Woking Core Strategy (2012), Policy DM7 of the Development Management Policies DPD (2016), SPD Parking Standards (2018) and the National Planning Policy Framework (NPPF).

06. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (and/or any equivalent Order(s), replacing, amending and/or re-enacting that Order(s) with or without modification(s)) no additional floors, including mezzanine floors, other than as shown and detailed on the approved plans listed within condition 02 of this notice shall be erected within any of the twelve units hereby permitted.

Reason: To avoid potential over-intensification of use of the site and subsequent adverse implications for car parking, noise and neighbouring amenity in accordance

22 FEBRUARY 2024 PLANNING COMMITTEE

with Policies CS18 and CS21 of the Woking Core Strategy (2012), Policy DM7 of the Development Management Policies DPD (2016) and the National Planning Policy Framework (NPPF).

Demolition & Construction Method Statement

07. ++ Development pursuant to this planning permission must not commence (including any site preparation and / or demolition works), until a Demolition and Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The Demolition and Construction Method Statement must provide the following details:
- a) the parking of vehicles of site personnel, operatives and visitors;
 - b) loading/unloading and storage of plant and materials;
 - c) the erection and maintenance of security hoarding;
 - d) measures to prevent the deposit of materials on the highway;
 - e) measures to minimise dust levels during demolition and construction;
 - f) hours of demolition and construction work, deliveries and removal of materials as well as measures to minimise noise and vibration levels during demolition and construction works;
 - g) full details of any piling technique(s) to be employed, if relevant;
 - h) location of any temporary buildings and associated generators, compounds, structures and enclosures.

The approved Demolition and Construction Method Statement must be adhered to throughout the site preparation, demolition and construction period of the development hereby permitted.

Reason: To protect the amenity of the area in accordance with Policies CS18 and CS21 of the Woking Core Strategy (2012) and the provisions of the National Planning Policy Framework (NPPF). This condition is required to be addressed prior to commencement in order that the ability to discharge its requirement is not prejudiced by the carrying out of building works or other operations on the site.

Highways

08. The development hereby permitted must not be first opened for trading unless and until space has been laid out within the site in accordance with the approved plans listed within condition 02 of this notice for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the vehicle parking and turning areas must be permanently retained and maintained for their designated purpose(s).

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy CS18 of the Woking Core Strategy (2012), SPD Parking Standards (2018) and the provisions of the National Planning Policy Framework (NPPF).

09. Units 11 and/or 12 of the development hereby permitted must not be first opened for trading unless and until the vehicular access to Mabel Street has been modified and provided with pedestrian visibility zones and adequate pedestrian crossing facilities with tactile paving either side of the access in accordance with the approved plans listed within condition 02 of this decision notice (and with the following plans prepared by Paul Mews Associates Traffic Consultants, both dated 01/August/2023; P2772/TN/1 (Existing and Proposed Footway on Mabel Street) and P2772/TN/2 (Proposed Extension to the

22 FEBRUARY 2024 PLANNING COMMITTEE

Footpath on Mabel Street by 2.0m)). Thereafter the visibility zones must be kept permanently clear of any obstruction over 1.05m high.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy CS18 of the Woking Core Strategy (2012) and the provisions of the National Planning Policy Framework (NPPF).

10. ++ A unit within the development hereby permitted must not be first opened for trading unless and until the following facilities have been provided to that unit in accordance with the following details which must first be submitted to and approved in writing by the Local Planning Authority:

- (a) The secure, covered and lit parking of bicycles (providing a minimum of 2 bicycle spaces to serve each unit hereby permitted);
- (b) Facilities within each unit hereby permitted for cyclists to change into and out of cyclist equipment / shower; and
- (c) Facilities within each unit hereby permitted for cyclists to store cyclist equipment.

Thereafter the approved cycle parking and cyclist facilities must be permanently retained and maintained for the lifetime of that unit.

Reason: To promote modes of travel other than via the private vehicle through ensuring that cycle parking and cyclist equipment is available within the development in accordance with Policy CS18 of the Woking Core Strategy (2012), SPD Parking Standards (2018) and the provisions of the National Planning Policy Framework (NPPF).

Sustainable drainage (SuDS)

11. ++ The development hereby permitted must not commence (including any site clearance, preparation or demolition works) until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDS, National Planning Policy Framework (NPPF) and Ministerial Statement on SuDS. The required drainage details must include:

- a) Evidence that the proposed final solution will effectively manage the 1 in 30 (+35% allowance for climate change) & 1 in 100 (+45% allowance for climate change) storm events during all stages of the development. The final solution must follow the principles set out in the approved drainage strategy (Flood Risk Assessment & Surface Water Drainage Strategy, prepared by Mayer Brown Limited, dated May 2023). Associated discharge rates and storage volumes must be provided using a maximum discharge rate equivalent to the pre-development Greenfield run-off.
- b) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.);
- c) A plan showing exceedance flows (i.e., during rainfall greater than design events or during blockage) and how property on and off site will be protected from increased flood risk;
- d) Details of drainage management responsibilities and maintenance regimes for the drainage system; and

22 FEBRUARY 2024 PLANNING COMMITTEE

- e) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.

Reason: To ensure the design meets the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site in accordance with Policy CS9 of the Woking Core Strategy (2012), National Planning Policy Framework (NPPF) and Ministerial Statement on SuDS. This condition is required to be addressed prior to commencement in order that the ability to discharge its requirement is not prejudiced by the carrying out of building works or other operations on the site.

12. ++ Prior to the first occupation / first use of the development hereby permitted, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority. The drainage verification report must demonstrate that the surface water drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls), and confirm any defects have been rectified.

Reason: To ensure the constructed surface water drainage system meets the national Non-Statutory Technical Standards for SuDS in accordance with Policy CS9 of the Woking Core Strategy (2012), National Planning Policy Framework (NPPF) and Ministerial Statement on SuDS.

Archaeology

13. ++ Development pursuant to this planning permission must not commence (including any site clearance, preparation or demolition works) until the applicant (or their agents or successors in title) has secured the implementation of a programme of archaeological work to be conducted in accordance with an Archaeological Written Scheme of Investigation (AWSI) which must first be submitted to and approved in writing by the Local Planning Authority. For land that is included within the AWSI, no development must take place other than in accordance with the agreed AWSI, the programme and methodology of site investigation and the nomination of a competent person(s) or organisation to undertake the agreed works. The AWSI must accord with the appropriate Historic England guidelines and include:
- (a) a statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works; and
 - (b) a programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material.

The AWSI must be prepared and implemented by a suitably qualified professionally accredited archaeological person(s) or organisation.

Reason: To ensure that the potential for archaeological remains is properly addressed in accordance with Policy CS20 of the Woking Core Strategy (2012), Policy DM20 of the Development Management Policies DPD (2016) and the National Planning Policy Framework (NPPF). This condition is required to be addressed prior to commencement in order that the ability to discharge its requirement is not prejudiced by the carrying out of building works or other operations on the site.

Contamination

14. ++ Prior to the commencement of the development hereby permitted (including any on-site contaminated land site investigations) and in follow-up to the environmental desktop study report a contaminated land site investigation proposal must be submitted to and approved in writing by the Local Planning Authority (including any additional requirements that the Local Planning Authority may specify). The contaminated land site investigation proposal must provide details of the extent and methodologies of sampling, analyses and proposed assessment criteria required to enable the characterisation of the plausible pollutant linkages identified in the preliminary conceptual model. Following approval of the contaminated land site investigation proposal, the Local Planning Authority must be given a minimum of two weeks written prior notice of the commencement of on-site investigation works. The site investigation works must then be undertaken in accordance with the approved details.

Reason: To ensure that a satisfactory strategy is put in place for addressing contaminated land, making the land suitable for the development hereby permitted without resulting in risk to construction workers, future users of the land, occupiers of nearby land and the environment in accordance with Policy DM8 of the Development Management Policies DPD (2016) and the provisions of the National Planning Policy Framework (NPPF). This condition is required to be addressed prior to commencement of development in order that the ability to discharge its requirement is not prejudiced by the carrying out of building works or other operations on the site.

15. ++ Prior to the commencement of the development hereby permitted a contaminated land site investigation and risk assessment, undertaken in accordance with the approved site investigation proposal, that determines the extent and nature of contamination on site and reported in accordance with the current best practice and guidance such as Land Contamination Risk Management (LCRM) and British Standard BS 10175, must be submitted to and approved in writing by the Local Planning Authority (including any additional requirements that the Local Planning Authority may specify). If applicable, ground gas risk assessments must be completed in line with CIRIA C665 guidance.

Reason: To ensure that a satisfactory strategy is put in place for addressing contaminated land, making the land suitable for the development hereby permitted without resulting in risk to construction workers, future users of the land, occupiers of nearby land and the environment in accordance with Policy DM8 of the Development Management Policies DPD (2016) and the provisions of the National Planning Policy Framework (NPPF). This condition is required to be addressed prior to commencement of development in order that the ability to discharge its requirement is not prejudiced by the carrying out of building works or other operations on the site.

16. ++ Prior to the commencement of the development hereby permitted a detailed remediation method statement must be submitted to and approved in writing by the Local Planning Authority (including any additional requirements that the Local Planning Authority may specify). The remediation method statement must detail the extent and method(s) by which the site is to be remediated, to ensure that unacceptable risks are not posed to identified receptors at the site and must detail the information to be included in a validation report. The remediation method statement must also provide information on a suitable discovery strategy to be utilised on site should contamination manifest itself during site works that was not anticipated. The Local Planning Authority must be given a minimum of two weeks written prior notice of the commencement of the remediation works on site. The development must then be undertaken in accordance with the approved details.

22 FEBRUARY 2024 PLANNING COMMITTEE

Reason: To ensure that a satisfactory strategy is put in place for addressing contaminated land, making the land suitable for the development hereby permitted without resulting in risk to construction workers, future users of the land, occupiers of nearby land and the environment in accordance with Policy DM8 of the Development Management Policies DPD (2016) and the provisions of the National Planning Policy Framework (NPPF). This condition is required to be addressed prior to commencement of development in order that the ability to discharge its requirement is not prejudiced by the carrying out of building works or other operations on the site.

17. ++ Prior to the first occupation / first use of the development hereby permitted, a remediation validation report for the site must be submitted to and approved in writing by the Local Planning Authority. The remediation validation report must detail evidence of the remediation, the effectiveness of the remediation carried out and the results of post remediation works, in accordance with the approved remediation method statement and any addenda thereto, so as to enable future interested parties, including regulators, to have a single record of the remediation undertaken at the site. Should specific ground gas mitigation measures be required to be incorporated into the development the testing and verification of such systems must have regard to current best practice and guidance for the design of protective measures for methane and carbon dioxide ground gases for new buildings.

Reason: To ensure that a satisfactory strategy is put in place for addressing contaminated land, making the land suitable for the development hereby permitted without resulting in risk to construction workers, future users of the land, occupiers of nearby land and the environment in accordance with Policy DM8 of the Development Management Policies DPD (2016) and the provisions of the National Planning Policy Framework (NPPF).

18. Contamination not previously identified by the site investigation, but subsequently found to be present at the site must be reported to the Local Planning Authority as soon as is practicable. If deemed necessary development must cease on site until an addendum to the remediation method statement, detailing how the unsuspected contamination is to be dealt with, has been submitted to and approved in writing to the Local Planning Authority (including any additional requirements that the Local Planning Authority may specify). The development must then be undertaken in accordance with the approved details. Should no further contamination be identified then a brief comment to this effect must be submitted to and approved in writing by the Local Planning Authority prior to the first occupation / first use of the development hereby permitted.

Reason: To ensure that a satisfactory strategy is put in place for addressing contaminated land, making the land suitable for the development hereby permitted without resulting in risk to construction workers, future users of the land, occupiers of nearby land and the environment in accordance with Policy DM8 of the Development Management Policies DPD (2016) and the provisions of the National Planning Policy Framework (NPPF).

19. Prior to the commencement of development evidence that the building was built post 2000 or an intrusive pre-demolition asbestos survey in accordance with HSG264 shall be submitted to and approved in writing by the Local Planning Authority. The survey shall be undertaken and a report produced by a suitably qualified person and shall include any recommendations deemed necessary. The development shall then be undertaken in accordance with the approved details. Upon completion of demolition works, the applicant shall provide in writing to the Local Planning Authority suitably detailed confirmation that demolition works were carried out with regard to the

22 FEBRUARY 2024 PLANNING COMMITTEE

aforementioned pre-demolition asbestos survey and recommendations contained therein.

Reason: To order to safeguard the environment, the surrounding areas and prospective occupiers of the site in accordance with Policy DM8 of the Development Management Policies DPD (2016) and the provisions of the National Planning Policy Framework (NPPF).

Hours of use and Noise

20. The use(s) of the twelve units hereby permitted must not operate other than between the following hours:

- 07:00 and 19:00 hours on Mondays to Fridays (inclusive) (excluding Bank and Public Holidays);
- 08:00 and 18:00 hours on Saturdays; and
- 10:00 and 16:00 hours on Sundays, Bank and Public Holidays.

Reason: To safeguard the residential amenities of existing adjoining and nearby residential occupiers in accordance with Policy CS21 of the Woking Core Strategy (2012), Policy DM7 of the Development Management Policies DPD (2016) and the provisions of the National Planning Policy Framework (NPPF).

21. No deliveries must be taken at or dispatched from the site except between the following hours:

- 07:00 and 19:00 hours on Mondays to Fridays (inclusive) (excluding Bank and Public Holidays);
- 08:00 and 18:00 hours on Saturdays; and
- 10:00 and 16:00 hours on Sundays, Bank and Public Holidays.

Reason: To safeguard the residential amenities of existing adjoining and nearby residential occupiers in accordance with Policy CS21 of the Woking Core Strategy (2012), Policy DM7 of the Development Management Policies DPD (2016) and the provisions of the National Planning Policy Framework (NPPF).

22. ++ (a) Prior to the commencement of above ground development (with the exception of site preparation and demolition works) to construct a building hereby permitted details of facade construction for that building must first be submitted to and approved in writing by the Local Planning Authority. The submitted details must confirm that the facade construction for that building will meet the minimum 30 dB Rw criterion specified within the Acoustic Assessment Report, prepared by PC Environmental Ltd (dated 16th March 2023).

(b) Prior to the first use / first occupation of a building hereby permitted a verification report (appended with substantiating evidence), prepared by a suitably qualified and experienced acoustic/noise consultant, demonstrating that the facade construction for that building has achieved the minimum 30 dB Rw criterion specified within the Acoustic Assessment Report, prepared by PC Environmental Ltd (dated 16th March 2023) (for the containment of internally generated noise) must be submitted to and approved in

22 FEBRUARY 2024 PLANNING COMMITTEE

writing by the Local Planning Authority. The building must thereafter be permanently maintained in accordance with the approved details for the lifetime of that building.

Reason: To safeguard the residential amenities of existing adjoining and nearby residential occupiers in accordance with Policy CS21 of the Woking Core Strategy (2012), Policy DM7 of the Development Management Policies PDPD (2016) and the provisions of the National Planning Policy Framework (NPPF). This condition is required to be addressed prior to commencement (other than site preparation works and demolition) in order that the ability to discharge its requirement is not prejudiced by the carrying out of building works or other operations on the site.

23. ++ (a) Prior to first occupation of the development hereby permitted details of the acoustic fence(s) to be installed must first be submitted to and approved in writing by the Local Planning Authority. The submitted details must include:

- plan(s) (at 1:50 scale) showing the position and extent of the acoustic fence; and manufacturers' specification; and
- the selected acoustic fence must be 2.0 metres in height and possess a minimum surface density of 15 kg/m².

(b) Prior to first occupation of the development hereby permitted the approved acoustic fence(s) must be installed in the approved location(s) and to the manufacturers' specification. The acoustic fence(s) must be permanently maintained for the lifetime of the development to ensure no gaps. Where gaps develop in the fence, the affected panels must be replaced within 21 days unless a longer timeframe is otherwise first agreed in writing by the Local Planning Authority.

Reason: To safeguard the residential amenities of existing adjoining and nearby residential occupiers in accordance with Policy CS21 of the Woking Core Strategy (2012), Policy DM7 of the Development Management Policies PDPD (2016) and the provisions of the National Planning Policy Framework (NPPF).

24. ++ Prior to the first use of units 7, 8 and 9 in Class B2 (motor vehicle repair) details of acoustic mitigation along the west boundary of the site adjacent to No.169 Goldsworth Road shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented in full prior to the first occupation of the development and shall be retained in perpetuity thereafter.

Reason: To safeguard the residential amenities of existing adjoining and nearby residential occupiers in accordance with Policy CS21 of the Woking Core Strategy (2012), Policy DM7 of the Development Management Policies PDPD (2016) and the provisions of the National Planning Policy Framework (NPPF).

25. ++ Fixed plant and / or equipment associated with air moving equipment, compressors, generators or plant or similar equipment must not be installed within the development site until full details, including acoustic specifications and measures to attenuate noise and vibration from such plant and / or equipment, have first been submitted to and approved in writing by the Local Planning Authority. Any fixed plant and/or equipment associated with air moving equipment, compressors, generators or plant or similar equipment must thereafter be permanently maintained in accordance with the approved details.

Reason: To safeguard the residential amenities of existing adjoining and nearby residential occupiers in accordance with Policy CS21 of the Woking Core Strategy

22 FEBRUARY 2024 PLANNING COMMITTEE

(2012), Policy DM7 of the Development Management Policies PDPD (2016) and the provisions of the National Planning Policy Framework (NPPF).

26. No panel beating, paint spraying or other uses which give rise to noxious smells or fumes shall take place on the land without the prior written approval of the Local Planning Authority.

Reason: To protect the environment and amenities of the occupants of neighbouring properties in accordance with Policy CS21 of the Woking Core Strategy (2012), Policy DM7 of the Development Management Policies PDPD (2016) and the provisions of the National Planning Policy Framework (NPPF).

27. No above ground development associated with the development hereby permitted shall begin until hereby permitted, a scheme for the installation of equipment to control the emission of fumes and smell from the premises shall be submitted to, and approved in writing by, the Local Planning Authority and the approved scheme shall be fully implemented. All equipment installed as part of the approved scheme shall thereafter be operated and maintained in accordance with the approved details and retained as such thereafter.

Reason: To protect the environment and amenities of the occupants of neighbouring properties and prevent nuisance arising from fumes and smell in accordance with Policy CS21 of the Woking Core Strategy (2012), Policy DM7 of the Development Management Policies PDPD (2016) and the provisions of the National Planning Policy Framework (NPPF).

Trees

28. ++ Notwithstanding the BS5837 Arboricultural Report and Arboricultural Impact Assessment and Tree Constraints Plan and Tree Protection Plan submitted with the application (both prepared by Arbor Cultural Ltd.) development pursuant to this planning permission must not commence (including any site clearance, preparation or demolition works) until a scheme for the protection of the retained trees, in accordance with BS 5837:2012 (or any future equivalent(s)), including a revised Tree Protection Plan(s) (TPP) and an Arboricultural Method Statement (AMS) have been submitted to and approved in writing by the Local Planning Authority. The following specific issues must be addressed within the TPP and AMS:

- a) Details (including a method statement) for the demolition of existing building(s) within the Root Protection Areas of retained trees;
- b) Details and locations of all below ground services / utilities / drainage runs (including SuDS features), demonstrating that they do not encroach within the Root Protection Areas of retained trees;
- c) Details of special engineering of foundations and specialist methods of construction (including a method statement which must include details of the no-dig construction and extent of the areas to be constructed using a no-dig specification where applicable) for building construction within the Root Protection Areas of retained trees;
- d) Details (including a method statement) for the construction and/or replacement of hard surfaces (including parking bays) within the Root Protection Areas of retained trees;
- e) A specification for protective fencing and ground protection (where work access is required) to safeguard retained trees during both demolition and construction phases;

22 FEBRUARY 2024 PLANNING COMMITTEE

- f) Tree protection during demolition and construction indicated on a Tree Protection Plan and demolition and construction activities clearly identified as prohibited in these area(s);
- g) Details of any new and / or replacement boundary treatments within Root Protection Areas of retained trees and methods of installation;
- h) Details of contractor's parking, welfare facilities and storage areas demonstrating that these areas will not be located within the Root Protection Areas of retained trees or, if they will, that adequate ground protection will be provided;
- i) Provision for the convening of a pre-commencement site meeting attended by the developers appointed arboricultural consultant, the site manager/foreman and a representative from the Local Planning Authority to discuss details of the working procedures and agree either the precise position of the approved tree protection measures to be installed or that all tree protection measures have been installed in accordance with the approved tree protection plan;
- j) Provision for arboricultural supervision and inspection(s) by suitably qualified and experienced arboricultural consultant(s) where required, including for works within Root Protection Areas of retained trees; and
- k) Reporting of arboricultural inspection and supervision.

Demolition, site clearance or building operations must not commence until tree and ground protection has been installed in accordance with BS 5837: 2012 (or any future equivalent(s)) and as detailed within the approved TPP and AMS. The development must thereafter only be carried out only in accordance with the approved details, or any variation as may subsequently be first agreed in writing by the Local Planning Authority. All tree protection measures must be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing must be stored or placed in any area fenced in accordance with this condition. Any deviation from the works prescribed or methods agreed will require prior written approval from the Local Planning Authority.

Reason: To ensure the retention and protection of trees in the interests of the visual amenities of the area (including of the adjacent Basingstoke Canal Conservation Area / Corridor) and the appearance of the development in accordance with Policy CS21 of the Woking Core Strategy (2012), Policy DM2 of the Development Management Policies DPD (2016), and the provisions of the National Planning Policy Framework (NPPF). This condition is required to be addressed prior to commencement in order that the Local Planning Authority may be satisfied that the trees to be retained will not be damaged during development works (including site preparation and demolition works).

Ecology / Biodiversity and external lighting

29. Works on the application site pursuant to the planning permission hereby granted must proceed strictly in line with the following methods of working / impact avoidance precautions as set out within the Preliminary Ecological Assessment, prepared by Adonis Ecology (Project Ref: 1722):

- Paragraphs 5.2.1 and 5.2.2 (Potential Bat Roosts in Trees);
- Paragraphs 5.2.3 and 5.2.4 (Nesting Birds);
- Paragraph 5.2.5 (General Precautions); and
- Paragraph 5.3.7 (Expiry of Report).

In addition, the removal of trees must be completed under a 'soft fell' precautionary approach, whereby suitably qualified tree surgeons will cut and lower any substantial limbs to the ground to be left overnight to allow bats (if present) to make their way out.

22 FEBRUARY 2024 PLANNING COMMITTEE

Reason: To prevent animals (including bats and nesting birds) being injured or killed during site works and to comply with Policy CS7 of the Woking Core Strategy (2012), Circular 06/05 Biodiversity and the provisions of the National Planning Policy Framework (NPPF).

30. ++ The overall layout, extent and type of hard and soft landscaping for the development hereby permitted must generally accord with the approved plans listed within condition 02 of this notice. The development hereby permitted must not be first occupied / first brought into use until hard and soft landscaping has been implemented in accordance with details which have first been submitted to and approved in writing by the Local Planning Authority. The submitted details must include:
- a) details of soft planting, grassed/turfed areas, shrubs and herbaceous areas detailing species, sizes and numbers/densities;
 - b) specifications for operations associated with plant establishment and maintenance that are compliant with best practice;
 - c) hard landscaping, including specifications of all ground surface materials, kerbs, edges, steps and any synthetic surfaces; and
 - d) details of vertical climber planting to the east of Unit 5 and west of Unit 1;
 - e) a wayfinding and signage strategy.

All landscaping must be completed/planting must be completed in accordance with the approved details during the first planting season following practical completion of the development hereby permitted or in accordance with a programme otherwise first agreed in writing with the Local Planning Authority. Any new planting which dies, is removed, becomes severely damaged or diseased within five years of planting must be replaced during the following planting season. Unless further specific written permission has first been given by the Local Planning Authority replacement planting must be in accordance with the approved details.

Reason: To ensure a high quality development in accordance with Policy CS21 of the Woking Core Strategy (2012), Policy DM2 of the Development Management Policies DPD (2016), SPD Design (2015) and the provisions of the National Planning Policy Framework (NPPF).

31. ++ The development hereby permitted must not be first occupied / first brought into use until measures for the enhancement of biodiversity on the site have been submitted to and approved in writing by the Local Planning Authority together with a timetable for the implementation of such measures. Biodiversity enhancements must include, albeit not be limited to, the measures set out within Section 5.3 (Biodiversity Enhancement Recommendations) of the Preliminary Ecological Assessment, prepared by Adonis Ecology (Project Ref: 1722).

The measures as are approved must be implemented in full accordance with the agreed details prior to the first occupation / first use of the development hereby permitted and thereafter be permanently retained for the lifetime of the development.

Reason: To ensure that there is a net gain in biodiversity on the site in accordance with Policies CS7 and CS21 of the Woking Core Strategy (2012) and the provisions of the National Planning Policy Framework (NPPF).

32. ++ External lighting must not be installed within the red line of the development hereby permitted (with the exception of any temporary demolition/construction required external lighting) until full details (to include a layout plan with beam orientation and a schedule

22 FEBRUARY 2024 PLANNING COMMITTEE

of equipment in the design (luminaire type, mounting height, aiming angles and luminaire profiles)) and demonstrating compliance with both the recommendations of the Bat Conservation Trusts' document entitled "Bats and Lighting in the UK - Bats and The Built Environment Series" (or any future equivalent) and the recommendations of the Institute of Lighting Professionals Guidance Note GN01/21 for The Reduction of Obtrusive Light (2021) (or any future equivalent) have been submitted to and approved in writing by the Local Planning Authority. The external lighting scheme must thereafter be installed and permanently maintained in accordance with the approved details unless otherwise first agreed in writing by the Local Planning Authority.

External lighting (other than security lighting) within the development hereby permitted must be switched off at the latest 1 hour after the hours of use set out within condition 20 of this planning permission and switched on at the earliest 1 hour before the hours of use set out within condition 20 of this planning permission.

Reason: To protect the general environment, the amenities of the area, the residential amenities of neighbouring and nearby existing properties and the adjacent Canal Corridor habitat for bats and other nocturnal animals. Nocturnal animals, including bats, are sensitive to any increase in artificial lighting of their roosting and foraging places and commuting routes. To accord with Policies CS7 and CS21 of the Woking Core Strategy (2012), the provisions of the National Planning Policy Framework (NPPF) and Circular 06/05 Biodiversity and Geological Conservation.

Bin storage areas

33. The refuse and recycling bin storage areas shown on the approved plans listed within condition 02 of this notice must be provided prior to the first use / first occupation of the development hereby permitted and thereafter made permanently available for the lifetime of the development.

Reason: To ensure the provision of satisfactory facilities for the storage and recycling of refuse and to protect the general amenity of the area in accordance with Policy CS21 of the Woking Core Strategy (2012), SPD Design (2015) and the provisions of the National Planning Policy Framework (NPPF).

BREEAM

34. ++ Prior to the commencement of superstructure works for the development hereby permitted evidence that the development is registered with a BREEAM certification body and a pre-assessment report (or design stage certificate with interim rating if available) demonstrating that the development can achieve not less than BREEAM 'Very Good' in accordance with the relevant BRE standards (or the equivalent standard in such measure of sustainability for non-residential building design which may replace that scheme) must be submitted to and approved in writing by the Local Planning Authority.

Unless otherwise first agreed in writing by the Local Planning Authority within 3 months of first occupation of the development hereby permitted a final Certificate must be submitted to and approved in writing by the Local Planning Authority certifying that not less than BREEAM 'Very Good' in accordance with the relevant BRE standards (or the equivalent standard in such measure of sustainability for non-residential building design which may replace that scheme) has been achieved for the development.

Reason: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources in accordance with Policy CS22 of the Woking Core Strategy (2012) and SPD Climate Change (2014). This condition is required to be

22 FEBRUARY 2024 PLANNING COMMITTEE

addressed prior to commencement in order that the ability to discharge its requirement is not prejudiced by the carrying out of building works or other operations on the site.

35. Notwithstanding any indication otherwise shown on the approved plans listed within condition 02 of this notice at first installation all South Elevation mezzanine floor window(s) within Unit 10 of the development hereby permitted must be glazed entirely with obscure glass and non-opening unless the parts of the window(s) which can be opened are more than 1.7 metres above the finished mezzanine floor. Once installed the window(s) of Unit 10 must be permanently retained in that condition.

Reason: To protect the privacy of adjoining Nos.169 and 171 Goldsworth Road in accordance with Policy CS21 of the Woking Core Strategy (2012), SPDs Design (2015) and Outlook, Amenity, Privacy and Daylight (2022) and the provisions of the National Planning Policy Framework (NPPF).

36. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (and/or any equivalent Order(s), replacing, amending and/or re-enacting that Order(s) with or without modification(s)) windows, doors or glazed areas (other than as shown on the approved plans listed within condition 02 of this notice) must not be inserted/installed within any elevation of any of the twelve units hereby permitted.

Reason: To safeguard the residential amenities of existing adjoining and nearby residential occupiers in accordance with Policy CS21 of the Woking Core Strategy (2012), Policy DM7 of the Development Management Policies DPD (2016) and the provisions of the National Planning Policy Framework (NPPF).

Informatives

01. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of the National Planning Policy Framework (NPPF).
02. The applicant is advised that Council officers may undertake inspections without prior warning to check compliance with approved plans and to establish that all planning conditions are being complied with in full. Inspections may be undertaken both during and after construction.
03. The applicant's attention is specifically drawn to the conditions above marked ++. These conditions require the submission of details, information, drawings, etc. to the Local Planning Authority PRIOR TO THE RELEVANT TRIGGER POINT(S). Failure to observe this requirement will result in a contravention of the terms of the permission and the Local Planning Authority may serve Breach of Condition Notices (BCNs) to secure compliance. The applicant is advised that sufficient time needs to be given when submitting details in response to conditions, to allow the Local Planning Authority to consider the details and discharge the condition(s). A period of between five and eight weeks should be allowed for.
04. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority (Surrey County Council) will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).

22 FEBRUARY 2024 PLANNING COMMITTEE

05. Section 59 of the Highways Act permits the Highway Authority (Surrey County Council) to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.
06. The applicant is expected to ensure the safe operation of all construction traffic to prevent unnecessary disturbance obstruction and inconvenience to other highway users. Care should be taken to ensure that the waiting, parking, loading and unloading of construction vehicles does not hinder the free flow of any carriageway, footway, bridleway, footpath, cycle route, right of way or private driveway or entrance. The developer is also expected to require their contractors to sign up to the "Considerate Constructors Scheme" Code of Practice, (www.ccscheme.org.uk) and to follow this throughout the period of construction within the site, and within adjacent areas such as on the adjoining public highway and other areas of public realm.
08. The applicant is advised that if proposed site works affect an Ordinary Watercourse, Surrey County Council, as the Lead Local Flood Authority (LLFA), should be contacted to obtain prior written Consent. More details are available on the Surrey County Council website. If the proposed works result in infiltration of surface water to ground within a Source Protection Zone the Environment Agency (EA) will require proof of surface water treatment to achieve water quality standards. Sub ground structures should be designed so they do not have an adverse effect on groundwater.
09. In respect of the above archaeological condition the applicant is advised that , in view of the nature and scale of the development and the low likelihood of the potential archaeology, should it exist, meriting preservation in-situ, a scheme of archaeological test pitting would represent an appropriate initial phase of work in order to determine the archaeological potential and levels of previous truncation and the need for any further phases of work.

It is possible that observations by a suitably qualified archaeologist over any proposed geotechnical window samples, or examination by suitably qualified archaeologist of geotechnical boreholes would represent a suitable scheme to demonstrate the depth of past impacts and reduced archaeological potential, and therefore the County Archaeological Officer would highly encourage the applicant to discuss any proposed geotechnical works with their archaeological consultant at the earliest opportunity. The County Archaeological Officer would be pleased to discuss the approach with the applicant or their archaeological consultant following the grant of planning permission.

10. In respect of the above contamination conditions the Council is aware that there was leakage of fuel at the former garage at No.161 Goldsworth Road and risk to nearby residents from vapour was identified. Whilst there is no information to indicate the current users of Goldsworth Industrial Estate are at risk this needs investigating prior to the development hereby permitted. The proposed site investigation - figure 5 - only covers the proposed soft landscape areas. In submitting details pursuant to the above contamination conditions the applicant is advised that a more site-wide approach is required to ensure previous uses of the site have not impacted the underlying ground to a degree that significant risk is posed to receptors and to determine if any off site migration of fuels has taken place.
11. The applicant is advised that, in accordance with the Town Improvement Clause Act 1987 Sections 64 & 65 and the Public Health Act 1925 Section 17, Woking Borough Council is the authority responsible for the numbering and naming of properties and new streets. You should make a formal application electronically to Woking Borough Council

22 FEBRUARY 2024 PLANNING COMMITTEE

using the following link: www.woking.gov.uk/planning-and-building-control/street-naming-and-numbering/about-street-naming-and-numbering before addressing any property or installing or displaying any property name or number or street name in connection with any development the subject of this Planning Permission.

12. The permission hereby granted must not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority (Surrey County Council) before any works are carried out on any footway, footpath, carriageway, or verge to form a vehicle crossover to install dropped kerbs. Please see: www.surreycc.gov.uk/roads-and-transport/permits-and-licences/vehicle-crossovers-or-dropped-kerbs
13. The developer is advised that as part of the detailed design of the highway works required by the above conditions, the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
14. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to the Thames Water website. <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes>
15. The proposed development is located within 20m of a Thames Water Sewage Pumping Station, and this is contrary to best practice set out in Codes for Adoption (<https://www.thameswater.co.uk/developers/larger-scale-developments/sewers-and-wastewater/adopting-a-sewer>). Future occupiers of the development should be made aware that they could periodically experience adverse amenity impacts from the pumping station in the form of odour; light; vibration and/or noise.
16. There are public sewers crossing or close to your development. If you're planning significant work near Thames Water sewers, it's important that you minimize the risk of damage. Thames Water will need to check that your development doesn't limit repair or maintenance activities or inhibit the services Thames Water provide in any other way. The applicant is advised to read the Thames Water guide working near or diverting pipes. <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes>
17. With regard to water supply, this comes within the area covered by the Affinity Water Company. For your information the address to write to is - Affinity Water Company The Hub, Tamblin Way, Hatfield, Herts, AL10 9EZ - Tel - 0845 782 3333.
18. In respect of the demolition of the existing buildings and structures the applicant should proceed under a precautionary method. If evidence of a bat roost is found, then works should cease and a suitably qualified and experienced ecologist be immediately contacted for advice on how to proceed.
19. The applicant is reminded that the planning permission hereby granted is granted solely on the basis of the approved plans as listed within condition 02 of this notice, including those listed amended plans which were submitted during the application process. Any deviation from the approved plans listed within condition 02 of this notice would represent a breach of planning control and thus be liable to planning enforcement action.

22 FEBRUARY 2024 PLANNING COMMITTEE

20. The provisions of the Party Wall etc. Act 1996 may be applicable and relates to work on an existing wall shared with another property; building on the boundary with a neighbouring property; or excavating near a neighbouring building. Please refer to the following address for further information: <https://www.gov.uk/party-walls-building-works>

Sheerwater Estate, Albert Drive.

PLAN/2023/1037

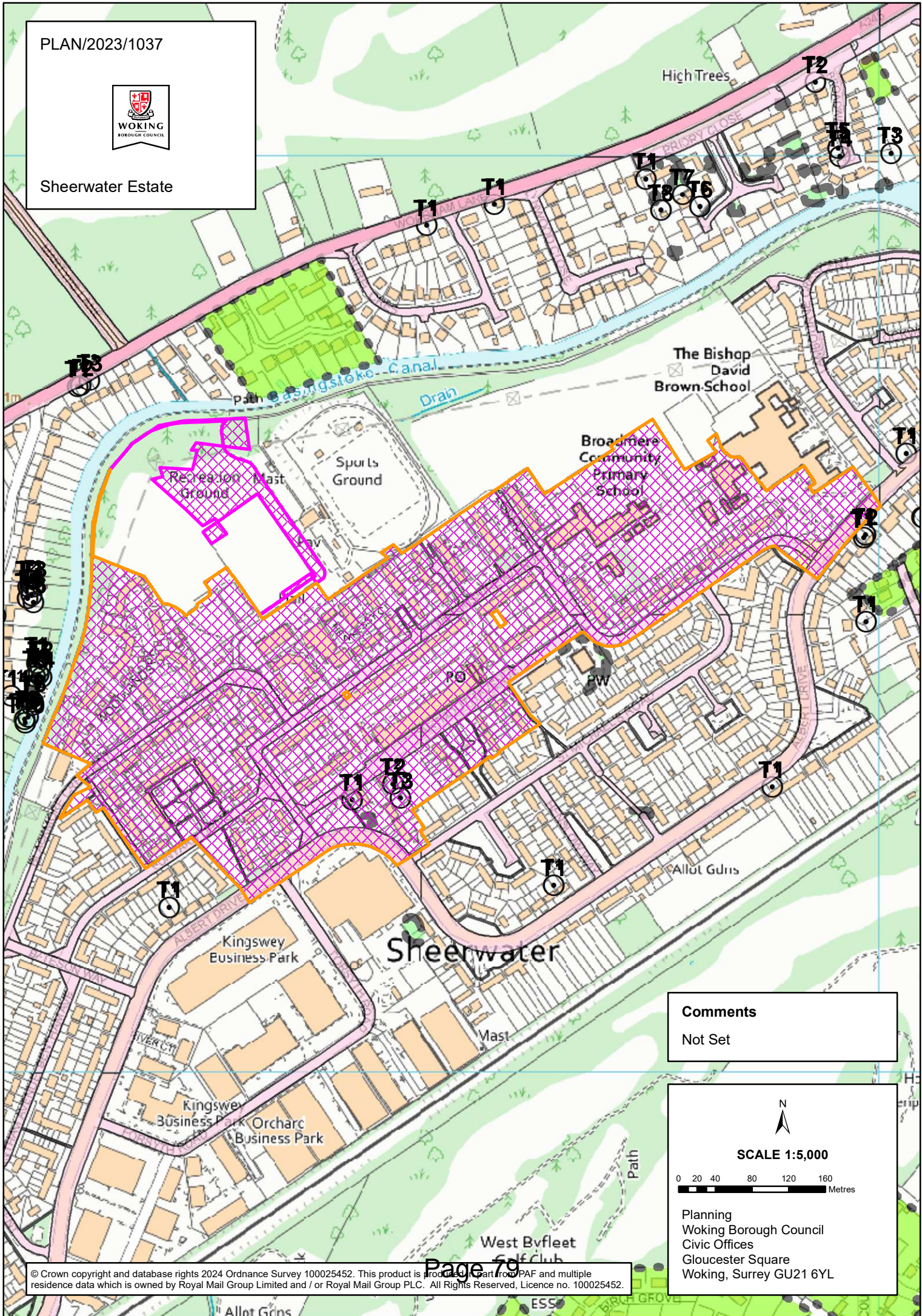
Section 73 application to vary Condition 4 (approved plans - relating only to the NIA plan for Parcel B (Phase Red) to alter the affordable/market housing split for Phase Red only) of planning permission PLAN/2018/0337 for the redevelopment of the Sheerwater Estate (please see PLAN/2018/0337 for the original description).



PLAN/2023/1037



Sheerwater Estate



Comments
Not Set

N
SCALE 1:5,000
0 20 40 80 120 160
Metres

Planning
Woking Borough Council
Civic Offices
Gloucester Square
Woking, Surrey GU21 6YL

20 FEBRUARY 2024 PLANNING COMMITTEE

6b PLAN/2023/1037

WARD: Canalside

LOCATION: Sheerwater Estate, Albert Drive, Sheerwater, Woking, Surrey.

PROPOSAL: Section 73 application to vary Condition 4 (approved plans - relating only to the NIA plan for Parcel B (Phase Red) to alter the affordable/market housing split for Phase Red only) of planning permission PLAN/2018/0337 for the redevelopment of the Sheerwater Estate (please see PLAN/2018/0337 for the original description).

APPLICANT: Thameswey Developments Ltd

OFFICER: Joanne Hollingdale

REASON FOR REFERRAL TO COMMITTEE

The application is required to be determined by the Planning Committee as the applicant is a company wholly owned by Woking Borough Council.

SUMMARY OF PROPOSED DEVELOPMENT

The application seeks permission to vary Condition 4 (approved plans - relating only to the NIA plan for Parcel B (Phase Red) to alter the affordable/market housing split for Phase Red only) of planning permission PLAN/2018/0337 for the redevelopment of the Sheerwater Estate.

For Phase Red only, the **approved split** between affordable and market housing is given below:

HOUSING MIX	Market	Affordable	Total
1 bed specialist	0	68	68
1 bed	0	20	20
2 bed	1	18	19
3 bed	16	1	17
4 bed	0	0	0
Total	17 (14%)	107 (86%)	124

For Phase Red only, the current application proposes to change the split between affordable and market housing as follows:

HOUSING MIX	Market	Affordable	Total
1 bed specialist	0	68	68
1 bed	20	0	20
2 bed	19	0	19
3 bed	17	0	17
4 bed	0	0	0
Total	56 (45%)	68 (55%)	124

The 39no. units proposed to be swapped from affordable to market units, are all contained in a single apartment block (known as Block 1) which faces the open space and is located to the west of the specialist block (known as Elderly Care) and to the north of the maisonettes (known as Block 2).

PLANNING STATUS

20 FEBRUARY 2024 PLANNING COMMITTEE

- Urban area
- Thames Basin Heaths SPA Zone b 400m-5km
- Tree Preservation Order
- Basingstoke Canal SSSI
- Basingstoke Canal Conservation Area
- Flood Zone 1 and 2
- Priority Place
- Urban Open Space
- Local Centre

RECOMMENDATION

It is recommended to **GRANT** planning permission for the application subject to:

1. the prior completion of a S106 Legal Agreement/Deed of Variation to vary the existing legal agreements in accordance with the changes approved as part of this application/report;
2. the prior completion of an Executive Undertaking to vary the existing Executive Undertakings in accordance with the changes approved as part of this application/report; and
3. Subject to conditions (and any minor amendments to those conditions).

SITE DESCRIPTION

Whilst this section 73 application relates to the whole of the Sheerwater Regeneration as was originally included in application PLAN/2018/0337, the specific change proposed by this application relates only to phase Red.

Phase Red is the second phase of the development for the Sheerwater Regeneration and comprises the specialist accommodation, the energy centre, ground floor non-residential uses, apartments, mews dwellings and maisonettes. This phase is located diagonally opposite Asda and lies between Albert Drive, Dartmouth Avenue and includes part of Dartmouth Green.

The new buildings in this phase are generally complete externally but no building is occupied. Phase Purple (first phase) is completed and is occupied. Phase Yellow (third phase) is under construction and Phase 1c (also known as Phase Copper) (granted permission under PLAN/2018/0374 and PLAN/2015/1260) is partly complete and some of the dwellings in this phase are occupied.

RELEVANT PLANNING HISTORY

The relevant planning history for this application is as follows:

PLAN/2018/0337 - Hybrid planning application (part outline, part full planning application) for the demolition of 573 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

20 FEBRUARY 2024 PLANNING COMMITTEE

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 412 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. Permitted 18.04.2019 subject to a S106 Legal Agreement and Executive Obligations.

To note, the planning permission which granted Phase 1c (also known as Phase Copper) is:

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. Permitted 18.04.2019 subject to a S106 Legal Agreement and Executive Obligations.

CONSULTATIONS

WBC Housing Services: Housing Services supports the alteration of 39 units of affordable housing in red phase to market tenure in the context that, following the issue of the S114 notice on 7 June 2023, the Council decided that the delivery of the Sheerwater Regeneration Project should be brought to an end; only those phases under construction (including red) would continue to be delivered by ThamesWey. A review of the tenure mix of these remaining phases in this reduced scheme supports the proposed change of tenure for reasons of tenure sustainability and management.

Supporting evidence:

The original consent for the whole scheme would have delivered a sustainable tenure mix of 46% affordable and 54% market tenure.

20 FEBRUARY 2024 PLANNING COMMITTEE

Red Phase as consented, consists of a total of 124 homes of which 107 (86%) would have been affordable and 17 (14%) were market tenure. This proportion of affordable would have been significantly higher than that for the overall scheme of 46% affordable and under the reduced scheme would not have been considered as sustainable.

Including the proposed changes to red phase tenure numbers with the other phases that are under construction or are completed, i.e. purple, copper, yellow and red, these together will deliver a tenure mix as shown in the table below:

Phase	Affordable Tenure	Market Tenure	Total
Purple	46	46	92
Copper*	13	75	88
Yellow	102	66	168
Red Proposed	68	56	124
Totals	229	243	472
Percentages	49%	51%	

*Copper will deliver 88 houses rather than the 92 consented; the 4 remaining houses were dependent on a new road being constructed at a later stage. Since the issue of the S114 Notice, the project is being brought to an end by the Council and as a result these 4 dwellings will not be delivered.

This table shows that the tenure mix that would be delivered by the reduced scheme with this change, to be 49% affordable and 51% market, which is more in line with the original scheme's consented mix of 46% affordable and 54% market tenure.

ThamesWey is proposing the tenure of an entire block of 39 affordable flats in the red phase be swapped to market tenure, allowing for easier management of the block, which seems a reasonable choice to make.

In respect of the proposed alteration of social equivalent rent levels to affordable rent levels for Phases Red and Yellow (for the affordable units only) the following comments have been made:

Housing Services has no objection to ThamesWey seeking an amendment to the Executive Undertakings and the S106 Agreement to change all the Social Equivalent rent levels in both red and yellow phases to Affordable rent levels, at 80% of market rates, on the condition that:

- The Affordable Rents (inclusive of service charges) be capped at the Local Housing Allowance (LHA) rate to ensure affordability to new tenants.
- Properties be advertised on the Council's Choice Based Lettings scheme.
- That properties be let on a 7 year Assured Shorthold Tenancy (AST) or Assured Tenancy.

This is in accordance with the decision of the Council in July 2023 at which it was acknowledged that this change was required in order to improve the viability of the curtailed development.

20 FEBRUARY 2024 PLANNING COMMITTEE

WBC Open Spaces Officer: No comments on the proposal.

WBC Arboricultural Officer: No arboricultural objections raised.

WBC Contaminated Land Officer: No comments to make.

Joint Waste Solutions: No comments to make on this application.

SCC County Highway Authority: No comments received.

SCC LLFA: As there is no change to the drainage strategy or surface water drainage system we would have no further comments.

SCC County Archaeologist: No objections to these modified plans.

SCC County Planning: No comments on this application.

Surrey Fire and Rescue: Response provides advice regarding fire safety legislation.

Environment Agency: Do not wish to be consulted.

Natural England: No comments received.

Thames Water: No comments to make.

National Gas Asset Protection: There are no National Gas Transmission assets affected in this area.

Historic England: No advice offered.

Network Rail: No comments on this application.

Fairoaks Airport: No safeguarding objections to the proposed development.

Health and Safety Executive: Proposal does not lie within the consultation distance of a major hazard site and no consultation is required.

Runnymede Borough Council – No comments on this specific application.

REPRESENTATIONS

No representations have been received in respect of this application.

RELEVANT PLANNING POLICIES

National Planning Policy Framework (NPPF) (2023)

South East Plan 2009:

Saved Policy NRM6 – Thames Basin Heaths SPA

Woking Core Strategy 2012:

CS1 – A Spatial Strategy for Woking

20 FEBRUARY 2024 PLANNING COMMITTEE

CS4 – Local Centres
CS5 – Priority Places
CS7 – Biodiversity and Nature Conservation
CS8 – Thames Basin Heaths SPA
CS9 – Flooding and Water Management
CS10 – Housing provision and distribution
CS11 – Housing Mix
CS12 – Affordable Housing
CS13 – Older people and vulnerable groups
CS15 – Sustainable Economic development
CS16 – Infrastructure Delivery
CS17 – Open Space, Green Infrastructure, Sport and Recreation
CS18 – Transport and Accessibility
CS19 – Social and Community Infrastructure
CS20 – Heritage and Conservation
CS21 – Design
CS22 – Sustainable Construction
CS24 – Woking's Landscape and Townscape
CS25 – Presumption in favour of sustainable development

Site Allocations Development Plan Document (DPD) 2021:

Policy UA24 – Land within Sheerwater Priority Place, Albert Drive, Woking

Development Management (DM) Policies DPD 2016:

DM1 – Green Infrastructure Opportunities
DM2 – Trees and Landscaping
DM3 – Outdoor Recreation and Sport Facilities
DM4 – Development in the vicinity of Basingstoke Canal
DM5 – Environmental Pollution
DM6 – Air and Water Quality
DM7 – Noise and Light Pollution
DM8 – Land Contamination and Hazards
DM10 – Development on Garden Land
DM16 – Servicing Development
DM17 – Public Realm
DM20 – Heritage Assets and their Settings

Supplementary Planning Documents:

Heritage of Woking 2000
Outlook, Amenity, Privacy and Daylight 2022
Woking Character Study 2010
Thames Basin Heaths SPA Avoidance Strategy 2022
Climate Change 2023
Affordable Housing Delivery 2023
Design 2015
Parking Standards 2018

BACKGROUND

Environmental Impact Assessment (EIA) Development

An Environmental Statement (ES) was submitted with the permitted 2018 hybrid planning application (PLAN/2018/0337). This application does not propose any changes to the built development or the quantum of development previously

20 FEBRUARY 2024 PLANNING COMMITTEE

approved. The proposal is limited to seeking permission to change 39no. affordable units in phase Red to market units. It is therefore considered that this Section 73 application does not raise any new environmental considerations, beyond those already assessed as part of the original planning permission. As such it is not considered necessary to require any updates to the submitted ES.

Appropriate Assessment (put in planning issues)

No new units are proposed by this permission above that approved by the original permission PLAN/2018/0337. In addition the SAMM financial contribution for the units in phases Purple, Red and Yellow (and Copper) have already been paid.

As there is no increase to the number of residential units proposed by this application in line with the previous conclusions on the original application, the Local Planning Authority is able to determine that the development will not adversely affect the integrity of the TBH SPA either alone or in combination with other plans and projects in relation to air quality, urbanisation and recreational pressure effects, subject to the SAMM provisions in the S106 Legal agreement and Executive Undertaking. The development therefore accords with Policy CS8 of Woking Core Strategy (2012), the measures set out in the Thames Basin Heaths SPA Avoidance Strategy, and the requirements of the Habitat Regulations 2017.

PLANNING ISSUES

1. The main planning issues to consider in determining this planning application are the impact of the proposal on affordable housing provision having regard to the relevant policies of the Development Plan and other material planning considerations.
2. Since the consideration of the original hybrid application PLAN/2018/0337, the Site Allocations DPD 2021 has been adopted and thus forms part of the Development Plan, the Affordable Housing Delivery SPD has been updated, as has the NPPF. Where relevant these documents will be referred to below.

Affordable Housing Provision

3. The NPPF supports the delivery of affordable homes as part of establishing housing need in an area and creating mixed and sustainable communities. Policy CS12 of the Woking Core Strategy states that all new residential development on previously developed land will be expected to contribute to the provision of affordable housing in accordance with the criteria set out in the policy. Policy CS5 seeks to redress the tenure imbalance in the Priority Place area by requiring new affordable homes to be family homes and also gives priority to the intermediate rent and shared ownership tenures.
4. Policy UA24 of the adopted Site Allocations DPD 2021, relates specifically to the Sheerwater Regeneration area, and in relation to affordable housing states that development of the site will be required to:
 - *Ensure no net loss of affordable housing on site. Any proposed housing mix should reflect the specific need for family accommodation (two or more bedrooms) in the area as set out in Core Strategy Policies CS5 and CS12.*

20 FEBRUARY 2024 PLANNING COMMITTEE

5. It is important to note that Policy UA24 requires there to be no net loss of affordable housing on the site (from that existing originally). The newly adopted Affordable Housing SPD 2023, does not have any specific guidance relating to the Sheerwater Regeneration area as the planning permission had already been granted and was being built out at the time the current Affordable Housing Delivery SPD was updated. However it is worth noting the guidance in the previous Affordable Housing SPD as stated in the Officer report to Planning Committee for application PLAN/2018/0337:

40. The Affordable Housing Delivery SPD (Oct 2014) provides further guidance in respect of the delivery of affordable housing in the Priority Place areas. Section 5.5, states that “the Council will allow some flexibility to the on-site requirements for affordable housing in the Council’s regeneration areas and other major allocated sites, where the Council considers there is an issue of tenure imbalance in the existing community.” It is advised that in these circumstances the Council may decide on an alternative tenure mix and lower or higher percentage provision as appropriate. The Affordable Housing Delivery SPD also requires a “higher proportion of new affordable homes should be family homes”.

Affordable housing – split (with market housing) and number

6. There were 448no. previously existing affordable housing units within the application site. The previously existing split between market and affordable housing within the application site was 22% market housing and 78% affordable housing which highlighted the significant imbalance in the area.
7. Under PLAN/2018/0337, 499no. affordable housing units were proposed and this would have represented a net increase of 51no. units. If phase 1c (Phase Copper under construction) and phase 1e (not now to be constructed) of planning permission PLAN/2015/1260 (Section 73 permission – PLAN/2018/0374) were included it would represent a net increase of 75no. affordable units across the site. The previous Officer report to Planning Committee for PLAN/2018/0337 also noted that:

When considered with the approved phase 1c and proposed phase 1e from permission PLAN/2015/1260, 54% of the proposed new development being market housing (619 units) and 46% being affordable housing (523 units). The proposed development would still therefore result in a more recognised/balanced level i.e. between 45-50% of affordable housing provision which Policy CS12 normally seeks to achieve on development sites.

8. It was also noted in the Officer report to Planning Committee for PLAN/2018/0337 that, “the first three phases would provide more affordable housing units than market housing units” and “with any phased scheme there is always potential that only part of the development will be delivered. In this case however it is likely that if the later phases of development are not delivered then the existing affordable housing units on the site would be retained.” For phases Purple, Red, Yellow and Phase 1c (Copper) the approved delivery of affordable units was as follows:

20 FEBRUARY 2024 PLANNING COMMITTEE

Phasing	Total Units	Affordable Units	Market Units	% of Affordable units per phase
Purple	92	46	46	50%
Red	124	107	17	86%
Yellow	168	102	66	61%
*Copper (phase 1c)	92	13	79	14%
Total	476	268 (56%)	208 (44%)	-

Note - * details provided for information only as outside red line area for this application as approved under PLAN/2015/1260 and PLAN/2018/0374.

9. These aspects of the previous proposal were accepted in the granting of the planning permission PLAN/2018/0337. For reasons not related to planning, only the current phases under construction will be completed and no further phases will be commenced.
10. As noted in the table above the earlier phases of the development had higher levels of affordable housing provision (56%) than market housing provision (44%) in comparison to the approved level for the Sheerwater Regeneration as a whole (46% affordable housing and 54% market housing). In addition it should also be noted that a significant number of existing affordable units on the site will now be retained.
11. As the development is to cease, this application is submitted to alter 39no. units in phase Red from affordable to market units, so that the development to be completed will better reflect the overall approved affordable housing and market housing split and result in a more balanced housing provision in the area, as follows:

Phasing	Total Units	Affordable Units	Market Units	% of Affordable units per phase
Purple	92	46	46	50%
Red	124	68	56	55%
Yellow	168	102	66	61%
*Copper (phase 1c)	88**	13	75**	15%
Total	472	229 (49%)	243 (51%)	-

Note - * details provided for information only as outside red line area for this application as approved under PLAN/2015/1260 and PLAN/2018/0374. **4 approved dwellings cannot be constructed until Spencer Close is demolished.

12. It can be noted from the above table that despite the overall tenure mix for the Sheerwater Regeneration area altering, as proposed, the split between the affordable and market housing provision would still exceed that which would have been delivered had the whole development been completed i.e. 49% affordable housing instead of 46% affordable housing. However the proposed alteration of the 39no. units from affordable to market would still contribute to a more balanced tenure in the development which will be completed in comparison to the existing situation.

20 FEBRUARY 2024 PLANNING COMMITTEE

13. Notwithstanding the loss of the 39no. units from the affordable housing stock, (and the overall need for affordable housing), had these 39no. units been retained as affordable units then the development to be completed for the current phases (as the development will thereafter stop) would not reflect the overall end resulting split had the development continued and would also deviate from the one of the main objectives of the scheme which was to re-balance the tenure in the Sheerwater Regeneration Area (as identified in Policy CS5 and the original application) as well as replacing poor quality and outdated housing stock. It should also be noted that 344no. affordable units would be retained in the regeneration area/phases which will not now be completed.
14. To facilitate the construction of these phases to date, 104no. of affordable units and 38no. market units have been demolished for the redevelopment. For the phases to be completed, this would result in a net increase of 125no. affordable units on the site in comparison to those demolished. This figure of 125no. affordable units exceeds the net increase in the number of affordable housing units that would have resulted had the whole development been completed (75no.) This also complies with the requirements of Policy UA24 of the Site Allocations DPD 2021 in ensuring there is “*no net loss of affordable housing on the site*”.

Affordable housing mix

15. In the Officer report to Planning Committee for PLAN/2018/0337, in relation to the affordable housing mix it was stated that:

“across the whole regeneration area, 64% of the proposed affordable dwellings would have at least 2 bedrooms (excluding the specialist accommodation). This would be an increase from 46% as shown in the first table above. This increase in family accommodation would contribute to providing more affordable family dwellings in the regeneration area and would comply with Policy CS5 of the Core Strategy.”
16. Part of the specialist accommodation occurs (referred to in the application as Elderly care) in phase Red and this accommodation was excluded from some of the calculations of housing mix as it met a specific need (i.e. providing specialist accommodation in accordance with the Housing Allocations Policy) and was controlled by planning condition to be restricted to provide specialist accommodation only (in accordance with the Housing Allocations policy) to those persons who qualify. No changes are proposed to this accommodation block by this application, it will remain as specialist accommodation, as affordable housing units and with a planning condition restricting occupancy.
17. However the above paragraph explains why the proposed 68no. 1 bed specialist accommodation units are not included in the table below, when calculating the affordable housing mix as approved in comparison to that which would result from the proposed change:

20 FEBRUARY 2024 PLANNING COMMITTEE

Unit Size	2015 SHMA – Woking	Number of existing affordable housing units (%)	Number of proposed affordable units – PLAN/2018/0337 excluding specialist accommodation	Number of proposed affordable units – Phases to be completed (As approved) excluding specialist accommodation	Number of proposed affordable units – Phases to be completed (As proposed) excluding specialist accommodation
1 bed	50.3%	244 (54%)	142 (39%)	94 (47%)	74 (46%)
2 bed	24.4%	70 (16%)	145 (40%)	83 (42%)	65 (40%)
3 bed	22.3%	128 (29%)	69 (19%)	23(11%)	22 (14%)
4+ bed	2.9%	6 (1%)	9 (2%)	0	0
Total	100%	448	365	200	161

Note - The phases to be completed are Phases Purple, Red, Yellow and Copper

18. Had this permission (PLAN/2018/0337) been completed in its entirety 61% of the proposed affordable dwellings would have at least 2 bedrooms (excluding the specialist accommodation). This would be an increase from 46% as shown in the third column of the table above. The Officer report to Planning Committee for PLAN/2018/0337 commented that *“this increase in family accommodation would contribute to providing more affordable family dwellings in the regeneration area and would comply with Policy CS5 of the Core Strategy.”* If the development stopped without any change to the affordable/market housing split then 53% of the affordable units would have at least 2 bedrooms. With the proposed changes this increases slightly to 54%.

19. Although it is noted that the current proposal would result in less 1 bed provision than that stated in the 2015 SHMA, a further objective of the Sheerwater Regeneration was to provide more affordable family dwellings in the regeneration area. Even with the change proposed, the resulting housing mix would still provide more family sized dwellings with at least 2 bedrooms in comparison to the existing situation, thus still meeting the requirement of Policy CS5 of the Core Strategy to provide more affordable family dwellings. As noted above there would be no change to the provision of specialist accommodation within Phase Red.

20. The Officer report to Planning Committee for PLAN/2018/0337 commented that *“with any phased scheme there is always potential that only part of the development will be delivered. In this case however it is likely that if the later phases of development are not delivered then the existing affordable housing units on the site would be retained.”*

21. In this case it is understood that only the current phases will be completed, and the above assessment in terms of the alteration of the 39no. units from affordable to market is acceptable, providing the remainder of the development is not implemented. If the remainder of the development were to be implemented then to comply with policy and to maintain the originally approved split (between affordable and market housing), the reminder of the development phases would need to provide more affordable housing to maintain the originally approved number of affordable units (an additional obligation will be included to the S106 Legal agreement/Executive Undertaking to this effect).

20 FEBRUARY 2024 PLANNING COMMITTEE

Nonetheless it is understood that the remainder of the development is not to be progressed and therefore it is more straightforward to include in the Deed of Variation to the S106 Legal agreement and Executive Undertaking obligation(s) for both applications (PLAN/2018/0337 and PLAN/2018/0374) which prevent the implementation of any further phases in the development beyond phases Purple, Red, Yellow and Copper. No phases beyond these phases will be able to be implemented. This will ensure that the affordable/market split remains as assessed above. However it is considered prudent to include both obligations in the alterations to the S106 Legal Agreement/Executive Undertaking for the avoidance of doubt. Any new application submitted for any further development within the regeneration area will be assessed as normal and on its own merits, having regard to the Development Plan and any material planning considerations relevant at the time of any application.

22. No objections have been raised to the proposed changes by WBC Housing Services. Subject to the new planning obligation(s), overall, the proposed change for phase Red would still result in a more recognised/balanced level i.e. between 45-50% of affordable housing provision which Policy CS12 normally seeks to achieve on development sites and which is supported by Policy CS5. The proposal would still result in a more balanced split of the new units to be provided on the site, would still deliver predominantly more family sized dwellings with at least 2 bedrooms in comparison to the existing situation and there would be a net increase in the number of affordable units on the site in compliance with Policy UA24 of the Site Allocations DPD. It is therefore considered that the proposed change to the 39no. units in Phase Red from affordable to market is acceptable.

Other Matters

23. The proposal itself does not result in any changes to the built structure of phase Red or any alterations to the assessment of all other planning matters such as parking provision, refuse collection, surface water drainage, amenity of neighbouring and future occupiers etc. All other aspects of the development remain as previously approved.
24. The effect of the granting of a Section 73 application is the issue of a new planning permission. Therefore it is necessary to re-impose all previously imposed conditions incorporating any changes to the conditions which may result from this proposal e.g. change to the approved plan relating to this proposal in condition 4.
25. It should also be noted that non-material amendments (NMA) applications have previously been approved for phases Purple, Red and Yellow and therefore the plans approved by these previous NMAs will be incorporated into condition 4, along with any changes to conditions which still remain relevant by any NMA approval. A typographical error in condition 77 is corrected (to match with the figures in the S106 legal agreement(s)). It is also considered reasonable and necessary to include conditions to require the development in phases Purple, Red and Yellow to be completed and retained in accordance with the condition approval applications granted for these phases unless otherwise approved in writing by the LPA.

Local finance considerations

26. The Council introduced the Community Infrastructure Levy (CIL) on 1 April 2015. As part of the calculation of the CIL Liability for Phase Red, social housing relief was granted for all of the affordable units in phase Red. In the event that planning permission is granted for the change of the 39no. units from affordable to market, then those units will no longer be eligible for social housing relief. The floorspace of those units is approximately 3248.1sqm and this would result in an additional liability of approximately £313,209.62 (above that of the original CIL Liability Notice).

Other proposed change to Affordable Housing in the S106 Legal agreement (and Executive Undertaking)

27. The rent levels for the affordable units are controlled by the obligations in the S106 Legal agreement and also the corresponding Executive Undertaking (which match the provisions of the Legal agreement). The S106 Legal agreement relates to land within Thamesway's ownership and the Executive Undertaking relates to land within WBC's ownership.
28. The applicant has also requested a further change to the terms of the S106 Legal agreement and that is to alter all of the affordable units in both phases Red and Yellow to an Affordable Rent level. The current S106 Legal agreement (and Executive Undertaking) limits the number and type of units which can be let at an Affordable Rent level to 84no. 1 bed apartments. All other affordable units were to have rent levels of the equivalent of Social Rent (referred to in the S106 Legal agreement as "Social Rent (Kingsmoor)").
29. For Phase Red, given the change referred to above, there would be 68no. 1 bed specialist units (referred to as Elderly Care) remaining. For phase Yellow there would be 102 affordable units (60no. 1 bed, 36no. 2 beds and 6no. 3 beds).
30. WBC Housing Services has not raised any objection to this proposed change subject to three points as below:
- The Affordable Rents (inclusive of service charges) be capped at the Local Housing Allowance (LHA) rate to ensure affordability to new tenants.
 - Properties be advertised on the Council's Choice Based Lettings scheme.
 - That properties be let on a 7 year Assured Shorthold Tenancy (AST) or Assured Tenancy.
31. Affordable Rent is defined in the S106 Legal agreement (and the Executive Undertaking) as *"means a rent no higher than 80% of the local market rent including service charges, which rent shall not exceed the Local Housing Allowance"*. No change is proposed to this definition. Point 1 above is therefore already included in the S106 Legal agreement and Executive Undertaking. Points 2 and 3 are not covered in the current S106 Legal agreement or Executive Undertaking and therefore it is recommended that these matters are now included. The applicant requested that reference to the Council's Choice Based Lettings scheme also include reference to any equivalent scheme as may be included in any Nominations Agreement be included (in the event that the Choice Based Lettings Scheme changed) and WBC Housing Services has

20 FEBRUARY 2024 PLANNING COMMITTEE

raised no objection to this additional wording which is included in the recommendation below.

32. There are no policies in the Development Plan (e.g. Core Strategy, Site Allocations DPD) which require the rent levels for affordable housing to be for social rent instead of affordable rent. In the original application, the rent levels in the S106 Legal agreement reflected what was proposed in the application. The recently adopted Affordable Housing SPD (2023) advises that social rent remain a priority tenure and will prioritise social rented homes where possible. However there is no overriding policy requirement to provide social rented affordable housing units (or equivalent of social rent levels) instead of those to be let at an affordable rent level. In this case all the affordable housing units will remain as rented units with the units in phases Red and Yellow being for Affordable Rent.
33. As there is no planning policy objection to this change, the proposal is considered acceptable in planning terms.

Conclusion

34. Subject to the new planning obligation(s) (as detailed below), it is considered that the proposal to alter the 39no units in phase Red from affordable units to market units is acceptable in planning terms and would comply with the relevant policies in the Development Plan which seek to provide a more balanced community on the site. The proposed affordable housing mix would still deliver predominantly more family sized dwellings with at least 2 bedrooms and the alteration to the rent levels for units in phases Red and Yellow would also be policy compliant. The proposal would therefore comply with Policies CS5 and CS12 of the Woking Core Strategy 2012, Policy UA24 of the Site Allocations DPD 2021 and the SPD Affordable Housing Delivery SPD 2023.

Alterations to the Section 106 Legal agreement/Executive Undertaking requirements

- To alter the 39no. apartments in phase Red from affordable to market (i.e. to remove these 39no. units from the affordable housing provision required for phase Red in the S106 Legal agreement/Executive Undertaking. For the avoidance of doubt the other existing clauses relating to total affordable housing provision will remain with an additional obligation to ensure the originally approved number of affordable units would be maintained).
- To alter the terms to enable all the affordable units in phases Red and Yellow to be let at Affordable Rent levels; to ensure that these properties are advertised on the Council's Choice Based Lettings scheme (or any equivalent scheme as set out in any Nomination agreement and as approved by the LPA) and that these properties are let on a 7 year Assured Shorthold Tenancy or Assured Tenancy.
- To prevent any further development beyond phases Purple, Red, Yellow and Copper from occurring on the site. (This obligation relates to both the S106 Legal agreements and Executive Undertakings for both applications PLAN/2018/0337 and PLAN/2018/0374).

BACKGROUND PAPERS

Planning file PLAN/2023/01037

RECOMMENDATION

It is recommended to **GRANT** planning permission for the application subject to:

1. the prior completion of a S106 Legal agreement/Deed of Variation to vary the existing S106 Legal agreements in accordance with the changes approved as part of this application/report (as detailed above);
2. the prior completion of an Executive Undertaking to vary the existing Executive Undertakings in accordance with the changes approved as part of this application/report (as detailed above); and
3. the following conditions (and any minor amendments to those conditions):

Conditions

1. Application for the approval of the first reserved matters shall be made to the Local Planning Authority not later than 17th April 2022, and the application for approval of all remaining reserved matters shall be made on or before 17th April 2024.

Reason: To comply with the provisions of Section 92(2) of The Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be begun not later than two years from the date of approval of the first reserved matters application to be approved, and development of any subsequent phase shall be begun not later than two years from the date of approval of the reserved matters for that phase.

Reason: To comply with the provisions of Section 92(2) of The Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

3. The development hereby permitted for the phases comprising the application for full planning permission shall be commenced not later than 17th April 2022.

Reason: To accord with the provisions of Section 91 (1) of The Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

4. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Except where stated otherwise all plans approved were approved under PLAN/2018/0337 with their original received date stated.

Outline Parameter Plans

Application Boundary - SHE-BDP-00-XX-PL-L-90-000 Rev P07 rec 29.03.18

20 FEBRUARY 2024 PLANNING COMMITTEE

Open Space, Recreation and Play Typologies - SHE-TRI-00-XX-PL-L-90-0101
Rev P00 rec 13.03.2023 Approved by NMA AMEND/2023/0007
Access and Movement - SHE-BDP-00-XX-PL-L-90-0102 Rev P10 rec 07.03.19
Building Heights - SHE-BDP-00-XX-PL-L-90-0103 Rev P10 rec 07.03.19
Site Levels - SHE-BDP-00-XX-PL-L-90-0104 Rev P10 rec 07.03.19
Land Use - SHE-BDP-00-XX-PL-L-90-0105 Rev P11 rec 07.03.19
Phasing - plan by Hester Architects Ltd – SHE-BDP-00-XX-PL-L-90-0106 Rev
P09 received by the LPA on 11.03.2022 Approved by NMA AMEND/2022/0015
Outline Tree Removal and Retention Plan - SHE-BDP-00-XX-PL-L-90-0111 Rev
P05 rec 07.03.19

Parcel A/Phase Purple - Approved by NMA - AMEND/2020/0025 except for General Arrangement Plan (see below)

GA Plan Level 00 - SHE-WIA-P0-00-PL-A-01_0100 Rev B rec 09.07.2020
GA Plan Level 01 - SHE-WIA-P0-01-PL-A-01_0101 Rev B rec 09.07.2020
GA Plan Level 02 - SHE-WIA-P0-02-PL-A-01_0102 Rev B rec 09.07.2020
GA Plan Level 03 - SHE-WIA-P0-03-PL-A-01_0103 Rev B rec 09.07.2020
GA Plan Level 04 - SHE-WIA-P0-04-PL-A-01_0104 Rev B rec 09.07.2020
GA Plan Level 05 - SHE-WIA-P0-05-PL-A-01_0105 Rev B rec 09.07.2020
GA Plan Roof - SHE-WIA-P0-RF-PL-A-01_0106 Rev C rec 09.07.2020
GA Sections - SHE-WIA-P0-XX-SE-A-01_0107 Rev A rec 04.06.2020
GA South and West Elevations – SHE-WIA-P0-XX-EL-A-01_0108 Rev A rec
04.06.2020
GA North and East Elevations – SHE-WIA-P0-XX-EL-A-01_0109 Rev A rec
04.06.2020
GA Podium Elevations – SHE-WIA-P0-XX-EL-A-01_0110 Rev A rec 04.06.2020
3D Massing View Phase Purple – SHE-WIA-P0-XX-IS-A-01_0111 Rev B rec
09.07.2020
Apartment Strip Elevation – SHE-WIA-P0-XX-VS-A-01_0112 Rev B rec
03.07.2020
South and West Elevations – SHE-WIA-P0-XX-VS-A-01_0113 Rev A rec
04.06.2020
North and East Elevations – SHE-WIA-P0-XX-VS-A-01_0114 Rev B rec
03.07.2020
Access Strategy – SHE-WIA-P0-00-PL-A-01_0115 Rev B rec 09.07.2020
Parking Strategy – SHE-WIA-P0-00-PL-A-01_0116 Rev B rec 09.07.2020
Refuse Strategy – SHE-WIA-P0-XX-PL-A-01_0117 Rev C rec 15.07.2020
GIA Plans – SHE-WIA-P0-XX-PL-A-01_0118 Rev B rec 09.07.2020
NIA Plans – SHE-WIA-P0-XX-PL-A-01_0119 Rev B rec 09.07.2020
General Arrangement – Phase Purple First Floor Podium Landscape – SHE-TRI-
00-01-PL-L-90-2003 Rev P01 rec 09.07.2020

General Arrangement Plan - SHE-BDP-00-00-PL-L-90-0103 Rev P08 rec
24.10.18

Parcel A House Type/Phase Red – Townhouse - Approved by NMA - AMEND/2020/0025

Townhouse Plans – SHE-WIA-P2-XX-PL-A-01_0120 Rev C rec 09.07.2020
Townhouse Elevation – SHE-WIA-P2-XX-EL-A-01_0121 Rev C rec 09.07.2020
Townhouse Sections – SHE-WIA-P2-XX-SE-A-01_0122 Rev C rec 09.07.2020
Townhouse Isometric – SHE-WIA-P2-XX-IS-A-01_0123 Rev A rec 04.06.2020
Townhouse Street Elevation – SHE-WIA-P2-XX-EL-A-01_0124 Rec C rec
09.07.2020

20 FEBRUARY 2024 PLANNING COMMITTEE

Parcel A/Phase Purple - Approved by NMA - AMEND/2021/0007

26386-PP-SKR000 Rev C1 – Rain Garden Areas received on 11.02.2021
26386-PP-SK7006 Rev C6 – Temporary S278 Works received on 24.05.2021
26386-PP-SK7001 Rev C1 – Temporary S278 Works Hatching Plan received on 11.02.2021
26386-PP-SK7200 Rev C1 – S278 Temporary Road Cross Sections Sheet 1 received on 11.02.2021
26386-PP-SK7201 Rev C1 - S278 Temporary Road Cross Sections Sheet 2 received on 11.02.2021
26386-PP-SK7010 Rev P1 – S278 Impermeable Areas received on 11.02.2021
26386 PM Phase Purple Surface Water and Level Technical Note Rev 2 (Document) received on 30.03.2021
26386-PP-SK8000 Rev C1 – S278 Temporary Drainage Layout received on 11.02.2021
26386-PP-SK7150 Rev C1 – S278 Temporary Road Longitudinal Sections Sheet 1 received on 11.02.2021
26386-PP-Building Levels_1 received on 11.02.2021
SHE-LE-GEN-XX-DR-CE-201 – Purple Phase NMA plan received on 30.03.2021
Additional comments from applicant team in email trail various dates uploaded on 07.05.2021
Emails received 19.05.2021 and 24.05.2021

Parcel B/Phase Red

General Arrangement Plan - SHE-BDP-00-00-PL-L-90-0104 Rev P09 rec 24.10.18 (retained as an approved plan except for the details shown for phase Red).

NIA Plans – SHE-WIA-R0-XX-PL-A-01_1026 Rev H rec 14.12.2023 (submitted as part of this application)

Parcel B/Phase Red

Plans and Documents Approved by NMA - AMEND/2022/0022

General Arrangement Plan Level 03 - SHE-WIA-R0-03-PL-A-01_1004 Rev F rec 19.05.2022
General Arrangement Plan Level 04 - SHE-WIA-R0-04-PL-A-01_1005 Rev E rec 19.05.2022
General Arrangement Plan Level 05 - SHE-WIA-R0-05-PL-A-01_1006 Rev F rec 19.05.2022
General Arrangement Plan Level 06 - SHE-WIA-R0-06-PL-A-01_1007 Rev E rec 17.03.2022 (roof plan)
GA Sections - SHE-WIA-R0-XX-SE-A-01_1018 Rev F rec 17.03.2022
GA Elevations Sheet 2 – SHE-WIA-R0-XX-EL-A-01_1014 Rev F rec 17.03.2022
3D Massing View Phase Red – SHE-WIA-R0-XX-IS-A-01_1019 Rev E rec 19.05.2022
Rendered GA Elevations – SHE-WIA-R0-XX-VS-A-01_1022 Rev D rec 17.03.2022
Rendered Strip Elevation – Elderly Care – SHE-WIA-R3-XX-VS-A-01_1020 Rev E rec 17.03.2022
Rendered Strip Elevation – Apartments – SHE-WIA-R1-XX-VS-A-01_1021 Rev E rec 17.03.2022
Access Strategy – SHE-WIA-R0-00-PL-A-01_1029 Rev F rec 17.03.2022
Parking Strategy – SHE-WIA-R0-00-PL-A-01_1028 Rev G rec 19.05.2022
Refuse Strategy – SHE-WIA-R0-XX-PL-A-01_1027 Rev G rec 17.03.2022
GIA Plans – SHE-WIA-R0-XX-PL-A-01_1025 Rev F rec 17.03.2022

20 FEBRUARY 2024 PLANNING COMMITTEE

Mews Houses GA Elevations – Typical House – SHE-WIA-R4-XX-EL-A-01_1016
Rev F rec 19.05.2022
Mews Houses GA Plan – (Typical) – Level 00 – SHE-WIA-R4-00-PL-A-01_1008
Rev F rec 17.03.2022
Mews Houses GA Plan – (Typical) – Level 01 – SHE-WIA-R4-01-PL-A-01_1009
Rev D rec 17.03.2022
Rendered Elevations – Mews Typical House – SHE-WIA-R4-XX-VS-A-01_1023
Rev D rec 17.03.2022
Mews House GA Elevations – 2 Bed – SHE-WIA-R4-XX-EL-A-01_1017 Rev F
rec 19.05.2022
Mews House GA Plan (2 Bed) – Level 00 – SHE-WIA-R4-00-PL-A-01_1010 Rev
E rec 17.03.2022
Mews House GA Plan (2 Bed) – Level 01 – SHE-WIA-R4-01-PL-A-01_1011 Rev
E rec 17.03.2022
Rendered Elevations – Mews 2 Bed House – SHE-WIA- R4-XX-VS-A-01_1024
Rev D rec 17.03.2022
Mews Houses – Visibility and Privacy Sight Lines – SHE-WIA-R4-XX-PL-A-
01_1012 Rev F rec 17.03.2022

Detail – Retaining Wall to south of Maisonette Building W10(F7) – SHE-TRI-R0-
00-DT-L-90-1250 Rev P01 rec 19.05.2022
Energy Strategy Update by Ramboll dated 01.04.2022 rec 05.04.2022 and
Energy Strategy Calculations rec 05.04.2022
Email Confirmation of party wall/ceiling insulation rec 11.05.2022
Gas cabinet information and email rec 23.05.2022

Parcel B/Phase Red

Plans and Documents Approved by NMA - AMEND/2022/0044

General Arrangement Plan Ground Floor – SHE-WIA-R0-00-PL-A-01_1001 Rev J
rec 20.10.2022
General Arrangement Plan Level 01 - SHE-WIA-R0-01-PL-A-01_1002 Rev G rec
20.10.2022
General Arrangement Plan Level 02 - SHE-WIA-R0-02-PL-A-01_1003 Rev I rec
20.10.2022
GA Elevations Sheet 1 – SHE-WIA-R0-XX-EL-A-01_1013 Rev I rec 04.11.2022
GA Elevations Sheet 3 – SHE-WIA-R0-XX-EL-A-01_1015 Rev I rec 04.11.2022
General Arrangement – Phase Red Level 01 Podium Landscape – SHE-TRI-R0-
01-PL-L-90-0001 Rev C05 rec 09.11.2022
General Arrangement – Phase Red Level 00 Landscape & Public Realm – SHE-
TRI-R0-00-PL-L-90-2001 Rev P07 rec 20.10.2022
Section Arrangement – T29 G10 Root Protection Area – SHE-TRI-R0-00-SE-L-
90-1011 Rev P04 rec 16.11.2022
Section Arrangement – Boundary Elevation with No.1 St Michaels Road – SHE-
TRI-R0-00-SE-L-90-1012 Rev P04 rec 16.11.2022
Rain Garden Detail – Under Drained Type -SHE-TRI-R0-00-DT-L-90-1262 Rev
P01 rec 20.10.2022
Rain Garden Detail – Free Draining Type - SHE-TRI-R0-00-DT-L-90-1263 Rev
P01 rec 20.10.2022
Thermal Store Changes – SHE-WIA-R3-SK-A-0199 Rev B rec 20.10.2022
Detail – Retaining Wall to West of Maisonette Building Sheet 1 of 2 – SHE-TRI-
R0-00-DT-L-90-2251 Rev P01 rec 20.10.2022
Detail – Retaining Wall to West of Maisonette Building Sheet 2 of 2 – SHE-TRI-
R0-00-DT-L-90-2251 Rev P01 rec 20.10.2022

20 FEBRUARY 2024 PLANNING COMMITTEE

General Arrangement Level 00 Planting Plan - SHE-TRI-R0-00-PL-L-90-1081
Rev P05 rec 20.10.2022
General Arrangement Level 01 Planting Plan - SHE-TRI-R0-01-PL-L-90-1081
Rev P04 rec 20.10.2022
General Arrangement Tree Planting Plan - SHE-TRI-R0-00-PL-L-90-1071 Rev
P05 rec 20.10.2022
Section Arrangement – Albert Drive Foot/Cycleway and Retaining Wall – SHE-
TRI-R0-00-SE-L-90-2013 Rev P01 rec 20.10.2022
Planting Schedule – SHE-TRI-R0-XX-SC-L-90-2001 Rev P00 rec 20.10.2022
Drainage Technical Note SHE-MLM-R0-XX-TN-D-98-0100 rec 26.10.2022
Below Ground Drainage Layout – SHE-MLM-R0-XX-DR-D-98-0100 Rev C14 rec
26.10.2022
Detail – PL5 Artificial grass – SHE-TRI-R0-01-DT-L-90-0203 Rev C00 rec
09.11.2022
Details contained in Agent emails received 09.11.2022

Parcel C

GA Plan Level 00 - SHE-BDP-3C-00-PL-A-20-0001 Rev P09 rec 24.10.18
GA Plan Level 01 - SHE-BDP-3C-01-PL-A-20-0001 Rev P09 rec 24.10.18
GA Plan Roof - SHE-BDP-3C-XX-PL-A-20-0001 Rev P05 rec 24.10.18
NIA Plans - SHE-BDP-3C-XX-PL-A-20-0002 Rev P05 rec 24.10.18
Refuse Strategy - SHE-BDP-3C-XX-PL-A-90-0003 Rev P07 rec 07.03.19
Parking Strategy - SHE-BDP-3C-XX-PL-A-90-0001 Rev P07 rec 24.10.18
Bin Store Type 1 - SHE-BDP-3X-XX-PL-A-90-0004 Rev P02 rec 24.10.18
3D Massing View - SHE-BDP-3C-XX-SK-A-20-0001 Rev P07 rec 24.10.18
Street Elevation - SHE-BDP-3C-XX-EL-A-20-0001 Rev P05 rec 24.10.18
General Arrangement Plan - SHE-BDP-00-00-PL-L-90-0105 Rev P09 rec
07.03.19

House Type 0.3 - End Terrace House

GA Elevations - SHE-BDP-3X-XX-EL-A-20-0302 Rev P04 rec 24.10.18
GA Plans - SHE-BDP-3X-XX-PL-A-20-0302 Rev P03 rec 24.10.18
GA Sections - SHE-BDP-3X-XX-SE-A-20-0302 Rev P03 rec 24.10.18
Strip Elevation - SHE-BDP-3X-XX-VS-A-20-0302 Rev P04 rec 24.10.18
Isometric - SHE-BDP-3X-XX-IS-A-20-0302 Rev P01 rec 24.10.18

House Type 0.3 - Mid Terrace House

GA Elevations - SHE-BDP-3X-XX-EL-A-20-0301 Rev P05 rec 24.10.18
GA Plans - SHE-BDP-3X-XX-PL-A-20-0301 Rev P04 rec 24.10.18
GA Sections - SHE-BDP-3X-XX-SE-A-20-0301 Rev P04 rec 24.10.18
Strip Elevation - SHE-BDP-3X-XX-VS-A-20-0301 Rev P05 rec 24.10.18
Isometric - SHE-BDP-3X-XX-IS-A-20-0301 Rev P04 rec 24.10.18

Parcel D/Phase Yellow - Approved by NMA AMEND/2022/0023 except for Nursery Canopy study plan (see below)

GA Plan Y1-Y4-Level 00 - SHE-WIA-Y0-00-DR-A-01-1000 Rev D rec 25.10.2022
GA Plan Y1-Y4-Level 01 - SHE-WIA-Y0-01-DR-A-01-1001 Rev D rec 25.10.2022
GA Plan Y1-Y4-Level 02 - SHE-WIA-Y0-02-DR-A-01-1002 Rev D rec 25.10.2022
GA Plan Y1-Y4-Level 03 - SHE-WIA-Y0-03-DR-A-01-1003 Rev D rec 25.10.2022
GA Plan Y1-Y4-Level 04 - SHE-WIA-Y0-04-DR-A-01-1004 Rev D rec 25.10.2022
GA Plan Y1-Y4-Level 05 - SHE-WIA-Y0-05-DR-A-01-1005 Rev E rec 25.10.2022
GA Plan Y1-Y4-Roof Plan - SHE-WIA-Y0-06-DR-A-01-1006 Rev F rec
25.10.2022
NIA Plans - SHE-WIA-Y0-XX-DR-A-01-1302 Rev C rec 25.10.2022

20 FEBRUARY 2024 PLANNING COMMITTEE

Refuse Strategy - SHE-WIA-Y0-00-DR-A-01-1306 Rev D rec 25.10.2022
Parking Strategy - SHE-WIA-Y0-00-DR-A-01-1304 Rev C rec 25.10.2022
Access Strategy - SHE-WIA-Y0-00-DR-A-01-1305 Rev C rec 25.10.2022
GA North and East Elevations Y1-Y4 - SHE-WIA-Y0-XX-DR-A-01-1200 Rev E
rec 25.10.2022
GA South and West Elevations Y1-Y4 - SHE-WIA-Y0-XX-DR-A-01-1201 Rev D
rec 25.10.2022
GA Podium Elevations Y1-Y4 (1 of 2) - SHE-WIA-Y0-XX-DR-A-01-1202 Rev C
rec 25.10.2022
GA Podium Elevations Y1-Y4 (2 of 2) - SHE-WIA-Y0-XX-DR-A-01-1203 Rev E
rec 25.10.2022
GA Sections Y1-Y4 - SHE-WIA-Y0-XX-DR-A-01-1100 Rev C rec 25.10.2022
3D Massing View - SHE-WIA-Y0-XX-DR-A-01-1301 Rev E rec 25.10.2022
GIA and GEA Plans - SHE-WIA-Y0-XX-DR-A-01-1303 Rev C rec 25.10.2022
Strip Elevation - SHE-WIA-Y3-XX-DR-A-01-1204 Rev C rec 17.03.2022
Rendered North and South Elevations Y1-Y4 - SHE-WIA-Y0-XX-DR-A-01-1205
Rev D rec 25.10.2022
Rendered East and West Elevations Y1-Y4 - SHE-WIA-Y0-XX-DR-A-01-1206
Rev E rec 25.10.2022
General Arrangement Phase Yellow Level 01 Podium External Landscape - SHE-
TRI-Y0-00-PL-L-90-2001 P04 rec 25.10.2022
General Arrangement Parcel D and N - SHE-TRI-Y0-00-PL-L-90-2011 P02 rec
17.11.2022
Photo of reconstituted stone panel and joint rec 25.07.2022
Parcel D Balcony Privacy Screens Y1 (two plans) - SHE-WIA-Y1-SK-A-1063
(Sheet 1 of 2) and SHE-WIA-Y1-SK-A-1063 (Sheet 2 of 2) rec 25.07.2022

General Arrangement Plan – Park Sheet 1 of 2 - SHE-TRI-Y0-00-PL-L-90-2012
P01 rec 25.07.2022
General Arrangement Phase Yellow Level 00 – External Landscape Park
Interface - SHE-TRI-Y0-00-PL-L-90-2002 P01 rec 17.03.2022
General Arrangement Phase Yellow Level 00 – External Landscape - SHE-TRI-
Y0-00-PL-L-90-2001 P05 rec 25.10.2022
Section Arrangement – Access Road Between Y4 and Y5 (Sheet 1) - SHE-TRI-
Y0-00-SE-L-90-0001 P00 rec 17.11.2022
Section Arrangement – Access Road Between Y4 and Y5 (Sheet 2) - SHE-TRI-
Y0-00-SE-L-90-0001 P00 rec 17.11.2022
Agent email dated 24.10.2022 received on 25.10.2022 detailing changes.
Agent email received 26.10.2022 regarding drainage details for planters
Energy Strategy Report (Ramboll dated 25.10.2022) and associated sample SAP
calculations and non-residential unit BRUKL details all received on 26.10.2022
Agent email dated 02.12.2022 and excel spreadsheet confirming all apartments
over the 19% reduction.

Nursery Canopy Study - SHE-BDP-3D-XX-DT-A-21-0003 Rev P04 rec 24.10.18

Parcel E

Ground Floor Plan - SHE-BDP-3E-00-PL-A-20-0001 Rev P06 rec 24.10.18
First Floor Plan - SHE-BDP-3E-01-PL-A-20-0001 Rev P06 rec 24.10.18
Second Floor Plan - SHE-BDP-3E-02-PL-A-20-0001 Rev P06 rec 24.10.18
Third Floor Plan - SHE-BDP-3E-03-PL-A-20-0001 Rev P06 rec 24.10.18
Fourth Floor Plan - SHE-BDP-3E-04-PL-A-20-0001 Rev P06 rec 24.10.18
Roof Plan - SHE-BDP-3E-05-PL-A-20-0001 Rev P06 rec 24.10.18
Areas Plan - SHE-BDP-3E-XX-PL-A-20-0002 Rev P04 rec 24.10.18

20 FEBRUARY 2024 PLANNING COMMITTEE

Refuse Strategy - SHE-BDP-3E-XX-PL-A-90-0003 Rev P06 rec 07.03.19
Parking Strategy - SHE-BDP-3E-XX-PL-A-90-0001 Rev P06 rec 24.10.18
Access Strategy - SHE-BDP-3E-XX-PL-A-90-0002 Rev P04 rec 24.10.18
Elevations Sheet 1 of 4 - SHE-BDP-3E-XX-EL-A-20-0001 Rev P05 rec 24.10.18
Elevations Sheet 2 of 4 - SHE-BDP-3E-XX-EL-A-20-0002 Rev P04 rec 24.10.18
Elevations Sheet 3 of 4 - SHE-BDP-3E-XX-EL-A-20-0003 Rev P01 rec 24.10.18
Elevations Sheet 4 of 4 - SHE-BDP-3E-XX-EL-A-20-0004 Rev P03 rec 07.03.19
Sections Sheet 1 of 2 - SHE-BDP-3E-XX-SE-A-20-0001 Rev P05 rec 24.10.18
Sections Sheet 2 of 2 - SHE-BDP-3E-XX-SE-A-20-0002 Rev P04 rec 24.10.18
Visibility and Privacy Sight Lines Podium Mews Houses - SHE-BDP-3E-XX-PL-A-90-0004 Rev P04 rec 24.10.18
3D Massing View - SHE-BDP-3E-XX-IS-A-20-0001 Rev P04 rec 24.10.18
GA Elevations - SHE-BDP-3E-XX-VS-A-20-0002 Rev P02 rec 24.10.18
Strip Elevation - SHE-BDP-3E-XX-VS-A-20-0003 Rev P03 rec 24.10.18

House Type 1.7 Park Facing Corner House

GA Elevations - SHE-BDP-3X-XX-EL-A-20-1701 Rev P02 rec 24.10.18
GA Plans - SHE-BDP-3X-XX-PL-A-20-1701 Rev P03 rec 24.10.18
GA Sections - SHE-BDP-3X-XX-SE-A-20-1701 Rev P03 rec 24.10.18
Isometric - SHE-BDP-3X-XX-IS-A-20-1701 Rev P03 rec 24.10.18

Parcel F

Ground Floor Plan - SHE-BDP-3F-00-PL-A-20-0001 Rev P06 rec 24.10.18
First Floor Plan - SHE-BDP-3F-01-PL-A-20-0001 Rev P06 rec 24.10.18
Second Floor Plan - SHE-BDP-3F-02-PL-A-20-0001 Rev P06 rec 24.10.18
Third Floor Plan - SHE-BDP-3F-03-PL-A-20-0001 Rev P06 rec 24.10.18
Fourth Floor Plan - SHE-BDP-3F-04-PL-A-20-0001 Rev P06 rec 24.10.18
Roof Plan - SHE-BDP-3F-05-PL-A-20-0001 Rev P06 rec 24.10.18
Areas Plan - SHE-BDP-3F-XX-PL-A-20-0002 Rev P04 rec 24.10.18
Refuse Strategy - SHE-BDP-3F-XX-PL-A-90-0003 Rev P06 rec 07.03.19
Parking Strategy - SHE-BDP-3F-XX-PL-A-90-0001 Rev P05 rec 24.10.18
Access Strategy - SHE-BDP-3F-XX-PL-A-90-0002 Rev P04 rec 24.10.18
GA Elevations Sheet 1 of 4 - SHE-BDP-3F-XX-EL-A-20-0001 Rev P04 rec 24.10.18
GA Elevations Sheet 2 of 4 - SHE-BDP-3F-XX-EL-A-20-0002 Rev P05 rec 24.10.18
GA Elevations Sheet 3 of 4 - SHE-BDP-3F-XX-EL-A-20-0003 Rev P01 rec 24.10.18
GA Elevations Sheet 4 of 4 - SHE-BDP-3F-XX-EL-A-20-0004 Rev P03 rec 07.03.19
GA Sections Sheet 1 of 2 - SHE-BDP-3F-XX-SE-A-20-0001 Rev P04 rec 24.10.18
GA Sections Sheet 2 of 2 - SHE-BDP-3F-XX-SE-A-20-0002 Rev P04 rec 24.10.18
3D Massing View - SHE-BDP-3F-XX-VS-A-20-0004 Rev P04 rec 24.10.18
GA Elevations - SHE-BDP-3F-XX-VS-A-20-0001 Rev P02 rec 24.10.18
Strip Elevation - SHE-BDP-3F-XX-VS-A-20-0003 Rev P04 rec 24.10.18

Apartments Type 2.2

GA Elevations - SHE-BDP-3X-XX-EL-A-20-2201 Rev P03 rec 07.03.19
GA Plans, Elevations and Section - SHE-BDP-3X-XX-PL-A-20-2201 Rev P03 rec 24.10.18
GA Sections - SHE-BDP-3X-XX-SE-A-20-2201 Rev P01 rec 24.10.18
Isometric - SHE-BDP-3X-XX-IS-A-20-2201 Rev P01 rec 24.10.18

20 FEBRUARY 2024 PLANNING COMMITTEE

Parcel E and F

General Arrangement Plan Podium Streets - SHE-BDP-00-01-PL-L-90-0104 Rev P06 rec 24.10.18

General Arrangement Plan (Parcel E and F) - SHE-BDP-00-00-PL-L-90-0107 Rev P08 rec 07.03.19

House Type 0.4 - Podium Top Mews

Strip Elevation - SHE-BDP-3X-XX-VS-A-20-0401 Rev P02 rec 24.10.18

GA Elevations - SHE-BDP-3X-XX-EL-A-20-0401 Rev P02 rec 24.10.18

GA Plans - SHE-BDP-3X-XX-PL-A-20-0401 Rev P02 rec 24.10.18

GA Sections - SHE-BDP-3X-XX-SE-A-20-0401 Rev P02 rec 24.10.18

Isometric - SHE-BDP-3X-XX-IS-A-20-0401 Rev P02 rec 24.10.18

House Type 0.5 - Podium Top Mews

Strip Elevation - SHE-BDP-3X-XX-VS-A-20-0501 Rev P02 rec 24.10.18

GA Elevations - SHE-BDP-3X-XX-EL-A-20-0501 Rev P02 rec 24.10.18

GA Plans - SHE-BDP-3X-XX-PL-A-20-0501 Rev P02 rec 24.10.18

GA Sections - SHE-BDP-3X-XX-SE-A-20-0501 Rev P02 rec 24.10.18

Isometric - SHE-BDP-3X-XX-IS-A-20-0501 Rev P02 rec 24.10.18

House Type 1.2 - Watergarden Podium

Strip Elevation - SHE-BDP-3X-XX-VS-A-20-1201 Rev P02 rec 24.10.18

GA Elevations - SHE-BDP-3X-XX-EL-A-20-1201 Rev P02 rec 24.10.18

GA Plans - SHE-BDP-3X-XX-PL-A-20-1201 Rev P02 rec 24.10.18

GA Sections - SHE-BDP-3X-XX-SE-A-20-1201 Rev P02 rec 24.10.18

Isometric - SHE-BDP-3X-XX-IS-A-20-1201 Rev P02 rec 24.10.18

House Type 1.3 - Watergarden Podium

Strip Elevation - SHE-BDP-3X-XX-VS-A-20-1301 Rev P02 rec 24.10.18

GA Elevations - SHE-BDP-3X-XX-EL-A-20-1301 Rev P02 rec 24.10.18

GA Plans - SHE-BDP-3X-XX-PL-A-20-1301 Rev P02 rec 24.10.18

GA Sections - SHE-BDP-3X-XX-SE-A-20-1301 Rev P02 rec 24.10.18

Isometric - SHE-BDP-3X-XX-IS-A-20-1301 Rev P02 rec 24.10.18

House Type 1.4 - Watergarden Podium

GA Elevations - SHE-BDP-3X-XX-EL-A-20-1401 Rev P02 rec 24.10.18

GA Plans - SHE-BDP-3X-XX-PL-A-20-1401 Rev P02 rec 24.10.18

GA Sections - SHE-BDP-3X-XX-SE-A-20-1401 Rev P02 rec 24.10.18

Isometric - SHE-BDP-3X-XX-IS-A-20-1401 Rev P02 rec 24.10.18

House Type 1.5 - Park Facing Houses

Strip Elevation - SHE-BDP-3X-XX-VS-A-20-1501 Rev P02 rec 24.10.18

GA Elevations - SHE-BDP-3X-XX-EL-A-20-1501 Rev P02 rec 24.10.18

GA Plans - SHE-BDP-3X-XX-PL-A-20-1501 Rev P03 rec 24.10.18

GA Sections - SHE-BDP-3X-XX-SE-A-20-1501 Rev P02 rec 24.10.18

Isometric - SHE-BDP-3X-XX-IS-A-20-1501 Rev P03 rec 24.10.18

House Type 1.6 - Park Facing Houses

Strip Elevation - SHE-BDP-3X-XX-VS-A-20-1601 Rev P02 rec 24.10.18

GA Elevations - SHE-BDP-3X-XX-EL-A-20-1601 Rev P02 rec 24.10.18

GA Plans - SHE-BDP-3X-XX-PL-A-20-1601 Rev P03 rec 24.10.18

GA Sections - SHE-BDP-3X-XX-SE-A-20-1601 Rev P03 rec 24.10.18

Isometric - SHE-BDP-3X-XX-IS-A-20-1601 Rev P03 rec 24.10.18

20 FEBRUARY 2024 PLANNING COMMITTEE

Apartments Type 2.1

GA Elevations - SHE-BDP-3X-XX-EL-A-20-2101 Rev P03 rec 07.03.19
GA Plans - SHE-BDP-3X-XX-PL-A-20-2101 Rev P02 rec 24.10.18
GA Sections - SHE-BDP-3X-XX-SE-A-20-2101 Rev P01 rec 24.10.18
Isometric - SHE-BDP-3X-XX-IS-A-20-2101 Rev P01 rec 24.10.18

Parcel N/Part Phase Yellow/Part Cyan - Approved by NMA AMEND/2022/0023 except for house type plans (see below)

GA Plan Level 00 Block 1 - SHE-WIA-Y5-00-DR-A-01-1001 Rev E rec
25.10.2022
GA Plan Level 01 Block 1 - SHE-WIA-Y5-01-DR-A-01-1002 Rev F rec
31.01.2023
GA Plan Level 02 Block 1 - SHE-WIA-Y5-02-DR-A-01-1003 Rev E rec
25.10.2022
GA Plan Level 03 Block 1 - SHE-WIA-Y5-03-DR-A-01-1004 Rev E rec
25.10.2022
GA Plan Level 04 Block 1 - SHE-WIA-Y5-04-DR-A-01-1005 Rev E rec
25.10.2022
GA Plan – Roof - SHE-WIA-Y5-05-DR-A-01-1006 Rev E rec 25.10.2022
NIA Plans - SHE-WIA-Y5-XX-DR-A-01-1012 Rev B rec 25.10.2022
Refuse Strategy - SHE-WIA-Y5-XX-DR-A-01-1007 Rev D rec 25.10.2022
Parking Strategy - SHE-WIA-Y5-00-DR-A-01-1009 Rev C rec 25.10.2022
Access Strategy - SHE-WIA-Y5-00-DR-A-01-1008 Rev C rec 25.10.2022
GA Elevations Sheet 01 - SHE-WIA-Y5-XX-DR-A-01-1020 Rev C rec 25.10.2022
GA Elevations Sheet 02 - SHE-WIA-Y5-XX-DR-A-01-1021 Rev B rec 25.10.2022
GA Elevations Sheet 03 - SHE-WIA-Y5-XX-DR-A-01-1022 Rev C rec 25.10.2022
GA Elevations Sheet 04 - SHE-WIA-Y5-XX-DR-A-01-1023 Rev C rec 25.10.2022
3D Massing View - SHE-WIA-Y5-XX-DR-A-01-1027 Rev D rec 25.10.2022
GIA Plans - SHE-WIA-Y5-XX-DR-A-01-1011 Rev B rec 25.10.2022
Strip Elevation - SHE-WIA-Y5-XX-DR-A-01-1026 Rev B rec 25.10.2022
GA Elevations (coloured) - SHE-WIA-Y5-XX-DR-A-01-1024 Rev B rec
25.10.2022
GA Elevations (coloured) - SHE-WIA-Y5-XX-DR-A-01-1025 Rev C rec
25.10.2022
GA Sections - SHE-WIA-Y5-XX-DR-A-01-1010 Rev B rec 25.10.2022
General Arrangement Parcel D and N - SHE-TRI-Y0-00-PL-L-90-2011 P02 rec
17.11.2022

House Type 0.6 Park Facing Terraced House

Strip Elevation - SHE-BDP-3X-XX-VS-A-20-0601 Rev P02 rec 24.10.18
GA Elevations - SHE-BDP-3X-XX-EL-A-20-0601 Rev P03 rec 24.10.18
GA Plans - SHE-BDP-3X-XX-PL-A-20-0601 Rev P03 rec 24.10.18
GA Sections - SHE-BDP-3X-XX-SE-A-20-0601 Rev P02 rec 24.10.18
Isometric - SHE-BDP-3X-XX-IS-A-20-0601 Rev P02 rec 24.10.18

Apartments Type 2.3

GA Elevations - SHE-BDP-3X-XX-EL-A-20-2301 Rev P05 rec 07.03.19
GA Plans - SHE-BDP-3X-XX-PL-A-20-2301 Rev P03 rec 24.10.18
GA Sections - SHE-BDP-3X-XX-SE-A-20-2301 Rev P01 rec 24.10.18
Isometric - SHE-BDP-3X-XX-IS-A-20-2301 Rev P01 rec 24.10.18

Low rise residential plans

20 FEBRUARY 2024 PLANNING COMMITTEE

Proposed site layout plan - low rise masterplan - SHE-BMA-20-XX-LR-A-01-002
Rev P1 rec 07.03.19
Proposed site layout plan - ground floor level - SHE-BMA-20-XX-LR-A-02-001
Rev P2 rec 07.03.19
Proposed site layout plan - roof plan - SHE-BMA-20-XX-LR-A-02-002 Rev P2 rec
07.03.19
Proposed bin strategy - SHE-BMA-20-XX-LR-A-02-003 Rev P- rec 07.03.19
Housing Distribution Plan - SHE-BMA-20-XX-2B-A-02-0003 Rev P2 rec 26.03.19
Tenure Plan - SHE-BMA-20-XX-2B-A-02-0004 Rev P2 rec 26.03.19
Proposed Garage - SHE-BMA-20-XX-XX-A-03-GARA001 rec 24.10.18
Proposed Bin store details (1 of 3) - SHE-BMA-20-XX-XX-A-90-401 Rev P3 rec
24.10.18
Proposed Bin store details (2 of 3) - SHE-BMA-20-XX-XX-A-90-402 Rev P3 rec
24.10.18
Proposed Bin store details (3 of 3) - SHE-BMA-20-XX-XX-A-90-403 Rev P2 rec
24.10.18
Street Scene (Section A-A) - SHE-BMA-20-XX-2B-A-05-SS01 Rev P- rec
24.10.18
Street Scene (Section B-B) - SHE-BMA-20-XX-2B-A-05-SS02 rec 24.10.18
Street Scene (Section F-F) - SHE-BMA-20-XX-2B-A-05-SS03 rec 24.10.18
Street Scene (Section G-G) - SHE-BMA-20-XX-2B-A-05-SS04 rec 29.03.18
Street Scene (Section H-H) - SHE-BMA-20-XX-2B-A-05-SS05 rec 29.03.18
Street Scene (Section I-I) - SHE-BMA-20-XX-2B-A-05-SS06 rec 29.03.18
Low rise Accommodation schedule rev C rec 26.03.19

Low rise house type plans (plans and elevations only)

House Type B GA floor plans - SHE-BMA-20-XX-2B-A-03-B001 rec 29.03.18
House Type B GA elevations - SHE-BMA-20-XX-2B-A-05-B001 rec 29.03.18
House Type D GA floor plans - SHE-BMA-20-XX-2B-A-03-D001 rec 29.03.18
House Type D GA elevations - SHE-BMA-20-XX-2B-A-05-D001 rec 29.03.18
House Type E GA floor plans - SHE-BMA-20-XX-2B-A-03-E001 rec 29.03.18
House Type E GA elevations - SHE-BMA-20-XX-2B-A-05-E001 rec 29.03.18
House Type F GA floor plans - SHE-BMA-20-XX-2B-A-03-F001 rec 29.03.18
House Type F GA elevations - SHE-BMA-20-XX-2B-A-05-F001 rec 29.03.18
House Type J GA floor plans (plots 180-185) - SHE-BMA-20-XX-2B-A-03-J001
rec 29.03.18
House Type J GA elevations (plots 180-185) - SHE-BMA-20-XX-2B-A-05-J001
rec 29.03.18
House Type J GA floor plans (plots 169, 170, 190-193) - SHE-BMA-20-XX-2B-A-
03-J002 rec 29.03.18
House Type J GA elevations (plots 169, 170, 190-193) - SHE-BMA-20-XX-2B-A-
05-J002 rec 29.03.18
House Type J GA floor plans (plots 144, 188, 194) - SHE-BMA-20-XX-2B-A-03-
J003 rec 29.03.18
House Type J GA elevations (plots 144, 188, 194) - SHE-BMA-20-XX-2B-A-05-
J003 rec 29.03.18
House Type J GA floor plans (plots 145, 189, 195) - SHE-BMA-20-XX-2B-A-03-
J004 rec 29.03.18
House Type J GA elevations (plots 145, 189, 195) - SHE-BMA-20-XX-2B-A-05-
J004 rec 29.03.18
House Type K GA floor plans - SHE-BMA-20-XX-2B-A-03-K001 rec 29.03.18
House Type K GA floor plans - SHE-BMA-20-XX-2B-A-03-K002 rec 29.03.18
House Type K GA elevations - SHE-BMA-20-XX-2B-A-05-K001 rec 29.03.18
House Type K GA elevations - SHE-BMA-20-XX-2B-A-05-K002 rec 29.03.18

20 FEBRUARY 2024 PLANNING COMMITTEE

House Type L GA floor plans - SHE-BMA-20-XX-2B-A-03-L001 rec 29.03.18
House Type L GA floor plans - SHE-BMA-20-XX-2B-A-03-L002 rec 29.03.18
House Type L GA elevations - SHE-BMA-20-XX-2B-A-05-L001 rec 29.03.18
House Type L GA elevations - SHE-BMA-20-XX-2B-A-05-L002 rec 29.03.18
House Type M GA floor plans - SHE-BMA-20-XX-2B-A-03-M001 rec 29.03.18
House Type M GA elevations - SHE-BMA-20-XX-2B-A-05-M001 rec 29.03.18
House Type T GA floor plans - SHE-BMA-20-XX-2B-A-03-T001 rec 29.03.18
House Type T GA elevations - SHE-BMA-20-XX-2B-A-05-T001 rec 29.03.18

Detailed plans site wide

Site Location Plan - SHE-BDP-00-XX-PL-L-90-0109 Rev P05 rec 24.10.18
Detailed Planning Application boundary - SHE-BDP-00-XX-PL-L-90-0108 Rev P07 rec 24.10.18
Site Plan - SHE-BDP-00-XX-PL-L-90-0112 Rev P11 rec 07.03.19
Site-wide Open Space, Recreation & Play Typologies - SHE-BDP-00-XX-PL-L-90-0107 Rev P07 rec 07.03.19
Canal Buffer Zone Plan - SHE-BDP-00-XX-PL-L-90-0132 Rev P07 rec 07.03.19
Canal Buffer Zone Extent - SHE-BDP-00-XX-PL-L-90-0137 Rev P01 rec 14.03.19
Road and Footpath Material Strategy - SHE-BDP-00-XX-PL-L-90-0133 Rev P08 rec 07.03.19
Parking Allocation - SHE-BDP-00-XX-PL-L-90-0134 Rev P04 rec 07.03.19
Sustainable Drainage Design Layout - SHE-BDP-00-XX-PL-L-90-0135 Rev P05 rec 07.03.19
Landscape General Arrangement Plan - sheet 1 of 3 - SHE-BDP-00-00-PL-L-90-0100 Rev P08 rec 07.03.19
Landscape General Arrangement Plan - sheet 2 of 3 - SHE-BDP-00-00-PL-L-90-0101 Rev P10 rec 14.03.19
Landscape General Arrangement Plan - sheet 3 of 3 - SHE-BDP-00-00-PL-L-90-0102 Rev P09 rec 07.03.19
General Arrangement Plan- Park Sheet 1 of 2 - SHE-TRI-Y0-00-PL-L-90-2012 P01 rec 25.07.2022 Approved by NMA AMEND/2022/0023
General Arrangement Plan - Park - sheet 2 of 2 - SHE-BDP-00-00-PL-L-90-0109 Rev P08 rec 07.03.19
General Arrangement Plan - Low Rise Residential - SHE-BDP-00-00-PL-L-90-0110 Rev P07 rec 07.03.19
General Arrangement Plan - Leisure Centre Car Park - SHE-BDP-00-00-PL-L-90-0112 Rev P05 rec 07.03.19
General Arrangement Plan - Devonshire Avenue and Leisure Centre Access - SHE-BDP-00-00-PL-L-90-0111 Rev P05 rec 24.10.18
General Arrangement Plan - Devonshire Avenue Retained Existing Gardens Option - SHE-BDP-00-00-PL-L-90-0113 Rev P01 rec 24.10.18
Tree Retention and Removal - SHE-BDP-00-XX-PL-L-90-0116 Rev P05 rec 07.03.19
Landscape General Arrangement Plan - Level 01 - SHE-BDP-00-01-PL-L-90-0100 Rev P06 rec 24.10.18
Planting Plan - Podium Gardens - SHE-BDP-00-01-PL-L-90-0105 Rev P04 rec 24.10.18
Planting Plan - sheet 1 of 3 - SHE-BDP-00-XX-PL-L-90-0113 Rev P08 rec 07.03.19
Planting Plan - sheet 2 of 3 - SHE-BDP-00-XX-PL-L-90-0114 Rev P08 rec 07.03.19
Planting Plan - sheet 3 of 3 - SHE-BDP-00-XX-PL-L-90-0115 Rev P05 rec 24.10.18

20 FEBRUARY 2024 PLANNING COMMITTEE

Landscape Sections - sheet 1 of 3 - SHE-BDP-00-XX-SE-L-90-0100 Rev P05 rec 07.03.19
Landscape Sections - sheet 2 of 3 - SHE-BDP-00-XX-SE-L-90-0101 Rev P05 rec 07.03.19
Landscape Sections - sheet 1 of 3 - SHE-BDP-00-XX-SE-L-90-0102 Rev P05 rec 07.03.19
Tree Protection Plan Sheet 1 - SHE-BDP-00-XX-PL-L-90-0117 Rev A rec 07.03.19
Planting Schedule - SHE-BDP-XX-XX-QT-L-90-0010 Rev P04 rec 07.03.19
Typical Garden Wall Enclosure - SHE-BDP-3X-XX-DT-A-90-2010 Rev P01 rec 24.10.18
Park Kiosk - SHE-BDP-30-XX-DT-A-20-0001 Rev P01 rec 24.10.18
Site Context Elevations - SHE-BDP-30-XX-VS-A-90-0100 Rev P01 rec 24.10.18
Aerial View - SHE-BDP-30-XX-VS-A-90-0001 Rev P01 rec 24.10.18
Community View - SHE-BDP-30-XX-VS-A-90-0002 Rev P01 rec 24.10.18
Park View - SHE-BDP-30-XX-VS-A-90-0003 Rev P01 rec 24.10.18
Raingarden View - SHE-BDP-30-XX-VS-A-90-0004 Rev P01 rec 24.10.18
Topographical Survey Plans 3327 (1 of 4, 2 of 4, 3 of 4, 4 of 4) rec 07.03.19
External Lighting Plan - SHE-RBL-00-XX-DT-E-63-0001 Rev T03 rec 24.10.18

Phasing plans

Phasing Strategy by Month - plan by Hester Architects Ltd – SHE-BDP-00-XX-PL-L-90-0201 Rev P03 received by the LPA on 09.03.2022 Approved by NMA AMEND/2022/0015
Phasing Strategy by Month - 0 - SHE-BDP-00-XX-PL-L-90-0202 P03 rec 07.03.19
Phasing Strategy by Month - 1 - SHE-BDP-00-XX-PL-L-90-0203 P03 rec 07.03.19
Phasing Strategy by Month - 2 - SHE-BDP-00-XX-PL-L-90-0204 P03 rec 07.03.19
Phasing Strategy by Month - 10 - SHE-BDP-00-XX-PL-L-90-0205 P03 rec 07.03.19
Phasing Strategy by Month - 13 - SHE-BDP-00-XX-PL-L-90-0206 P03 rec 07.03.19
Phasing Strategy by Month - 17 - SHE-BDP-00-XX-PL-L-90-0207 P03 rec 07.03.19
Phasing Strategy by Month - 19 - SHE-BDP-00-XX-PL-L-90-0208 P03 rec 07.03.19
Phasing Strategy by Month - 20 - SHE-BDP-00-XX-PL-L-90-0209 P03 rec 07.03.19
Phasing Strategy by Month - 22 - SHE-BDP-00-XX-PL-L-90-0210 P03 rec 07.03.19
Phasing Strategy by Month - 24 - SHE-BDP-00-XX-PL-L-90-0211 P03 rec 07.03.19
Phasing Strategy by Month - 28 - SHE-BDP-00-XX-PL-L-90-0212 P03 rec 07.03.19
Phasing Strategy by Month - 34 - SHE-BDP-00-XX-PL-L-90-0213 P03 rec 07.03.19
Phasing Strategy by Month - 35 - SHE-BDP-00-XX-PL-L-90-0214 P03 rec 07.03.19
Phasing Strategy by Month - 37 - SHE-BDP-00-XX-PL-L-90-0215 P03 rec 07.03.19
Phasing Strategy by Month - 41 - SHE-BDP-00-XX-PL-L-90-0216 P03 rec 07.03.19

20 FEBRUARY 2024 PLANNING COMMITTEE

Phasing Strategy by Month - 44 - SHE-BDP-00-XX-PL-L-90-0217 P03 rec
07.03.19
Phasing Strategy by Month - 47 - SHE-BDP-00-XX-PL-L-90-0219 P03 rec
07.03.19
Phasing Strategy by Month - 51 - SHE-BDP-00-XX-PL-L-90-0220 P03 rec
07.03.19
Phasing Strategy by Month - 56 - SHE-BDP-00-XX-PL-L-90-0221 P02 rec
07.03.19
Phasing Strategy by Month - 57 - SHE-BDP-00-XX-PL-L-90-0222 P02 rec
07.03.19
Phasing Strategy by Month - 59 - SHE-BDP-00-XX-PL-L-90-0223 P02 rec
07.03.19
Phasing Strategy by Month - 64 - SHE-BDP-00-XX-PL-L-90-0224 P02 rec
07.03.19
Phasing Strategy by Month - 66 - SHE-BDP-00-XX-PL-L-90-0225 P02 rec
07.03.19
Phasing Strategy by Month - 68 - SHE-BDP-00-XX-PL-L-90-0226 P02 rec
07.03.19
Phasing Strategy by Month - 71 - SHE-BDP-00-XX-PL-L-90-0227 P02 rec
07.03.19
Phasing Strategy by Month - 72 - SHE-BDP-00-XX-PL-L-90-0228 P01 rec
07.03.19
Phasing Strategy by Month - 75 - SHE-BDP-00-XX-PL-L-90-0229 P01 rec
07.03.19

Road plans

Existing Site Levels - SHE-PRM-00-XX-SK-D-95-0005 Veer 1 rec 29.03.18
Proposed Adoptable Highways - SHE-PRM-00-XX-SK-D-95-1070 Ver 2 rec
24.10.18
Road Longitudinal Sections Sheet 1 - SHE-PRM-00-XX-SK-D-95-1071 Ver 1 rec
29.03.18
Road Longitudinal Sections Sheet 2 - SHE-PRM-00-XX-SK-D-95-1072 Ver 1 rec
29.03.18
Road Longitudinal Sections Sheet 3 - SHE-PRM-00-XX-SK-D-95-1073 Ver 1 rec
29.03.18
Road Longitudinal Sections Sheet 4 - SHE-PRM-00-XX-SK-D-95-1074 Ver 1 rec
29.03.18
Road Longitudinal Sections Sheet 5 - SHE-PRM-00-XX-SK-D-95-1075 Ver 1 rec
29.03.18
Road Longitudinal Sections Sheet 6 - SHE-PRM-00-XX-SK-D-95-1076 Ver 1rec
29.03.18
Road Design Layout Overall Plan - SHE-PRM-00-XX-SK-D-95-1050 Ver 3 rec
24.10.18
Road Design Layout Sheet 1 - SHE-PRM-00-XX-SK-D-95-1051 Ver 3 rec
24.10.18
Road Design Layout Sheet 2 - SHE-PRM-00-XX-SK-D-95-1052 Ver 3 rec
24.10.18
Road Design Layout Sheet 3 - SHE-PRM-00-XX-SK-D-95-1053 Ver 3 rec
24.10.18
Road Design Layout Sheet 4 - SHE-PRM-00-XX-SK-D-95-1054 Ver 3 rec
24.10.18
Road Design Layout Sheet 5 - SHE-PRM-00-XX-SK-D-95-1055 Ver 3 rec
24.10.18

20 FEBRUARY 2024 PLANNING COMMITTEE

Road Design Layout Sheet 6 - SHE-PRM-00-XX-SK-D-95-1056 Ver 3 rec 24.10.18
Road Design Layout Sheet 7 - SHE-PRM-00-XX-SK-D-95-1057 Ver 3 rec 24.10.18
Road Design Layout Sheet 8 - SHE-PRM-00-XX-SK-D-95-1058 Ver 3 rec 24.10.18
Road Design Layout Sheet 9 - SHE-PRM-00-XX-SK-D-95-1059 Ver 3 rec 24.10.18
Road Design Layout Sheet 10 - SHE-PRM-00-XX-SK-D-95-1060 Ver 3 rec 24.10.18
Road Design Layout Sheet 11 - SHE-PRM-00-XX-SK-D-95-1061 Ver 3 rec 24.10.18
Road Design Layout Sheet 12 - SHE-PRM-00-XX-SK-D-95-1062 Ver 3 rec 24.10.18
Road Design Layout Sheet 13 - SHE-PRM-00-XX-SK-D-95-1063 Ver 3 rec 24.10.18
Auto Tracking Sheet 1 - SHE-PRM-00-XX-SK-D-95-0301 Ver 3 rec 24.10.18
Auto Tracking Sheet 2 - SHE-PRM-00-XX-SK-D-95-0302 Ver 3 rec 24.10.18
Auto Tracking Sheet 3 - SHE-PRM-00-XX-SK-D-95-0303 Ver 3 rec 24.10.18
Auto Tracking Sheet 4 - SHE-PRM-00-XX-SK-D-95-0304 Ver 3 rec 24.10.18
Auto Tracking Sheet 5 - SHE-PRM-00-XX-SK-D-95-0305 Ver 3 rec 24.10.18
Auto Tracking Sheet 6 - SHE-PRM-00-XX-SK-D-95-0306 Ver 3 rec 24.10.18

Drainage plans

Overall Below Ground Drainage Strategy - SHE-PRM-00-XX-SK-D-98-1000 Ver 5 rec 07.03.19
Below Ground Drainage Layout Sheet 1 - SHE-PRM-00-XX-SK-D-98-1001 Ver 5 rec 07.03.19
Below Ground Drainage Layout Sheet 2 - SHE-PRM-00-XX-SK-D-98-1002 Ver 5 rec 07.03.19
Below Ground Drainage Layout Sheet 3 - SHE-PRM-00-XX-SK-D-98-1003 Ver 5 rec 07.03.19
Below Ground Drainage Layout Sheet 4 - SHE-PRM-00-XX-SK-D-98-1004 Ver 4 rec 07.03.19
Below Ground Drainage Layout Sheet 5 - SHE-PRM-00-XX-SK-D-98-1005 Ver 5 rec 07.03.19
Below Ground Drainage Layout Sheet 6 - SHE-PRM-00-XX-SK-D-98-1006 Ver 5 rec 07.03.19
Below Ground Drainage Layout Sheet 7 - SHE-PRM-00-XX-SK-D-98-1007 Ver 4 rec 07.03.19
Below Ground Drainage Layout Sheet 8 - SHE-PRM-00-XX-SK-D-98-1008 Ver 5 rec 07.03.19
Below Ground Drainage Layout Sheet 9 - SHE-PRM-00-XX-SK-D-98-1009 Ver 4 rec 07.03.19
Below Ground Drainage Layout Sheet 10 - SHE-PRM-00-XX-SK-D-98-1010 Ver 4 rec 07.03.19
Below Ground Drainage Layout Sheet 11 - SHE-PRM-00-XX-SK-D-98-1011 Ver 4 rec 07.03.19
Below Ground Drainage Layout Sheet 12 - SHE-PRM-00-XX-SK-D-98-1012 Ver 4 rec 07.03.19
Below Ground Drainage Layout Sheet 13 - SHE-PRM-00-XX-SK-D-98-1013 Ver 4 rec 07.03.19
Below Ground Drainage Layout Sheet 14 - SHE-PRM-00-XX-SK-D-98-1014 Ver 5 rec 07.03.19

20 FEBRUARY 2024 PLANNING COMMITTEE

Below Ground Drainage Layout Sheet 15 - SHE-PRM-00-XX-SK-D-98-1015 Ver 4 rec 07.03.19

Below Ground Drainage Layout Sheet 16 - SHE-PRM-00-XX-SK-D-98-1016 Ver 4 rec 07.03.19

Below Ground Drainage Layout Sheet 17 - SHE-PRM-00-XX-SK-D-98-1017 Ver 4 rec 07.03.19

Phasing Detailed Drainage Layout Sheet 1 (Purple) - SHE-PRM-00-XX-SK-D-98-1301 Ver 2 rec 15.03.19

Phasing Detailed Drainage Layout Sheet 2 (Yellow) - SHE-PRM-00-XX-SK-D-98-1302 Ver 2 rec 15.03.19

Phasing Detailed Drainage Layout Sheet 3 (Red) - SHE-PRM-00-XX-SK-D-98-1303 Ver 2 rec 15.03.19

Phasing Detailed Drainage Layout Sheet 4 (Green 1 of 3) - SHE-PRM-00-XX-SK-D-98-1304 Ver 2 rec 15.03.19

Phasing Detailed Drainage Layout Sheet 5 (Green 2 of 3) - SHE-PRM-00-XX-SK-D-98-1305 Ver 2 rec 15.03.19

Phasing Detailed Drainage Layout Sheet 6 (Green 3 of 3) - SHE-PRM-00-XX-SK-D-98-1306 Ver 2 rec 15.03.19

Phasing Detailed Drainage Layout Sheet 7 (Cyan 1 of 2) - SHE-PRM-00-XX-SK-D-98-1307 Ver 2 rec 15.03.19

Phasing Detailed Drainage Layout Sheet 8 (Cyan 2 of 2) - SHE-PRM-00-XX-SK-D-98-1308 Ver 2 rec 15.03.19

Phasing Detailed Drainage Layout Sheet 9 (Ex Road 1 of 2) - SHE-PRM-00-XX-SK-D-98-1309 Ver 2 rec 15.03.19

Phasing Detailed Drainage Layout Sheet 10 (Ex Road 2 of 2) - SHE-PRM-00-XX-SK-D-98-1310 Ver 2 rec 15.03.19

Phasing Detailed Drainage Layout Sheet 11 (Emerald) - SHE-PRM-00-XX-SK-D-98-1311 Ver 2 rec 15.03.19

Phasing Detailed Drainage Layout Sheet 12 (Blue 1 of 2) - SHE-PRM-00-XX-SK-D-98-1312 Ver 2 rec 15.03.19

Phasing Detailed Drainage Layout Sheet 13 (Blue 2 of 2) - SHE-PRM-00-XX-SK-D-98-1313 Ver 2 rec 15.03.19

Phasing Detailed Drainage Layout Sheet 14 (Orange 1 of 2) - SHE-PRM-00-XX-SK-D-98-1314 Ver 2 rec 15.03.19

Phasing Detailed Drainage Layout Sheet 15 (Orange 2 of 2) - SHE-PRM-00-XX-SK-D-98-1315 Ver 2 rec 15.03.19

Phasing Detailed Drainage Layout Sheet 16 (Copper 1 of 3) - SHE-PRM-00-XX-SK-D-98-1316 Ver 2 rec 15.03.19

Phasing Detailed Drainage Layout Sheet 17 (Copper 2 of 3) - SHE-PRM-00-XX-SK-D-98-1317 Ver 2 rec 15.03.19

Phasing Detailed Drainage Layout Sheet 18 (Copper 3 of 3) - SHE-PRM-00-XX-SK-D-98-1318 Ver 2 rec 15.03.19

Phasing Detailed Drainage Layout Sheet 19 (Gold 1 of 3) - SHE-PRM-00-XX-SK-D-98-1319 Ver 2 rec 15.03.19

Phasing Detailed Drainage Layout Sheet 20 (Gold 2 of 3) - SHE-PRM-00-XX-SK-D-98-1320 Ver 2 rec 15.03.19

Phasing Detailed Drainage Layout Sheet 21 (Gold 3 of 3) - SHE-PRM-00-XX-SK-D-98-1321 Ver 2 rec 15.03.19

Phasing Detailed Drainage Layout Sheet 22 (Pink) - SHE-PRM-00-XX-SK-D-98-1322 Ver 2 rec 15.03.19

Phasing Detailed Drainage Layout Sheet 23 (Bronze 1 of 2) - SHE-PRM-00-XX-SK-D-98-1323 Ver 2 rec 15.03.19

20 FEBRUARY 2024 PLANNING COMMITTEE

Phasing Detailed Drainage Layout Sheet 24 (Bronze 2 of 2) - SHE-PRM-00-XX-SK-D-98-1324 Ver 2 rec 15.03.19

Phasing Detailed Drainage Layout Sheet 25 (Platinum) - SHE-PRM-00-XX-SK-D-98-1325 Ver 2 rec 15.03.19

Phasing Detailed Drainage Layout Sheet 26 (Cobalt) - SHE-PRM-00-XX-SK-D-98-1326 Ver 2 rec 15.03.19

Approved Documents

Environmental Statement and Appendices received with the application

Non-Technical Summary

Addendum to the Environmental Statement Oct 2018 rec 24.10.18

Further Air Quality Information dated 29.01.19 rec 07.03.19

Technical Note - Daylighting/Sunlighting rec 07.03.19

Technical Note - Daylighting for phase 5 (Red) rec 12.03.19

Daylighting information - email clarification rec 19.03.19

Flood Risk Assessment March 2019 rec 07.03.19

Principal Designer (CDM) Statement rec 07.03.19

Additional Drainage Supporting Information rec 14.03.19

Transport Assessment rec 29.03.18

Travel Plan 29.03.18

Phasing and Decant Plan rec 07.03.19

Contamination Information rec 14.05.18

Arboricultural Method Statement rec 24.10.18

Planning Clarification Report October 2018 rec 24.10.18

Planning Clarification Report 2019 rec 07.03.19

Additional information rec 12.03.19

Design and Access Statement (Site Wide) rec 24.10.18

Design and Access Statement (Medium Rise) rec 24.10.18

Design and Access Statement (Low Rise) rec 12.11.18

Affordable Housing Statement rec 12.03.19

Design Code rec 24.10.18

Demolition Statement rec 24.10.18

Energy Centre and District Heating Network Report rec 24.10.18

Habitat Regulations Screening Assessment rec 24.10.18

Ventilation and Extract Statement rec 24.10.18

Waste Management Plan rec 24.10.18

Utility Assessment rec 24.10.18

Retail Statement rec 29.03.18

Statement of Community Involvement rec 29.03.18

External Lighting Impact Assessment rec 29.03.18

Applicant's response to EA comments on PLAN/2018/0337 - Native Plant

Species of Local Provenance rec 27.09.18

Sustainable Design and Construction Statement rec 24.10.18

Reason: For the avoidance of doubt and to ensure that the development is completed in accordance with the approved plans.

5. The development hereby approved shall be commenced, implemented and completed in full in accordance with the approved Phasing Plans and the approved Phasing and Decant Plan (schedule). No variations to the approved Phasing (phasing plans and Phasing and Decant Plan (schedule)) shall take place save where the applicant can demonstrate that it is unlikely to give rise to any new or significant environmental effects in comparison with the development as approved and as assessed in the Environmental Statement and any proposed

20 FEBRUARY 2024 PLANNING COMMITTEE

changes to the Phasing shall have been first submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in full in accordance with the order as specified on any approved revised Phasing Plan/schedule.

Reason: To ensure that the development is carried out in an appropriate sequence in accordance with the range and scale of impacts measured and assessed in the Environmental Statement.

6. Details of the appearance, landscaping, layout and scale, (hereinafter called "the reserved matters") in any phase, shall be submitted to and approved in writing by the Local Planning Authority before any development in that phase begins and the development shall be carried out as approved. For the avoidance of doubt any reserved matters application shall include details of all reserved matters to be approved.

Reason: To comply with Article 6 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

7. All Reserved Matters applications shall accord with the following approved plans, documents and parameters:
 - i. Land use
 - ii. Building heights
 - iii. Site levels (excluding the note on the plan - +/-300mm annotation)
 - iv. Open space, Recreation and Play Typologies
 - v. Phasing
 - vi. Access and Movement
 - vii. Design code

Each Reserved Matters application shall include a statement of compliance against each of the Parameter Plans and the individual sections of the Design Code. The development shall be implemented in accordance with such details as approved. No variations to the parameter plans shall take place save where the applicant can demonstrate that it is unlikely to give rise to any new or significant environmental effects in comparison with the development as approved and as assessed in the Environmental Statement and any such changes shall have been first approved in writing by the Local Planning Authority.

Reason: For the avoidance of doubt and to ensure that the development accords with the outline planning permission and to comply with Policies CS1, CS4, CS5, CS7, CS9, CS13, CS16, CS17, CS18, CS19, CS21 and CS24 of the Woking Core Strategy 2012 and the policies in the NPPF.

8. With each Reserved Matters application the following information shall be submitted for approval for that phase:
 - (i) Existing and proposed ground levels and finished floor levels of all levels of each dwelling or building proposed;
 - (ii) Cross sections showing new development in relation to any newly built, previously approved development, where relevant the canal and the existing development adjoining but outside of the application site;
 - (iii) Details of all parking and cycle parking facilities to be provided for each phase;

20 FEBRUARY 2024 PLANNING COMMITTEE

- (iv) Details of all refuse/recycling/food waste bin storage areas to be provided for each part of the development including details of the servicing of such areas;
- (v) Details of all boundary treatments/means of enclosure relevant to each phase;
- (vi) Demolition statement for each phase including any necessary surveys e.g. asbestos;
- (vii) Details of the number of affordable housing units to be wheelchair accessible in each phase;
- (viii) Details of the sustainability strategy for the development; and
- (ix) Daylight and sunlight assessment for all residential dwellings.

The development of that Reserved Matters Phase shall not be carried out otherwise than in accordance with the approved details.

Reason: In the interests of the character and appearance of the site, to safeguard the amenities of nearby occupiers and to comply with Policies CS18, CS21 and CS24 of the Woking Core Strategy and the policies in the NPPF.

9. With all Reserved Matters applications Arboricultural Information including an Arboricultural Method Statement shall be submitted for approval for that phase which shall include the following information :
- i. Plans showing the location of all existing trees, shrub masses and hedges clearly showing the trees to be removed and the trees to be retained and the crown spread of each retained tree;
 - ii. Details of any proposed pruning of any retained tree;
 - iii. A tree constraints plan that identifies root protection areas of retained trees within, adjacent to, or which overhang the development site;
 - iv. Existing site contours and details of any proposed alterations in existing ground levels, and of the position of any proposed excavation within the recommended protective distance referred to in BS5837: 2012 (or subsequent updates);
 - v. The precise location and design details for the erection of protective tree barriers and any other physical protection measures including protection to any retained tree outside of the site boundary that may be affected by construction access and associated works.;
 - vi. Details of the location, extent and depth of all excavations for drainage and services (Gas and Electricity) and rainwater gardens within the root protection area of any tree within that phase;
 - vii. Full construction details/methodology of any construction works within the root protection areas of any retained tree;
 - viii. Details for convening a pre-commencement meeting with the Council's Arboricultural Officer prior to the commencement of any development in each phase and an agreed programme of site monitoring visits by the project Arboriculturalist; and
 - ix. Tree pit details (underground structures in hard surfaced areas).

The development shall be implemented in accordance with the approved details and only the trees shown to be removed in the Reserved Matters approval shall be removed. Prior to the commencement of any works on the phase to which the Reserved Matters approval relates, the approved tree protection measures shall be implemented and maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition nor shall any fires be started,

20 FEBRUARY 2024 PLANNING COMMITTEE

no tipping, refuelling, disposal of solvents or cement mixing carried out and ground levels within those areas shall not be altered, nor shall any excavation or vehicular access be made, without the prior written consent of the Local Planning Authority.

Reason: In the interests of amenity and biodiversity and to preserve and enhance the character and appearance of the locality in accordance with Policies CS7, CS17, CS21 and CS24 of the Woking Core Strategy 2012 and the NPPF.

10. As part of the submission of each Reserved Matters application for each phase of the development hereby permitted, details of a scheme for disposing of surface water by means of a sustainable drainage system for that phase shall be submitted to and approved in writing by the Local Planning Authority in accordance with the approved discharge rates contained within the Flood Risk Assessment dated March 2019 (version 4) received 07.03.19. The scheme shall be implemented in full in accordance with the approved details prior to completion or first occupation of any dwelling in the relevant phase whichever is the earlier. The submitted details shall:

- provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters. This shall also include the following information:

- o Limits the surface water discharge rate for each phase as proposed within the submitted Flood Risk Assessment dated March 2019 (version 4) received 07.03.19;
- o Demonstration that the proposed surface water drainage system does not surcharge in for the 1 in 1 critical storm duration, Flood in the 1 in 30 critical storm duration or the 1 in 100 critical storm duration for the proposed agreed discharge rates;
- o Demonstration that any flooding that occurs when taking into account climate change for the 1 in 100 storm event in accordance with NPPF does not leave the site via overland flow routes.

- include a timetable for its implementation; and
- provide a detailed management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

Reason: To ensure that the development achieves a high standard of sustainability and to comply with Policy CS9 and CS16 of the Woking Core Strategy 2012 and the policies in the NPPF.

11. As part of the submission of each reserved matters application for each phase of the development hereby permitted, construction drawings of the surface water drainage network, associated sustainable drainage components, flow control mechanisms and a construction method statement for that phase shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall then be constructed in accordance with the approved submitted drawings and calculations. No alteration to the approved drainage scheme shall occur without the prior written approval from the Local Planning Authority.

20 FEBRUARY 2024 PLANNING COMMITTEE

Reason: To ensure that the development achieves a high standard of sustainability and to comply with Policies CS9 and CS16 of the Woking Core Strategy 2012.

12. As part of each Reserved Matters application for each phase of the development full details of the reptile, badger and breeding bird surveys and findings, which shall have first been undertaken on the site for that phase, shall be submitted. The findings of the surveys shall also include any proposed recommendations, mitigation measures and biodiversity enhancements. Once approved in writing by the Local Planning Authority the development shall be carried out in accordance with any approved recommendations, mitigation measures and biodiversity enhancements contained therein.

Reason: To ensure the provision of suitable ecological mitigation as specified in the application and to comply with Policy CS7 of the Woking Core Strategy 2012, Circular 06/05 Biodiversity and Geological Conservation and the policies in the NPPF.

13. The submission of the Reserved Matters application for each phase of the development shall include the details and findings of bat surveys (comprising full bat activity surveys undertaken in accordance with the application details) which shall have first been undertaken on site for that phase. The findings of the surveys shall also include any proposed recommendations, mitigation measures and biodiversity enhancements. Once approved in writing by the Local Planning Authority the development shall be carried out in accordance with any approved recommendations, mitigation measures and biodiversity enhancements contained therein.

Reason: To ensure the provision of suitable ecological mitigation as specified in the application and to comply with Policy CS7 of the Woking Core Strategy 2012, Circular 06/05 Biodiversity and Geological Conservation and the policies in the NPPF.

14. As part of each Reserved Matters application full design details (including any play equipment, ancillary structures e.g. benches, waste bins and a timetable for their delivery and availability for use by the public) of any proposed open space, recreation and play space to be provided within that phase shall be submitted for approval by the Local Planning Authority. The open space, recreation and play space as relevant to each phase shall be implemented in accordance with the approved details and timetable for their delivery and availability for use by the public. Thereafter open space, recreation and play space as relevant to each phase shall be retained and maintained in accordance with the approved details and shall be made available for public use at all times, unless otherwise first approved in writing by the Local Planning Authority.

Reason: To ensure the provision and proper maintenance of such areas within the development, in the interests of amenity and to comply with Policy CS17 of the Woking Core Strategy 2012 and the policies in the NPPF.

15. Prior to the commencement of the development (save for demolition) of any phase where piling is to be used for any part of the method of construction for that phase, full details of the measures to minimise the impact of vibration from any piling on existing properties, in accordance with the principles set out in paragraphs 8.150-8.159 of the Addendum to the Environmental Statement dated

20 FEBRUARY 2024 PLANNING COMMITTEE

October 2018 shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be implemented in accordance with the approved details.

Reason: To ensure the development is undertaken in accordance with the mitigations set out in the Addendum to the Environmental Statement and to comply with policy CS21 of the Woking Core Strategy 2012 and the policies in the NPPF.

16. No development in any phase shall take place, including any works of demolition until a Construction Environmental Management Plan (CEMP), for that phase of development has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall accord with and give effect to the principles for such a Plan proposed in the Environmental Statement submitted with the application. The CEMP shall include as a minimum the following matters:

- i. Contractors' access arrangements for vehicles, plant and personnel including the location of construction traffic routes to, from and within the site, details of their signing, monitoring and enforcement measures, along with location of parking for contractors and construction workers;
- ii. Delivery and collection times for demolition and construction;
- iii. Hours of working on the site;
- iv. Dust management - measures to control the emission of dust/dirt during demolition and construction including wheel washing and measures to control dust/dirt on the public highway by providing a Dust Management Plan in accordance with Section A9.4 of Air Quality Technical Appendix of the submitted Environmental Statement March 2018 and the Addendum to the Environmental Statement dated October 2018;
- v. Measures to control noise and vibration during demolition and construction and the use of best practical means to minimise noise and vibration disturbance from works in accordance with the measures included in Chapter 8 of the submitted Addendum to the Environmental Statement dated October 2018;
- vi. Measures to prevent ground and water pollution from contaminants on site/a scheme to treat and remove suspended solids from surface water run-off during construction, including the use of settling tanks, oil interceptors and bunds;
- vii. Soil management measures;
- viii. Identification of areas/containers for the storage of fuels, oils and chemicals;
- ix. Details of any temporary lighting to be used for demolition/construction purposes including confirmation from the project Ecologist that the temporary lighting would not be harmful to the ecology of the site and measures for monitoring of such lighting;
- x. Details of measures to mitigate the impact of demolition and construction activities on ecology on and adjacent to the site including the Basingstoke Canal SSSI in accordance with a Construction Ecological Management Plan (prepared by the Ecological Clerk of Works) to be submitted as part of the CEMP;
- xi. Site fencing/hoarding and security measures;
- xii. The prohibition of burning of materials and refuse on site;
- xiii. Management of materials and waste;
- xiv. External safety and information signing and notices;
- xv. Liaison, consultation and publicity arrangements including dedicated points of contact and contact details;
- xvi. Complaints procedures, including complaints response procedures;

20 FEBRUARY 2024 PLANNING COMMITTEE

- xvii. Access and protection arrangements around the site for pedestrians, cyclists and other road users including temporary routes;
- xviii. Procedures for interference with public highways, permanent and temporary realignment, diversions and road closures; and
- xix. Construction management plan for surface water run-off during the construction period.

Reason: To ensure the proposed development does not prejudice the amenities of occupiers of adjoining residential properties, the adjacent SSSI and in the interests of highway and pedestrian safety and to protect the environmental interests and the amenity of the area and to comply with Policies CS7, CS9 and CS21 of the Woking Core Strategy 2012 and the NPPF.

17. No development shall commence in any phase until a Construction Transport Management Plan(s) for that phase, to include details of:
- (a) parking for vehicles of site personnel, operatives and visitors
 - (b) loading and unloading of plant and materials
 - (c) on-site turning for construction vehicles
 - (d) storage of plant and materials
 - (e) programme(s) for the decommissioning and construction of works on existing and proposed public highways
 - (f) provision of boundary hoarding behind any visibility zones
 - (g) routing of heavy goods vehicles between A-class public roads and the development site
 - (h) proposals to prevent the deposit of materials on the public highway
 - (i) before and after construction condition surveys of the affected public roads within the Sheerwater estate, together with proposals to repair any damage associated with the construction of the development to those public roads, and
 - (j) proposals to minimise the movement of heavy goods vehicles associated with the construction of the development during the hours and days when children arrive at and depart the schools located within the Sheerwater estate

has been submitted to and approved in writing by the Local Planning Authority and then the development shall be constructed in accordance with the approved details.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highways users and to comply with Policy CS18 of the Woking Core Strategy 2012 and the NPPF.

18. Prior to the commencement of development in any phase full details of the existing properties to become/remain vacant or to be demolished (either within or adjacent to phase) to facilitate the implementation of that phase shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: To ensure the proposed development does not prejudice the amenities of occupiers of adjoining residential properties and in the interests of highway and pedestrian safety and to protect the environmental interests and the amenity of the area and to comply with Policies CS18 and CS21 of the Woking Core Strategy 2012 and the NPPF.

19. Prior to the commencement of any development on the site, full details of the proposed air quality monitoring (including locations of monitoring, type of

20 FEBRUARY 2024 PLANNING COMMITTEE

monitoring, commencement and completion dates of monitoring, length of monitoring period, details of when and how the results of monitoring will be reported to the Local Planning Authority and any mitigation measures as may be required and their timescale for implementation) shall be submitted to and approved in writing by the Local Planning Authority. The monitoring, reporting and any subsequent mitigation measures required shall be implemented in accordance with the approved details.

Reason: To ensure acceptable air quality and to comply with the NPPF.

20. Prior to the commencement of development in any phase (save demolition) construction drawings of the surface water drainage network, associated sustainable drainage components, flow control mechanisms and a construction method statement for that phase shall be submitted to and approved in writing by the Local Planning Authority. The development/drainage scheme shall not be implemented/constructed other than in accordance with the approved drawings/details and method statement for that phase. No alteration to the approved drainage scheme shall occur without prior written approval from the Local Planning Authority.

Reason: To ensure that the development achieves a high standard of sustainability and to comply with Policies CS9 and CS16 of the Woking Core Strategy 2012.

21. Any existing hard surface (and its associated sub-base) within any area of the site to be utilised as gardens and public open space as part of the development hereby approved, shall be demolished and all debris removed from the approved open space, a verification report, appended with substantiating evidence shall be submitted to and approved in writing by the Local Planning Authority prior to the first use of these areas within any phase.

Reason: These areas are intended to be free-draining and to ensure the drainage strategy set out in the application is adhered to, to reduce flood risk and to comply with Policy CS9 of the Woking Core Strategy 2012 and the NPPF.

22. All development shall be constructed in accordance with the submitted and approved Flood Risk Assessment dated March 2019 (version 4) received 07.03.19 and all new residential dwellings/residential units shall have a finished floor level raised a minimum of 150mm above the adjacent surrounding proposed ground level unless otherwise first approved in writing with the Local Planning Authority.

Reason: To ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and Policy CS9 of the Woking Core Strategy 2012.

23. The development hereby permitted shall be carried out in accordance with the following mitigation measures:

- o Finished floor levels will be set at least 150millimetres above ground level.
- o Flood resilience and resistance measures will be installed into the design of the buildings in accordance with details which shall have first been submitted to and approved in writing by the Local Planning Authority for each phase.

20 FEBRUARY 2024 PLANNING COMMITTEE

The scheme shall be fully implemented and subsequently maintained, in accordance with the timing/phasing arrangements embodied within the scheme or within any other period as may subsequently be first approved in writing by the Local Planning Authority.

Reason: To reduce the risk of flooding to the proposed development and future users. In accordance with the NPPF.

24. Prior to first use/occupation of any development in any phase, a verification report, appended with substantiating evidence demonstrating the approved drainage construction details and specifications have been implemented for that phase, shall be submitted to and approved in writing by the Local Planning Authority. This report shall include photographs of excavations and soil profiles/horizons, any installation of any surface water structure and Control mechanism.

Reason: To ensure that the development achieves a high standard of sustainability and to comply with Policies CS9 and CS16 of the Woking Core Strategy 2012.

25. No development shall take place within any phase of the development hereby permitted until a scheme to deal with contamination of the site for that phase has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:-

- (a) a contaminated land desk study and suggested site assessment methodology;
- (b) a site investigation report based upon (a);
- (c) a remediation action plan based upon (a) and (b);
- (d) a "discovery strategy" dealing with unforeseen contamination discovered during construction; and
- (e) a "validation strategy" identifying measures to validate the works undertaken as a result of (c) and (d).

Unless otherwise first approved in writing by the Local Planning Authority the development shall be carried out and completed wholly in accordance with such details and timescales as may be agreed.

Reason: To ensure that a satisfactory strategy is put in place for addressing contaminated land before development commences and to make the land suitable for the development without resulting in risk to construction workers, future users of the land, occupiers of nearby land and the environment generally in accordance with Policies CS9 and CS21 of the Woking Core Strategy 2012 and the NPPF.

26. No development (including any ground preparation and any works causing below ground disturbance) (save for above ground demolition) shall take place within any phase until the applicant (or their heirs and successors in title) has secured the implementation of a programme of archaeological evaluation for that phase in accordance with a Written Scheme of Investigation for that phase which has been submitted and approved in writing by the Local Planning Authority.

Reason: To allow the site to be investigated for archaeological purposes and to comply with Policy CS20 of the Woking Core Strategy 2012 and the NPPF.

20 FEBRUARY 2024 PLANNING COMMITTEE

27. The parts of the development hereby approved, which involve the permanent use of public highway land for private purposes, shall not be commenced unless and until the affected parts of that public highway have been stopped-up to extinguish the highway rights existing on that public highway land.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy CS18 of the Woking Core Strategy 2012 and the NPPF.

28. No development hereby approved shall be commenced, unless and until proposals for the phasing of the construction of the development, to include information about:

- (a) the decommissioning of existing public roads,
- (b) the design of temporary access roads; and
- (b) the construction and commissioning of the proposed roads

has been submitted to and approved in writing by the Local Planning Authority (the Approved Construction Phasing Details). The development shall then be constructed in accordance with the Approved Construction Phasing Details.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy CS18 of the Woking Core Strategy 2012 and the NPPF.

29. Prior to the first occupation of any residential dwelling on the development hereby approved, a 'Keep Clear' road markings shall be laid on the westbound lanes of Albert Drive at its junction with Monument Way East, unless otherwise first approved in writing by the Local Planning Authority.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy CS18 of the Woking Core Strategy 2012 and the NPPF.

30. Prior to the first occupation of the 1000th dwelling/residential unit including any Class C3 unit and Class C2/C3 unit hereby approved and any unit approved/delivered under PLAN/2015/1260, the signal controllers for:

- (a) the Monument Road / Walton Road / Albert Drive signal junction,
- (b) the Sheerwater Road / Albert Drive signal junction,
- (c) the pedestrian crossing on Maybury Hill immediately to the south of the railway bridge, and
- (d) the pedestrian crossing on Maybury Hill adjacent to the junction with Princess Road,

shall be re-calibrated and updated with current traffic survey movement data.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy CS18 of the Woking Core Strategy 2012 and the NPPF.

31. Prior to 28th February 2023, a study to assess the potential closure of Arnold Road to through traffic shall be completed, in accordance with a methodology which shall have first been submitted to and approved in writing by the Local Planning Authority in consultation with Surrey County Council, and the study shall be submitted to and approved in writing by the Local Planning Authority. Should the study conclude positively, then a scheme for the proposed works shall be submitted to and approved in writing by the Local Planning Authority in

20 FEBRUARY 2024 PLANNING COMMITTEE

consultation with Surrey County Council and works shall be implemented in full in accordance with the approved details prior to the signal controller re-calibration as set out in condition 30.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy CS18 of the Woking Core Strategy 2012 and the NPPF.

32. No residential unit in any phase of the development shall be occupied unless and until facilities for the secure parking of cycles for that residential unit within that phase have been provided and are available for use in accordance with details which shall have first been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved facilities shall be retained and maintained in accordance with the approved details.

Reason: To promote sustainable modes of transport in accordance with Policy CS18 of the Woking Core Strategy 2012 and the NPPF.

33. Prior to the commencement of the residential development (save for demolition and ground works) hereby approved a Residential Travel Plan, produced from the sustainable travel intentions included in the application "Framework Travel Plan", dated 20th March 2018 and produced by Motion Consultants Ltd, shall be submitted for the written approval of the Local Planning Authority ("the Approved Residential Travel Plan"). The Approved Residential Travel Plan shall be implemented not later than occupation of the first residential dwelling hereby approved and for each and every subsequent residential occupation, and thereafter the Approved Residential Travel Plan shall be retained, maintained and developed in accordance with the approved document unless otherwise first approved in writing by the Local Planning Authority.

Reason: To promote sustainable modes of transport in accordance with Policy CS18 of the Woking Core Strategy 2012 and the NPPF.

34. No development in phases Orange, Emerald, Blue, Red, Yellow, Purple, Cyan and Pink, hereby approved, shall be first occupied unless and until the proposed accesses to Dartmouth Avenue, Bunyard Drive or Blackmore Crescent as relevant to serve that phase have been constructed and provided with visibility zones in accordance with a scheme which shall have been first submitted to and approved in writing by the Local Planning Authority for that phase and thereafter the visibility zones shall be kept permanently clear of any obstruction over 1.05m high.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highways users and to comply with Policy CS18 of the Woking Core Strategy 2012 and the NPPF.

35. No development in phases Orange, Emerald, Blue, Red, Yellow, Cyan and Pink, hereby approved, shall be first occupied unless and until the proposed modifications to the adjacent sections of Dartmouth Avenue, Devonshire Avenue, Bunyard Drive and Blackmore Crescent as relevant to serve that phase have been constructed and provided with visibility zones in accordance with a scheme which shall have been first submitted to and approved in writing by the Local Planning Authority for that phase and thereafter the visibility zones shall be kept permanently clear of any obstruction over 1.05m high.

20 FEBRUARY 2024 PLANNING COMMITTEE

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highways users and to comply with Policy CS18 of the Woking Core Strategy 2012 and the NPPF.

36. All footways forming part of phase Blue, Emerald, Red, Yellow, Purple, Cyan, Pink and Green, which are to remain within public highway or to be adopted as public highway are to be constructed to a minimum width of 2m.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highways users and to comply with Policy CS18 of the Woking Core Strategy 2012 and the NPPF.

37. The:

(a) part of the housing development hereby granted full planning permission shall not be first occupied unless and until space has been laid out within the site of the housing development hereby granted full planning permission, in accordance with the approved plans for vehicles to be parked and for vehicles to turn around, and
(b) the remainder of the development hereby approved shall not be first occupied unless and until space has been laid out within that remainder of the development site, in accordance with proposal(s) to be submitted to and approved in writing by the Local Planning Authority for vehicles and cycles to be parked and for vehicles to turn around.

Thereafter the vehicle and cycle parking area(s) and the vehicle turning area(s) shall be retained and maintained for their designated purpose(s).

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highways users and to comply with Policy CS18 of the Woking Core Strategy 2012 and the NPPF.

38. The development hereby permitted shall only take place in accordance with the details specified in Chapter 7 of the submitted Environmental Statement March 2018 and the Addendum to the Environmental Statement October 2018, its respective appendices, in particular the recommended actions in the Preliminary Ecological Appraisal (PEA) by MLM Group dated 19.03.18 (Appendix to Chapter 7 of the Environmental Statement and Addendum), and as expanded by the recommendations made in the individual species reports (Bats and Reptiles) provided in the appendix to Chapter 7. The development shall be undertaken in accordance with the mitigation details, biodiversity enhancements and timescales specified, unless otherwise first approved in writing by the Local Planning Authority.

Reason: In accordance with the terms of the application and to ensure the provision of suitable ecological mitigation as specified in the application and to comply with Policy CS7 of the Woking Core Strategy 2012, Circular 06/05 Biodiversity and Geological Conservation and the NPPF.

39. Prior to the clearance of any areas of trees/woodland within the application site the ground layer of the area to be cleared should be checked by a suitably experienced ecologist for signs of stag beetle and stag beetle larvae. Any dead and rotting branches lying on the ground that may provide potential habitat for stag beetles should be carefully removed to adjacent areas of woodland which are to be retained.

20 FEBRUARY 2024 PLANNING COMMITTEE

Reason: In accordance with the terms of the application and to ensure the provision of suitable ecological mitigation as specified in the application and to comply with Policy CS7 of the Woking Core Strategy 2012, Circular 06/05 Biodiversity and Geological Conservation and the NPPF.

40. Prior to the commencement of any development in any phase hereby approved bat activity surveys including building inspections, transect surveys, roost emergence and re-entry surveys and tree inspections (in accordance with the details in the Preliminary Ecological Appraisal (PEA) by MLM Group dated 19.03.18 (Appendix to Chapter 7 of the Environmental Statement and Addendum)) shall be undertaken on site for that phase. All survey results and full details of any recommendations, mitigation measures and biodiversity enhancements shall be submitted to and approved in writing by the Local Planning Authority. Once approved in writing by the Local Planning Authority the development shall be carried out in accordance with the approved details. Any biodiversity enhancements shall, once installed, be retained and maintained on site in accordance with the approved details.

Reason: In accordance with the terms of the application and to ensure the provision of suitable ecological mitigation as specified in the application and to comply with Policy CS7 of the Woking Core Strategy 2012, Circular 06/05 Biodiversity and Geological Conservation and the NPPF.

41. Prior to the commencement of any development in any phase hereby approved further reptile survey work of suitable habitats in gardens affected by the development shall undertaken on site for that phase. All survey results and full details of any recommendations, mitigation measures and biodiversity enhancements shall be submitted to and approved in writing by the Local Planning Authority. Once approved in writing by the Local Planning Authority the development shall be carried out in accordance with the approved details. Any biodiversity enhancements shall, once installed, be retained and maintained in accordance with the approved details.

Reason: In accordance with the terms of the application and to ensure the provision of suitable ecological mitigation as specified in the application and to comply with Policy CS7 of the Woking Core Strategy 2012, Circular 06/05 Biodiversity and Geological Conservation and the NPPF.

42. Prior to the commencement of any superstructure works in any phase for which full planning permission has been granted details of the proposed biodiversity enhancement measures in accordance with the application details for that phase (including a timescale for their provision on site) and details of an interpretation board (including size, content and position on the site) to be provided within the site in close proximity to the footpath link(s) to the canal towpath (where this is to be provided in the phase) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the proposed development shall be implemented in accordance with the approved details and the biodiversity enhancements shall be retained and maintained on the site.

Reason: In accordance with the terms of the application and to ensure the provision of suitable ecological mitigation as specified in the application and to comply with Policy CS7 of the Woking Core Strategy 2012, Circular 06/05 Biodiversity and Geological Conservation and the policies in the NPPF.

43. No development shall take place in any phase abutting/adjoining the Basingstoke Canal area until a scheme for the provision and management of a minimum 10 metre buffer zone alongside the Basingstoke Canal has been submitted to and approved in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the Local Planning Authority. The buffer zone scheme shall be free from built development including lighting, domestic gardens and formal landscaping.

The schemes shall include:

- o Plans showing the fence line to the buffer zone within the application site, the extent and layout of the buffer zone and distance from the development. This buffer zone will relate to the areas alongside the Basingstoke Canal that are located within the development site as shown in drawing number SHE-BDP-00-XX-PL-L-90-0137, revision P01, dated 12 March 2019. The plan delineating the buffer zone boundary shall be provided at a scale no less than 1:100.
- o Details of enhancements including:
 - the removal of non-native rhododendron;
 - the structural edge planting should only include native species appropriate to this location;
 - the removal of selected trees alongside the Basingstoke Canal to reduce the impact of shading on the SSSI which has a detrimental impact on the marginal vegetation in the canal and is currently contributing to its unfavourable condition.
 - Details of the positioning and materials forming the fence line.
 - Details demonstrating how the buffer zone will be protected during construction of the development and details of how the buffer zone will be managed/maintained over the longer term;
 - Details of any proposed lighting adjacent to the buffer zone. Artificial lighting disrupts the natural diurnal rhythms of a range of wildlife using and inhabiting the river and its corridor habitat;
 - Details of any proposed footpaths, cycleways or fencing within or adjacent to the buffer zone. The buffer zone should be protected by appropriate fencing and suitably located access points that limit disturbance to the woodland and adjacent Basingstoke Canal.

Reason: This condition is sought in accordance with paragraph 175 of the NPPF to ensure that the Basingstoke Canal (SSSI) is protected and enhanced. The buffer zone will increase the area of open space and create wider habitat corridors. Paragraph 175 states that the planning system should aim to conserve and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures. Paragraph 170 of the NPPF also states that if significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused and that opportunities to incorporate biodiversity in and around developments should be encouraged. Article 10 of the Habitats Directive also stresses the importance of natural networks of linked habitat corridors to allow the movement of species between suitable habitats, and promote the expansion of biodiversity. River

20 FEBRUARY 2024 PLANNING COMMITTEE

corridors are particularly effective in this way. Such networks and corridors may also help wildlife adapt to climate change.

44. No development shall take place until a Landscape and Ecological Management Plan on a phase-by-phase basis, including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas shall be submitted to and approved in writing by the Local Planning Authority. The landscape and ecological management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the Local Planning Authority. This plan will be enforced through the construction phase and on and after completion. Depending on the time period between the completed ecological surveys and the commencement of development activities, updated survey works may be required prior to drafting this plan. The plan should incorporate all of the Green Infrastructure within the proposed development and include the mitigation and enhancement measures as outlined in Chapter 7 of the Environmental Statement. The scheme shall include the following elements:
- o A map of proposed enhancement and restoration measures, including the location of formal and informal paths;
 - o Detail extent and type of new planting (NB planting to be of native species of local provenance unless otherwise approved in writing by the Local Planning Authority);
 - o Detail how new habitats will be created:
 - Wildflower grassland;
 - Wetland creation - wildlife friendly design specifications should be provided for the newly created swales including variable bank profiles, water depths and islands/inlets to encourage a diversity of emergent, submergent and floating aquatic plants to establish, that also provide refuge for wildlife;
 - Orchard;
 - o Details of maintenance regimes for the following, supported by a detailed map:
 - Orchard management
 - Grassland management
 - Woodland management
 - Control of invasive species
 - Management of access, recreation and dog fouling
 - Up-to-date ecological survey work to further shape the Management Plan
 - Details of management responsibilities.
 - o Removal or the long-term management/control of any invasive non-native species
 - o Measures to ensure that any soils brought to the site are free of the seeds / root / stem of any invasive plant listed under the Wildlife and Countryside Act 1981, as amended.

Reason: This condition is sought in accordance with paragraph 175 of the NPPF to ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site. This condition is also necessary to prevent the spread of Japanese Knotweed, Rhododendron, Himalayan Balsam and False Acacia which are invasive species. Without it, avoidable damage could be caused to the nature conservation value of the site. Paragraph 170 of the NPPF states that the planning system should aim to conserve and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible.

20 FEBRUARY 2024 PLANNING COMMITTEE

Paragraph 175 of the NPPF also states that if significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused and that opportunities to incorporate biodiversity in and around developments should be encouraged.

45. Prior to the application/installation of any external facing materials to any building in any phase, details and samples of the materials to be used for the external surfaces of all buildings (including any new sub-stations), garden walls and hard surfaced areas for that phase shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details.

Reason: In the interests of visual amenity of the site in accordance with Policies CS21 and CS24 of the Woking Core Strategy 2012 and the NPPF.

46. The development hereby permitted shall be carried out only in accordance with the proposed finished floor levels and ground levels as shown on the approved plans unless otherwise first approved in writing with the Local Planning Authority.

Reason: To ensure that the development is carried out at suitable levels in relation to the highway and adjoining land having regard to drainage, gradient of access, the amenities of the area and neighbouring occupiers and the health of any trees or vegetation in accordance with Policies CS21 and CS24 of the Woking Core Strategy 2012 and the NPPF.

47. Prior to the first occupation of any residential unit in any phase the proposed refuse stores shall have been provided and be available for use and a refuse management plan for that phase shall have been submitted to and approved in writing by the Local Planning Authority. The refuse management plan to be submitted for approval shall include details of the allocation of each residential unit to a bin store (to prevent overuse of any bin store), measures to secure/restrict access to non-allocated residents, measures to control odour and vermin etc, management arrangement details for collection of refuse and details of any proposed dropped kerbs shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details and the facilities for each residential unit shall be provided and made available for use prior to the first occupation of each residential unit to which they relate. The refuse and recycling bin storage areas shall thereafter be retained for use at all times.

Reason: In the interests of amenity and to ensure the provision of satisfactory facilities for the storage and recycling of refuse in accordance with Policy CS21 of the Woking Core Strategy 2012 and the NPPF.

48. Prior to the first occupation of any residential unit in any phase the means of enclosure to the residential garden boundaries for that phase shall have been provided in accordance with full design details (in general accordance with the approved plans) which shall have first been submitted to and approved in writing by the Local Planning Authority. The means of enclosure shall thereafter be retained and maintained in accordance with the approved plans and shall not be altered in any way without the prior written approval of the Local Planning Authority.

20 FEBRUARY 2024 PLANNING COMMITTEE

Reason: In the interests of visual and neighbouring amenity and to comply with Policy CS21 of the Woking Core Strategy 2012 and the NPPF.

49. No unit (residential or non-residential unit) to be served by the Energy Centre in accordance with the application details shall be occupied until either:
- (a) the Energy Centre hereby approved has been constructed, commissioned and is available for use by the development; or
 - (b) a temporary solution has been provided in accordance with full details of any proposed temporary solution (to meet the energy requirements set out in the application) and a timetable for the temporary provision which shall have first been submitted to and approved in writing by the Local Planning Authority. The temporary provision shall be provided and available for use in accordance with the approved details until the Energy Centre is available for use in accordance with the approved details.

Reason: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources and to comply with Policies CS21 and CS22 of the Woking Core Strategy 2012 and the NPPF.

50. Prior to the commencement of any works above ground floor level in any phase where photovoltaic panels and as relevant solar water collectors are proposed in accordance with the submitted application details, full design details of the proposed photovoltaic panels and as relevant solar water collectors and their position(s) on the roof of each relevant building for that phase shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details, prior to the first occupation of any building and the photovoltaic panels and solar water collectors shall be retained and maintained operational thereafter.

Reason: In the interests of visual amenity in accordance with Policies CS21, CS24 and CS22 of the Core Strategy 2012.

51. Prior to the commencement of development in any phase (save for demolition, below ground works, ground works and structural frame) full details of the electric car charging points for that phase (in accordance with the application details) shall be submitted to and approved in writing by the Local Planning Authority. The electric car charging points for that phase shall be made available before the first occupation of any dwelling in that phase. The development shall be carried out in accordance with the approved details and be so retained.

Reason: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources and to comply with Policies CS21 and CS22 of the Woking Core Strategy 2012 and the NPPF.

52. Prior to the commencement of development in any phase (save for demolition and below ground works), written evidence shall be submitted to and approved in writing by the Local Planning Authority demonstrating that the development will for that phase:
- a. Achieve a minimum of a 19% improvement in the dwelling emission rate over the target emission rate, as defined in the Building Regulations for England Approved Document L1A: Conservation of Fuel and Power in New Dwellings (2013 edition). Such evidence shall be in the form of a Design Stage Standard Assessment Procedure (SAP) Assessment, produced by an accredited energy assessor; and,

20 FEBRUARY 2024 PLANNING COMMITTEE

b. Achieve a maximum water use of no more than 110 litres per person per day as defined in paragraph 36(2b) of the Building Regulations 2010 (as amended), measured in accordance with the methodology set out in Approved Document G (2015 edition). Such evidence shall be in the form of a Design Stage water efficiency calculator.

Development shall be carried out wholly in accordance with the agreed details and maintained as such in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources and to comply with Policy CS22 of the Woking Core Strategy 2012 and the NPPF.

53. No residential development shall be occupied in any phase until written documentary evidence has been submitted to and approved in writing by the Local Planning Authority demonstrating that the development has for that phase:

a. Achieved a minimum of a 19% improvement in the dwelling emission rate over the target emission rate, as defined in the Building Regulations for England Approved Document L1A: Conservation of Fuel and Power in New Dwellings (2013 edition). Such evidence shall be in the form of an As Built Standard Assessment Procedure (SAP) Assessment, produced by an accredited energy assessor; and

b. Achieved a maximum water use of 110 litres per person per day as defined in paragraph 36(2b) of the Building Regulations 2010 (as amended). Such evidence shall be in the form of the notice given under Regulation 37 of the Building Regulations.

Development shall be carried out wholly in accordance with the agreed details and maintained as such in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources and to comply with Policy CS22 of the Woking Core Strategy 2012 and the NPPF.

54. No development works within any phase shall be undertaken on site until updated Arboricultural Information including an Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority for that phase which shall include the following information:

(i) Plans showing the location of all existing trees, shrub masses and hedges clearly showing the trees to be removed and the trees to be retained and the crown spread of each retained tree;

(ii) Details of any proposed pruning of any retained tree;

(iii) A tree constraints plan that identifies root protection areas of retained trees within, adjacent to, or which overhang the development site;

(iv) Existing site contours and details of any proposed alterations in existing ground levels, and of the position of any proposed excavation within the recommended protective distance referred to in BS5837: 2012 (or subsequent updates);

(v) The precise location and design details for the erection of protective tree barriers and any other physical protection measures including protection to any retained tree outside of the site boundary that may be affected by construction access and associated works;

20 FEBRUARY 2024 PLANNING COMMITTEE

- (vi) Details of the location, extent and depth of all excavations for drainage and services (Gas and Electricity) and rainwater gardens within the root protection area of any tree within that phase;
- (vii) Full construction details/methodology of any construction works within the root protection areas of any retained tree;
- (viii) Details for convening a pre-commencement meeting with the Council's Arboricultural Officer prior to the commencement of any development in each phase and an agreed programme of site monitoring visits by the project Arboriculturalist;
- (ix) Tree pit details (underground structures in hard surfaced areas)

The development shall be implemented in accordance with the approved details and only the trees shown to be removed shall be removed. Prior to the commencement of any works in the phase, the approved tree protection measures shall be implemented and maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition nor shall any fires be started, no tipping, refuelling, disposal of solvents or cement mixing carried out and ground levels within those areas shall not be altered, nor shall any excavation or vehicular access be made, without the prior written consent of the Local Planning Authority.

Reason: In the interests of amenity and biodiversity and to preserve and enhance the character and appearance of the locality in accordance with Policies CS7, CS17, CS21 and CS24 of the Woking Core Strategy 2012.

55. Prior to the commencement of landscape works in any phase, an updated scheme of landscaping for that phase of the development in broad accordance with the approved plans, shall be submitted to and approved in writing by the Local Planning Authority. The updated scheme shall include details specifying species, planting sizes, spaces and numbers of trees/shrubs and hedges to be planted, any hard landscaping details and details of external lighting (as may be relevant). All landscaping shall be carried out in accordance with the approved scheme in the first planting season (November-March) following the first occupation of the buildings or the completion of the development (in that phase) whichever is the sooner and maintained thereafter. Any retained or newly planted trees, shrubs or hedges which die, become seriously damaged or diseased or are removed or destroyed within a period of 5 years from the date of planting shall be replaced during the next planting season with specimens of the same size and species unless otherwise agreed in writing by the Local Planning Authority. Thereafter all landscaped areas within the site shall be retained and maintained for the purposes identified in the approved details and, save for domestic gardens and/or shared (private) communal podium gardens, all areas for use as public open space shall be made available and retained in perpetuity for public use.

Reason: In the interests of amenity and biodiversity and to preserve and enhance the character and appearance of the locality in accordance with Policies CS7, CS17, CS21 and CS24 of the Woking Core Strategy 2012 and the NPPF.

56. Any scrub, hedgerow and tree clearance must be undertaken outside the bird breeding season (March to August inclusive) unless the applicant has first carried out a survey of such vegetation which shows that there are no nesting species within relevant parts of the application site and any such survey results have been submitted to and approved in writing by the Local Planning Authority.

20 FEBRUARY 2024 PLANNING COMMITTEE

Reason: To prevent birds being injured or killed during site clearance works and to comply Policy CS7 of the Woking Core Strategy 2012, Circular 06/05 Biodiversity and Geological Conservation and the NPPF.

57. Any works within the root protection areas of any retained trees shall be undertaken under full arboricultural supervision. The construction of any hard surfaces within root protection areas shall be undertaken using no-dig techniques, the full details of which for any phase shall have first been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall only take place in accordance with the approved details.

Reason: To ensure the retention and protection of trees to be retained on the site in the interests of the visual amenities of the locality and the appearance of the development and ecology and to comply with Policies CS7 and CS21 of the Woking Core Strategy 2012 and the NPPF.

58. Prior to the commencement of any development on phase Green, full details of the design, layout, landscaping, method of construction and a time table for the delivery of the central park (comprising phase Green) shall be submitted to and approved in writing by the Local Planning Authority. The central park shall be implemented in accordance with the approved details and shall be made available for use by the public in accordance with the approved details and timetable. The central park shall thereafter be retained and maintained for the purposes identified in the approved details for public use in perpetuity.

Reason: To ensure the provision and maintenance of such areas within the development as public open space, in the interests of amenity and ecology and to comply with Policies CS7, CS17, CS21 and CS24 of the Woking Core Strategy 2012 and the NPPF.

59. Prior to the commencement of development (save for demolition and below ground works) in any phase containing equipped play areas and/or MUGA and/or Skate Park, in accordance with the plans hereby approved, full design details of the proposed facility (including, as relevant, but not limited to surface treatment, means of enclosure, contours, design of each piece of equipment, layout plan, court markings) and a timetable for their installation for that phase shall be submitted to and approved in writing by the Local Planning Authority. Each facility shall be implemented in accordance with the approved details and shall be made available for use by the public in accordance with the approved details and timetable. Each facility shall thereafter be retained and maintained for the purposes identified in the approved details for public use in perpetuity.

Reason: To ensure the provision and maintenance of such areas within the development as public open space, in the interests of amenity and ecology and to comply with Policies CS7, CS17, CS21 and CS24 of the Woking Core Strategy 2012 and the NPPF.

60. Prior to the commencement of development (save for demolition and below ground works) in any phase, containing the MUGA and Skate Park (as relevant) full details of the proposed external lighting for these facilities, setting out the type, design, lux levels and measures to control glare and overspill light from the lighting and measures to ensure the lights are switched off when not in use, shall be submitted to and approved in writing by the Local Planning Authority. The

20 FEBRUARY 2024 PLANNING COMMITTEE

external lighting shall then be implemented prior to the first use of each facility and thereafter maintained/operated in accordance with the approved details.

Reason: To balance illuminating the recreation facility with the interest of amenity and ecology/sustainability and to comply with Policies CS7, CS17 and CS21 of the Woking Core Strategy and the NPPF.

61. Unless otherwise first approved in writing by the Local Planning Authority, the external artificial lighting to the MUGA and Skate Park shall not be used outside the hours of:
- (a) 8 a.m. and 8 p.m. Monday to Friday;
 - (b) 8 a.m. and 8 p.m. on Saturday; and
 - (c) 8 a.m. and 7 p.m. on Sunday and public/bank holidays.

Reason: To balance illuminating the recreation facilities with the interest of amenity, ecology and sustainability and to accord with saved Policy REC7 of the Woking Local Plan, Policies CS7, CS17 and CS21 of the Woking Core Strategy and the policies in the NPPF.

62. Prior to the first use of the MUGA and Skate Park hereby approved in their respective phases, full details for the management of these sporting/recreational facilities shall be submitted to and approved in writing. The development shall thereafter be implemented and thereafter operated in accordance with the approved management details and the facilities shall be made available and retained for public use in perpetuity.

Reason: To ensure the provision and maintenance of such areas within the development as public open space, in the interests of amenity and to comply with Policies CS17, CS21 and CS24 of the Woking Core Strategy 2012 and the NPPF.

63. Prior to the commencement of development (save for demolition and below ground works), in any phase containing residential development full details of a scheme for protecting the proposed residential units in that phase from road traffic noise; and plant noise in the vicinity of Asda for phases Purple and Red (as relevant) for that phase shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall comprise acoustic façade treatment including acoustic double and/or triple glazing with mechanical ventilation where necessary and any other means to protect the buildings from noise, in accordance with the principles detailed in Chapter 8 of the Addendum to the Environmental Statement dated October 2018. The approved scheme shall be carried out concurrently with the development of the residential units in that phase and shall be completed fully in accordance with the approved details. The development shall thereafter be retained and maintained in accordance with the approved details.

Reason: To protect the environment and amenities of the occupants of the development in accordance with Policy CS21 of the Woking Core Strategy 2012 and policies in the NPPF.

64. Prior to the commencement of development (save for demolition and below ground works), in any phase where residential development is proposed to be situated immediately above and/or adjacent to any non-residential use/development full details of the measures to be undertaken to ensure the

20 FEBRUARY 2024 PLANNING COMMITTEE

acoustic performance of the relevant party ceilings/floors and walls to prevent noise transfer between uses (in accordance with the details specified in Chapter 8 of the Addendum to the Environmental Statement dated October 2018) for that phase shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter retained in accordance with the approved details prior to the first occupation of the development in that phase.

Reason: To protect the environment and amenities of the occupants of neighbouring properties in accordance with Policy CS21 of the Woking Core Strategy 2012.

65. Prior to the commencement of development (save for demolition and below ground works), in any phase containing the energy centre, community centre, nursery, health centre and dentist as specified on the approved plans, full details of the measures to be undertaken to acoustically insulate and ventilate these premises/units for the containment of internally generated noise for that phase shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter retained in accordance with the approved details prior to the first occupation of the development in that phase.

Reason: To protect the environment and amenities of the occupants of neighbouring properties in accordance with Policy CS21 of the Woking Core Strategy 2012.

66. No fixed plant and equipment associated with air moving equipment, compressors, generators or plant or similar equipment, including any plant and/or equipment to be installed with the Energy Centre, shall be installed anywhere on the site until details, including acoustic specifications have been submitted to and approved in writing by the Local Planning Authority. The details to be submitted shall also include details of any other plant previously installed to ensure that the target noise criteria specified in Chapter 8 (paragraphs 8.187-8.191 including details in Table 8.20 (for all plant within each specified area)) of the submitted Addendum to the Environmental Statement dated October 2018 are not exceeded for any areas of the site. The plant and/or equipment shall be installed and thereafter retained in accordance with the approved details.

Reason: To protect the environment and amenities of the occupants of neighbouring properties in accordance with Policy CS21 of the Woking Core Strategy 2012 and the NPPF.

67. Prior to the commencement of any above ground works in any phase hereby permitted comprising the nursery, community centre and any Class A3 (food and drink), Class A4 (drinking establishments) and Class A5 (hot food takeaways) retail unit/use, suitable ventilation and filtration/extraction equipment to control emissions from these premises shall be submitted to and approved in writing by, the Local Planning Authority. These measures shall be implemented fully in accordance with the approved scheme prior to the first use of the premises to which they relate. The outlet from the ventilation/extraction flue must finish at least one metre from openings such as doors and windows and be at least one metre above eaves level, to ensure the dispersal of fumes and odours away from neighbouring properties. The flue ductwork must be supported using mountings fixed to the structure of the building in such a way that any vibration or noise associated with mechanical ventilation/extraction is reduced to a level which does

20 FEBRUARY 2024 PLANNING COMMITTEE

not cause a nuisance to neighbours. All equipment installed as part of the scheme shall thereafter be operated and maintained in accordance with the approved details and retained as such thereafter.

Reason: To protect the environment and amenities of the occupants of neighbouring properties and prevent nuisance arising from noise, fumes, smell, smoke, ash, grit or other emissions in accordance with Policy CS21 of the Woking Core Strategy 2012 and the NPPF.

68. Any unit/premises occupied by a Class A3 (food and drink) and/or Class A4 (drinking establishments) and/or Class A5 (hot food takeaway) use as specified by the Town and Country Planning (Use Classes) Order 1987 (or any orders amending or re-enacting that order with or without modification) shall only be open to customers between 08:00 hours and 23:00 hours.

Reason: To protect the environment and amenities of the occupants of neighbouring properties and to comply with Policy CS21 of the Woking Core Strategy 2012 and the NPPF.

69. Prior to the first occupation of any non-residential use hereby approved the bin storage areas for each non-residential use in accordance with the details specified on the approved plans shall be provided and available for use, unless otherwise first approved in writing by the Local Planning Authority. The bin stores shall thereafter be retained and available for use in accordance with the approved details.

Reason: In the interests of amenity and to ensure the provision of satisfactory facilities for the storage and recycling of refuse in accordance with Policy CS21 of the Woking Core Strategy 2012.

70. No sound reproduction equipment which conveys messages, music or other sound by voice or otherwise which is audible outside any of the non-residential unit/premises hereby approved shall be installed on the site without the prior written permission of the Local Planning Authority.

Reason: To protect the environment and amenities of the occupants of neighbouring properties and to comply with Policy CS21 of the Woking Core Strategy 2012 and the NPPF.

71. No deliveries and refuse collections shall be taken or dispatched from the non-residential premises hereby approved outside the following times 07:00 hours and 18:00 hours Monday-Saturday nor at any time on Sundays, Bank or Public Holidays.

Reason: To protect the environment and amenities of the occupants of neighbouring properties and to comply with Policy CS21 of the Woking Core Strategy 2012 and the NPPF.

72. Notwithstanding the Town and Country Planning (Use Classes) Order 1987 (or any orders amending or re-enacting that order with or without modification) and the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any orders amending or re-enacting that order with or without modification) the office space shown on approved plan - Parcel A/Phase Purple - GA Plan Level 00 - SHE-WIA-P0-00-PL-A-01_0100 Rev B rec 09.07.2020 shall

20 FEBRUARY 2024 PLANNING COMMITTEE

only be used as a management office in connection with the development hereby approved unless otherwise first approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity, to safeguard residential amenity and to ensure that when it is no longer required that it reverts back to the approved residential use in accordance with Policy CS21 of the Woking Core Strategy 2012 and policies in the NPPF.

73. The number of Class C3 dwellings to be constructed on the application site shall not exceed 869 and the number of Specialist Accommodation Units (as referred to in the application as Elderly Care Units and Independent Elderly Accommodation (Class C2/C3 use)) to be constructed on the site shall not exceed 134.

Reason: To ensure the development is carried out in accordance with the approved plans and other submitted details and to ensure that the quantum of development remains within the parameters assessed pursuant to the Environmental Statement and to comply with Policies CS1, CS5, CS18, CS21 and CS24 of the Woking Core Strategy 2012 and the NPPF.

74. Not less than 499no. affordable housing units shall be provided on the site of which a maximum of 134no. units shall be the Specialist Accommodation Units (as referred to in the application as Elderly Care Units and Independent Elderly Accommodation (Class C2/C3 use)).

Reason: To ensure the development provides an acceptable quantum of affordable housing on the site to comply with Policy CS12 of the Woking Core Strategy 2012 and the NPPF.

75. The 134no. Specialist Accommodation Units (as referred to in the application as Elderly Care Units and Independent Elderly Accommodation (Class C2/C3 use)) hereby approved 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).

Reason: To ensure the provision of affordable specialist accommodation to meet the needs of the local area and to comply with Policies CS12 and CS13 of the Woking Core Strategy and the NPPF.

76. The existing units within Woodlands House (17no. existing units) shall not be decommissioned from use until at least 17 of the proposed Specialist Units (as referred to in the application as Elderly Care Units (Class C2/C3 use)) have been provided on the site and are available for occupation.

Reason: To ensure the development provides an acceptable quantum of specialist affordable housing on the site to comply with Policies CS12 and CS13 of the Woking Core Strategy 2012 and the NPPF.

77. The affordable housing units to be provided on the site shall be in accordance with the following details, unless otherwise first approved in writing by the Local Planning Authority:

20 FEBRUARY 2024 PLANNING COMMITTEE

Unit size	Number of Affordable Housing Units to be provided
1 bedroom	276
2 bedroom	146
3 bedroom	68
4 bedroom	9
Total	499

Reason: To ensure that the proposed development provides the mix of affordable housing units stated in the application and to accord with Policy CS5 of the Woking Core Strategy and the NPPF.

78. All of the affordable housing dwellings (Class C3) to be provided within the development hereby approved shall be constructed to meet and achieve the 'Lifetime Homes' standard and Housing Quality Indicators standard as detailed in the application and shall be maintained for the lifetime of the proposed development, unless otherwise first approved in writing by the Local Planning Authority.

Reason: To ensure the development meets the needs of its future occupiers and to comply with Policy CS12 of the Woking Core Strategy 2012 and the NPPF.

79. No retail unit(s) hereby approved shall be amalgamated or sub-divided from the units shown on the approved plans without the prior written approval of the Local Planning Authority.

Reason: To ensure the development is carried out in accordance with the approved plans and other submitted details and to ensure that the quantum of development remains within the parameters assessed pursuant to the Environmental Statement and to comply with Policies CS4, CS5, CS18, CS21 and CS24 of the Woking Core Strategy 2012 and the NPPF.

80. The internal floor layouts of the community centre, nursery, health centre and dentist unit shall be in accordance with details which shall have first been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details prior to the first occupation of each unit.

Reason: To ensure the development is carried out in accordance with the approved plans and to ensure that the provision of community facilities is commensurate to the increased population on the site and to comply with Policies CS5 and CS19 of the Woking Core Strategy 2012 and the NPPF.

81. Each existing community facility (community centre, nursery/children's centre and health centre and dentist) shall remain available for use until its replacement community facility has been completed and has been made available for use by patrons/customers unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure continuity of the provision of community facilities on the site to meet the needs of the existing and proposed residents and to comply with Policies CS5 and CS19 of the Woking Core Strategy 2012 and the NPPF.

82. The development hereby permitted shall not exceed the maximum quantum of development for additional classrooms (290sqm) and specialist accommodation

20 FEBRUARY 2024 PLANNING COMMITTEE

(Class C2/C3) referred to as independent elderly accommodation (4,700sqm) as detailed on the approved Parameter plan - land use - SHE-BDP-00-XX-PL-L-90-0105 Rev P11 rec 07.03.19.

Reason: To ensure the development is carried out in accordance with the approved plans and other submitted details and to ensure that the quantum of development remains within the parameters assessed pursuant to the Environmental Statement and to comply with Policies CS1, CS5, CS18, CS21 and CS24 of the Woking Core Strategy 2012 and the NPPF.

83. Prior to the first use of the children's nursery hereby approved, the means of enclosure to the outdoor nursery space and the nursery canopy as shown on approved plan - Nursery Canopy Study Parcel D - SHE-BDP-3D-XX-DT-A-21-0003 Rev P04 rec 24.10.18 shall be installed in accordance with full design details (materials, colours etc) which shall have first been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be retained and maintained in accordance with the approved details.

Reason: In the interests of the character and appearance of the site, to safeguard the amenities of nearby occupiers and the users of the nursery and to comply with Policies CS16 and CS21 of the Woking Core Strategy and the NPPF.

84. Notwithstanding the Town and Country Planning (Use Classes) Order 1987 (or any orders amending or re-enacting that order with or without modification) and the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any orders amending or re-enacting that order with or without modification) the community centre hereby permitted and as shown on the approved plan(s) shall only be used for a community centre and for no other purpose whatsoever including any other purpose within Class D2 of the Town and Country Planning (Use Classes) Order 1987 (or any orders amending or re-enacting that order with or without modification).

Reason: To ensure the development is carried out in accordance with the approved plans and other submitted details and to ensure the provision of community/youth centre to serve the increased population on the site and to comply with Policies CS5 and CS19 of the Woking Core Strategy 2012 and the NPPF.

85. Notwithstanding the Town and Country Planning (Use Classes) Order 1987 (or any orders amending or re-enacting that order with or without modification) and the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any orders amending or re-enacting that order with or without modification) the children's nursery hereby permitted as shown on the approved plan(s) shall only be used for a children's nursery and for no other purpose whatsoever including any other purpose within Class D1 of the Town and Country Planning (Use Classes) Order 1987 (or any orders amending or re-enacting that order with or without modification).

Reason: To ensure the development is carried out in accordance with the approved plans and other submitted details and to ensure the provision of children's day nursery to serve the increased population on the site and to comply with Policies CS5 and CS19 of the Woking Core Strategy 2012 and the NPPF.

20 FEBRUARY 2024 PLANNING COMMITTEE

86. Notwithstanding the Town and Country Planning (Use Classes) Order 1987 (or any orders amending or re-enacting that order with or without modification) and the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any orders amending or re-enacting that order with or without modification) the health centre hereby permitted as shown on the approved plan(s) shall only be used for a health centre including the provision for GPs surgeries, and for no other purpose whatsoever including any other purpose within Class D1 of the Town and Country Planning (Use Classes) Order 1987 (or any orders amending or re-enacting that order with or without modification).

Reason: To ensure the development is carried out in accordance with the approved plans and other submitted details and to ensure the provision of health centre to serve the increased population on the site and to comply with Policies CS5 and CS19 of the Woking Core Strategy 2012 and the NPPF.

87. Notwithstanding the Town and Country Planning (Use Classes) Order 1987 (or any orders amending or re-enacting that order with or without modification) and the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any orders amending or re-enacting that order with or without modification) the dentist unit hereby permitted as shown on the approved plan(s) shall only be used as a dentist unit, and for no other purpose whatsoever including any other purpose within Class D1 of the Town and Country Planning (Use Classes) Order 1987 (or any orders amending or re-enacting that order with or without modification).

Reason: To ensure the development is carried out in accordance with the approved plans and other submitted details and to ensure the provision of dentist unit to serve the increased population on the site and to comply with Policies CS5 and CS19 of the Woking Core Strategy 2012 and the NPPF.

88. Notwithstanding the Town and Country Planning (Use Classes) Order 1987 (or any orders amending or re-enacting that order with or without modification) and the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any orders amending or re-enacting that order with or without modification) the pharmacy unit hereby permitted as shown on the approved plan(s) shall only be used as a pharmacy unit, and for no other purpose whatsoever including any other purpose within Class A1 of the Town and Country Planning (Use Classes) Order 1987 (or any orders amending or re-enacting that order with or without modification).

Reason: To ensure the development is carried out in accordance with the approved plans and other submitted details and to ensure the provision of pharmacy unit to serve the increased population on the site and to comply with Policies CS5 and CS19 of the Woking Core Strategy 2012 and the NPPF.

89. Notwithstanding the provisions of Article 3, Schedule 2, Part 2, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or an order revoking and re-enacting that Order with or without modification), no gate, fence wall, or other means of enclosure shall be erected constructed anywhere on the application site without the prior written approval of the Local Planning Authority, unless specifically authorised by any planning condition of this planning permission.

20 FEBRUARY 2024 PLANNING COMMITTEE

Reason: In the interests of character and appearance of the site and trees and to comply with Policies CS7, CS9 and CS21 of the Woking Core Strategy and the NPPF.

90. Notwithstanding the provisions of Article 3, Schedule 2, Part 1, Classes A, B, C, D, E, F G and H of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or an order revoking and re-enacting that Order with or without modification) no further development falling within these Classes shall take place anywhere within the site without the prior written approval of the Local Planning Authority.

Reason: In the interests of the character and appearance of the site, neighbouring amenity, ecology, trees and surface water drainage and to comply with Policies CS6, CS7, CS9 and CS21 of the Woking Core Strategy 2012 and the NPPF.

91. Notwithstanding the provisions of Article 3, Schedule 2, Part 16, Classes A, B, and C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or an order revoking and re-enacting that Order with or without modification) no development falling within these classes shall take place anywhere within the site.

Reason: To protect the character and appearance of the site and to comply with Policies CS5, CS16 and CS21 of the Woking Core Strategy 2012 and the NPPF.

92. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or an order revoking and re-enacting that Order with or without modification), no development falling within Part 3, Class T shall take place anywhere within the site.

Reason: To protect the character and appearance of the site, to safeguard the provision of specialist accommodation and community facilities within the site and to comply with Policies CS5, CS16 and CS21 of the Woking Core Strategy 2012 and the NPPF.

93. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or an order revoking and re-enacting that Order with or without modification), no development falling within Part 4, Class D shall take place anywhere within the site.

Reason: To protect the character and appearance of the site, to safeguard the provision of community facilities and retail uses within this local centre and to comply with Policies CS4, CS5, CS16 and CS21 of the Woking Core Strategy 2012 and the NPPF.

94. Prior to the occupation of the 430th residential unit hereby approved the leisure centre and the artificial grass (3G) pitch and the rugby pitch as approved under PLAN/2015/1260 shall have been provided and shall be available for use by patrons/customers.

Reason: To ensure that alternative provision for indoor and outdoor sports is made available for use the local community and to comply with Policy CS17 of the Woking Core Strategy 2012 and the NPPF.

20 FEBRUARY 2024 PLANNING COMMITTEE

95. Prior to the first use of any of the facilities comprising phase 1a and phase 1b of planning permission PLAN/2015/1260 (excluding use by Bishop David Brown School), the leisure centre car park, cycle parking and bin storage arrangements shall have been provided in accordance with the plans hereby approved unless details relating to the temporary provision for car parking, pick up and drop off, cycle parking and bin storage arrangements and a timetable for the delivery of the permanent car park in accordance with the approved plans have been submitted to and approved in writing by the Local Planning Authority. The temporary car parking provision shall then be implemented in accordance with the approved details and timetable until the permanent car park is provided in accordance with the approved plans and approved timetable. Once the permanent car park has been provided it shall be retained in accordance with the approved plans for vehicles and cycles to be parked and for vehicles to turn around and leave the site in forward gear.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highways users and to comply with Policy CS18 of the Woking Core Strategy 2012 and the NPPF.

96. No external lighting including street lighting, amenity lighting to open spaces, lighting to the community centre and leisure centre car park and any other external lighting (save for the MUGA and Skate park lighting which shall be in accordance with condition 60) shall be installed in any phase of the development until full design details of the proposed external lighting (including hours of use) for that phase in accordance with the recommendations of the Bat Conservation Trusts' document entitled "Bats and Lighting in the UK - Bats and the Built Environment Series" (and also ensuring compliance with the recommendations of the Institute of Lighting Engineers 'Guidance Notes for Reduction of Light Pollution' and the provisions of BS 5489 Part 9) have been submitted to and approved in writing by the Local Planning Authority. Any lighting on the site shall thereafter be installed and maintained in accordance with the approved details.

Reason: In the interests of visual amenity and the ecology/biodiversity of the site and surrounding area and to comply with Policies CS6, CS7 and CS21 of the Woking Core Strategy 2012, Circular 06/05 Biodiversity and Geological Conservation and the NPPF.

97. Any external lighting to the car park of the leisure centre shall be switched off and shall not be used between the hours of 10.45 p.m. and 6.15 a.m.

Reason: In the interests of the character and appearance of the site, to safeguard the amenities of nearby occupiers and in the interests of the ecology on the site and to comply with Policies CS7 and CS21 of the Woking Core Strategy and the NPPF.

98. Prior to the commencement of any works above ground floor level in any phase (save for any structural frame works) a schedule and full details of windows/openings to be obscurely glazed and non-opening below 1.7 metres above internal floor level for that phase shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full prior to the first occupation of each residential unit to which the approved details relate. Thereafter the windows shall be retained in accordance with the approved details in perpetuity.

20 FEBRUARY 2024 PLANNING COMMITTEE

Reason: In the interests of the neighbouring amenity and to comply with Policy CS21 of the Woking Core Strategy 2012 and the NPPF.

99. Prior to the commencement of any superstructure works of the dwelling on plot 164 (phase Bronze) full design details of an opaque terrace/balcony screen (minimum height 1.7 metres above terrace/balcony floor level) for along the northern side of the terrace/balcony shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full prior to the first occupation of the dwelling and the terrace/balcony screen shall be retained and maintained in accordance with the approved details in perpetuity.

Reason: In the interests of the neighbouring amenity and to comply with Policy CS21 of the Woking Core Strategy 2012 and the NPPF.

100. No above ground development in any phase containing non-residential development associated shall commence until evidence that the development for that phase is registered with a BREEAM certification body and a pre-assessment report (or design stage certificate with interim rating if available) has been submitted to and approved in writing by the Local Planning Authority indicating that the development can achieve at least a BREEAM "Very Good" rating.

Unless otherwise first approved in writing by the Local Planning Authority, within 6 months of the completion of the non-residential development in any phase a final Certificate certifying that at least BREEAM rating "Very Good" has been achieved for this development (or such equivalent national measure of sustainable building which replaces that scheme) shall be submitted to the Local Planning Authority.

Reason: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources and to comply with Policy CS22 of the Woking Core Strategy 2012 and the NPPF.

101. No above ground development in any phase shall commence until evidence that the development is registered with a BREEAM Communities certification body and a pre-assessment report for BREEAM Communities (or design stage certificate with interim rating if available) has been submitted to and approved in writing by the Local Planning Authority indicating that the development can achieve at least a BREEAM Communities "Very Good" rating.

Unless otherwise approved in writing by the Local Planning Authority within 6 months of the completion of each phase of the development a final Certificate certifying that at least BREEAM Communities rating "Very Good" has been achieved for this development (or such equivalent national measure of sustainable building which replaces that scheme).

Reason: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources and to comply with Policy CS22 of the Woking Core Strategy 2012 and the NPPF.

102. There shall be no change/alteration to any hard surface on the site hereby approved, from the approved details and no further impermeable surfaces shall be installed anywhere on the site including the public open space areas without the prior written consent of the Local Planning Authority.

20 FEBRUARY 2024 PLANNING COMMITTEE

Reason to prevent the increased risk of flooding and to ensure the future maintenance of the approved drainage system and to accord with Policy CS9 of the Woking Core Strategy and the NPPF.

103. Prior to the first occupation of any of any building within a phase of the development hereby permitted a verification report appended with substantiating evidence demonstrating the approved remediation has been carried out for that phase shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that a satisfactory strategy is put in place for addressing contaminated land before development commences and to make the land suitable for the development without resulting in risk to construction workers, future users of the land, occupiers of nearby land and the environment generally in accordance with Policies CS9 and CS21 of the Woking Core Strategy 2012 and the NPPF.

104. The proposed temporary works in the areas shown in phase Purple on the approved Temporary S278 Works Hatching Plan 26386-PP-SK7001 Rev C1 (as approved by the non-material amendment application AMEND/2021/0007) shall be removed in their entirety and these areas shall be incorporated back into their originally approved phase e.g. phase yellow and phase cyan, concurrently with and as part of the implementation of these phases in accordance with the approved plans and details for these respective phases. These areas shall also be included in all conditions approval applications required for these originally approved phases.

Reason: In order that the temporary works approved, do not prejudice the delivery of the permanent works for each phase of the approved development.

105. Notwithstanding the details shown on the Section 278 Temporary Drainage Layout plan (drawing no. 26386-PP-SK8000 Rev C1), the approved rain gardens for the development shall be as shown by the hatched areas on the Raingarden Areas plan (drawing no. 26386-PP-SKR000 Rev C1) as approved as part of the non-material amendment application AMEND/2021/0007, unless otherwise approved by the Local Planning Authority and the design and drainage details for each rain garden in each phase shall be submitted with the drainage details to be approved by the Local Planning Authority for each phase of the development pursuant to Condition 20.

Reason: To ensure that the development achieves a high standard of sustainability and to comply with Policies CS9 and CS16 of the Woking Core Strategy 2012.

106. Phase Yellow shall be built in accordance with the details approved by the Local Planning Authority pursuant to any planning condition of planning permission PLAN/2018/0337 as part of any 'condition approval applications' for phase Yellow approved prior to the date of this planning permission, and the residual requirements of the respective condition, unless any further condition approval is granted by the Local Planning Authority.

Reason: For the avoidance of doubt as to what is approved.

20 FEBRUARY 2024 PLANNING COMMITTEE

107. All phases constructed or under construction shall be retained in accordance with the details approved by the Local Planning Authority pursuant to any planning condition of planning permission PLAN/2018/0337 as part of any 'condition approval applications' and the residual requirements of the respective condition, unless otherwise first approved in writing by the Local Planning Authority.

Reason: For the avoidance of doubt as to what is approved.

Informatives

1. The applicant is advised that this planning permission is subject to an Undertaking of the Executive and a Section 106 Legal Agreement.
2. The applicant is advised that for the phases built and/or under construction Non-Material Amendment applications have been approved for these phases and these plans can be viewed on file under the stated NMA reference.
3. The applicant and future residents are advised that no permitted development rights exist for any of the residential units on this site including, extensions, outbuildings, the insertion of any new windows in the development or the addition of any hard surfacing or satellite dishes. In all instances a formal application to the Local Planning Authority will be required to be submitted.
4. The applicant is advised that there should be no implied approval for any development shown in the outline parcels of development which are subject to subsequent Reserved Matters consent. In this regard the applicant's attention is drawn to the comments of the County Highway Authority.
5. Under the terms of the Water Resources Act 1991, and the Thames Region Land Drainage Byelaws 1981, prior written consent of the Environment Agency is required for any proposed works or structures, in, under, over or within 8 metres of the top of the bank of the Basingstoke Canal designated as 'main river'.
6. The consent of the Environment Agency is required for the use of herbicides in or near water including rivers, streams, ditches and standing water bodies. This is to ensure that the herbicides will not have a detrimental effect on aquatic habitats. A copy of the application form can be found on the following link: <http://www.environment-agency.gov.uk/homeandleisure/wildlife/31350.aspx>
7. Although reptiles were not found during surveys of the site, the habitat was still considered suitable to support common reptile species. Those working on the site should be made aware of this and informed not to disturb reptile species if found.
8. Replacement bat roosts should be incorporated into the design of the development, whilst providing temporary structures in the interim.
9. A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing

20 FEBRUARY 2024 PLANNING COMMITTEE

wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality.

10. Surface water drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921.
11. There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the options available at this site.
12. Design standards for the layout and construction of access roads and junctions, including the provision of visibility zones, shall be in accordance with the requirements of the County Highway Authority.
13. Permission under the Town and Country Planning Act should not be construed as approval to highway engineering details necessary for inclusion any Road Adoption Agreement under Section 38 of the Highways Act 1980. Further details about the post-planning adoption of roads may be obtained from the Transportation Development Planning Division of Surrey County Council. Details of the transport requirements necessary for inclusion in any application seeking approval of reserved matters may be obtained from the Transportation Development Planning Division of Surrey County Council.
14. Notwithstanding any permission granted under the Planning Acts, no signs, devices or other apparatus may be erected within the limits of the highway without the express approval of the Highway Authority. It is not the policy of the Highway Authority to approve the erection of signs or other devices of a non-statutory nature within the limits of the highway.
15. The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the Highway Authority Local Highways Service.
16. The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that permission must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the public highway.

20 FEBRUARY 2024 PLANNING COMMITTEE

17. All works on the public highway will require a street works permit, for which an application(s) will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see >> <http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme>
18. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
19. The developer is advised that as part of the detailed design of the highway works required by the above condition(s), the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
20. The applicant is advised that parts of the development are located on land forming part of the public highway and that highway land should be stopped-up under section 247 of the Town & Country Planning Act, prior to the commencement of any development that uses public highway land for non-public highway / private purposes.
21. The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see <http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme>. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice.
22. The County Council requires planning applicants to contribute towards the costs of supervising and auditing travel plans for up to 9 years after occupation. The auditing fee is a one-off payment and for a development of the proposed scale the maximum fee of £6,150 is required.
23. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of the National Planning Policy Framework.
24. You are advised that Council officers may undertake inspections without prior warning to check compliance with approved plans and to establish that all

20 FEBRUARY 2024 PLANNING COMMITTEE

planning conditions are being complied with in full. Inspections may be undertaken both during and after construction.

25. In developing the biodiversity and green infrastructure elements for each phase of the development, the applicant should have regard to the Natural Woking strategy and supporting information document (www.woking.gov.uk/environment/greeninf/naturalwoking). For further guidance, contact the Council's Green Infrastructure team at greeninfrastructure@woking.gov.uk
26. The applicant is advised that the development hereby permitted is subject to a Community Infrastructure Levy (CIL) liability. The Local Planning Authority will issue a Liability Notice as soon as practical after the granting of this permission.

The applicant is advised that, if he/she is intending to seek relief or exemptions from the levy such as for social/affordable housing, charitable development or self-build developments it is necessary that the relevant claim form is completed and submitted to the Council to claim the relief or exemption. In all cases (except exemptions relating to residential extension exemptions), it is essential that a Commencement Notice be submitted at least one day prior to the starting of the development. The exemption will be lost if a commencement notice is not served on the Council prior to commencement of the development and there is no discretion for the Council to waive payment. For the avoidance of doubt, commencement of the demolition of any existing structure(s) covering any part of the footprint of the proposed structure(s) would be considered as commencement for the purpose of CIL regulations.

Claims for relief must be made on the appropriate forms which are available on the planning portal.

Other conditions and requirements also apply and failure to comply with these will lead to claims for relief or exemption being rendered void. The Local Planning Authority has no discretion in these instances.

For full information on this please see the guidance and legislation here: <https://www.gov.uk/guidance/community-infrastructure-levy>

Please note this informative provides general advice and is without prejudice to the Local Planning Authority's role as Consenting, Charging and Collecting Authority under the Community Infrastructure Levy Regulations 2010 (as amended).

SECTION B

**APPLICATIONS WHICH WILL BE
THE SUBJECT OF A PRESENTATION
BY OFFICERS**

(Note: Ordnance Survey Extracts appended to the reports are for locational purposes only and may not include all current developments either major or minor within the site or area generally)

SECTION C

**APPLICATION REPORTS NOT TO BE
PRESENTED BY OFFICERS UNLESS REQUESTED
BY A MEMBER OF THE COMMITTEE**

(Note: Ordnance Survey Extracts appended to the reports are for locational purposes only and may not include all current developments either major or minor within the site or the area generally)

