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COND/2020/0064

WARD: C

LOCATION: Sheerwater Estate, Albert Drive, Sheerwater, Woking

PROPOSAL: Partial approval of details pursuant to Condition 52 (energy efficiency and water consumption) for phase Purple only of planning permission PLAN/2018/0337 for the Sheerwater Regeneration.

APPLICANT: Thameswey

OFFICER: Joanne Hollingdale

REASON FOR REFERRAL TO COMMITTEE

The applicant is Thameswey and under the Scheme of Delegation, applications for approval of details pursuant to condition fall outside the delegation to Officers and thus such applications are required to be determined by the Planning Committee.

SUMMARY OF PROPOSED DEVELOPMENT

This conditions application seeks approval of details pursuant to Condition 52 of planning permission PLAN/2018/0337 relating to energy efficiency and water consumption.

PLANNING STATUS

- Urban Area
- Thames Basin Heaths SPA Zone B (400m-5km)
- Priority Place
- Flood Zone 1 and 2 (some areas)
- Basingstoke Canal Conservation Area & SSSI
- Urban Open Space
- Local Centre

RECOMMENDATION

APPROVE details submitted.

SITE DESCRIPTION

This conditions application relates to the first phase of the residential development for the Sheerwater Regeneration. The first residential phase, known as phase Purple is under construction. This phase is located opposite Asda and lies between Albert Drive, Devonshire Avenue and Bunyard Drive.

PLANNING HISTORY

The most 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

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A3 and/or A4 and/or A5 and/or B1a and/or SG), and 132 sqm dentist (flexible use within Class A1 and/or A2 and/or A3 and/or A4 and/or A5 and/or class D1), a new energy centre, formation of a new car park for Broadmere Primary school, formation of an extended car park for Bishop David Brown School and the Leisure Centre, including a bus/coach drop off area, formation of a new community car park to serve community hub, hard and soft landscaping and open space with a kiosk, a multi-use games area (MUGA) and a skate park, reconfigured and new vehicular and pedestrian access and works to the public highway and associated works; including full planning application for the detailed phases comprising of: demolition of 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 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. Permitted 18.04.2019 subject to a S106 Legal Agreement and Executive Obligations.

PROPOSED DEVELOPMENT

This conditions application seeks approval of details pursuant to Condition 52 of planning permission PLAN/2018/0337 relating to energy efficiency and water consumption for the proposed units.

Condition 52 states:

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,*
- 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.

Energy efficiency

A SAP Compliance Calculation has been provided for the units in phase Purple. Phase Purple would also have PV (photovoltaic) panels on the roof of the apartment block and these are to be installed pursuant to Condition 50.

Water consumption

A BRE Global Water efficiency calculator has been provided for the proposed dwellings and apartments.

CONSULTATIONS

None required for this matter.

REPRESENTATIONS

As this application seeks approval of details pursuant to a condition on a planning permission, there is no statutory requirement for neighbour notification.

RELEVANT PLANNING POLICIES

Woking Core Strategy 2012
CS22 – Sustainable Construction

PLANNING ISSUES

1. The only issue to consider is whether the details submitted are considered acceptable to comply with the requirements of Condition 52.

Energy efficiency

2. The original energy strategy for the development was based on block compliance with the apartments and dwellings treated as one block as they are physically part of the same structure, access the same podium area and car park and, electrically, they are also physically connected within the block e.g. the PV panels feed into the same electricity board that feeds the dwellings and apartments. The apartments and dwellings are also supplied by the same district heating plant room.
3. Phase Purple would have PV panels on the roof of the apartment block as required by Condition 50 of planning permission PLAN/2018/0337. In terms of block compliance the whole block achieves a 32% carbon reduction which far exceeds the minimum 19% improvement as required by the condition. In addition it should also be noted that once the district heating centre has been constructed (in phase Red), it will also serve phase Purple and the carbon output would reduce further, resulting in additional improvement over the requirements of the planning condition. The submitted details are therefore considered to comply with the requirements of the condition.

Water consumption

4. The details submitted with the application include a water efficiency calculator for new dwellings (including the proposed apartments and dwellings for this phase). The calculator confirms that all of the apartments and dwellings would achieve a total water consumption of less than 110 litres per person per day. The submitted details are therefore considered to comply with the requirements of the condition.

CONCLUSION

5. The details submitted are considered acceptable and would meet the requirements of the condition relating to energy efficiency and water consumption. The submitted details would also comply with Policy CS22 of the Woking Core Strategy 2012 and the NPPF.

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The details submitted are therefore recommended for approval as noted in the recommendation below.

BACKGROUND PAPERS

File - COND/2020/0064

RECOMMENDATION

It is recommended that details submitted are **APPROVED** as follows:

Energy efficiency

Details approved:

- SAP Compliance Calculation by Kane Group Building Services received on 13.08.2020;
- SAP calculations for each dwelling received on 13.08.2020;
- LV 'Low Voltage' Schematic plan received on 13.08.2020; and
- Email providing further details dated 13.08.2020.

Water consumption

Details approved:

- BRE Global Water efficiency calculator – Canalside Phase Purple received with the application on 26.05.2020; and
- Email providing further details dated 13.08.2020.

Note to applicant: The applicant is advised that the approved details relate to phase Purple only and details pursuant to this condition require LPA approval for all other phases of the development in accordance with the requirements of the condition.