

10 NOVEMBER 2020 PLANNING COMMITTEE

6b

COND/2019/0110

WARD: C

LOCATION: Sheerwater Estate, Albert Drive, Sheerwater, Woking

PROPOSAL: Partial approval of details pursuant to Conditions 44 (Landscape and Ecological Management Plan), 54 (Arboricultural Information and Method Statement) and 57 (Works within the RPAs) 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 Conditions 44 (Landscape and Ecological Management Plan), 54 (Arboricultural Information and Method Statement) and 57 (Works within the RPAs) of planning permission PLAN/2018/0337.

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

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units (Class C3), 134 specialist residential units (Class C3/C2), 904 sqm community centre (Class D1), 929 sqm nursery/children's centre (Class D1), 312 sqm health centre (Class D1), 290 sqm additional classrooms (Class D1), 1,728 sqm of retail (flexible use within Class A1 and/or A2 and/or A3 and/or A4 and/or A5), 117sqm management office (flexible use within Class A1 and/or A2 and/or A3 and/or A4 and/or A5 and/or B1a and/or SG), and 132 sqm dentist (flexible use within Class A1 and/or A2 and/or A3 and/or A4 and/or A5 and/or class D1), a new energy centre, formation of a new car park for Broadmere Primary school, formation of an extended car park for Bishop David Brown School and the Leisure Centre, including a bus/coach drop off area, formation of a new community car park to serve community hub, hard and soft landscaping and open space with a kiosk, a multi-use games area (MUGA) and a skate park, reconfigured and new vehicular and pedestrian access and works to the public highway and associated works; including full planning application for the detailed phases comprising of: demolition of 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.

PROPOSED DEVELOPMENT

This conditions application seeks approval of details pursuant to Condition 44 (Landscape and Ecological Management Plan), 54 (Arboricultural Information and Method Statement) and 57 (Works within the RPAs) for Phase Purple only of planning permission PLAN/2018/0337 for the Sheerwater Regeneration.

Condition 44

A Landscape Management Plan and an Ecological Enhancement Strategy have been submitted for this condition in addition to plans and a Planting Schedule.

Conditions 54 & 57

An Arboricultural Method Statement has been submitted for these two conditions, along with plans showing root protection areas and construction details within the root protection areas.

CONSULTATIONS

Environment Agency – No comments to make as this phase is not adjacent to the Basingstoke Canal.

WBC Arboricultural Officer – The [revised] information is considered acceptable and should be complied with in full.

WBC Drainage and Flood Risk Engineer – Satisfied with the details for the rain gardens.

REPRESENTATIONS

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

RELEVANT PLANNING POLICIES

Woking Core Strategy 2012

CS7 – Biodiversity and nature conservation

CS17 – Open space, green infrastructure and sport and recreation

CS21 – Design

CS24 – Woking's landscape and townscape

PLANNING ISSUES

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

Condition 44 – Landscape and Ecological Management Plan

2. The purpose of a Landscape and Ecological Management Plan (LEMP) is to set out the general proposals, design objectives and long term maintenance activities for the landscaped areas of the site which can include planting, communal amenity/open space areas and ecological enhancements. Phase Purple includes landscaped/planted areas, communal amenity space for residents (podium garden), amenity open space at Murray Green and biodiversity enhancements. A LEMP will not cover the private garden areas of individual dwellings.
3. In this case a Landscape Management Plan (LMP) and an Ecological Enhancement Strategy (EES) have been submitted for phase Purple. The LMP includes detail of the proposed landscaped areas e.g. tree planting, amenity grassland, shrub and hedge planting and rain gardens, details of the design objectives for the landscaped areas and the maintenance activities for each type of landscape feature within the phase. The LMP also outlines maintenance responsibilities for each landscaped area.
4. The EES details the proposed ecological enhancements for both habitats and species for phase Purple which include:
 - wildflower grassland planting providing new and enhanced habitats for invertebrates;
 - amenity planting with a known value to wildlife;
 - rain garden planting;
 - removal of invasive species in this phase;
 - provision of 10no. bat boxes to provide opportunities for roosting bats;
 - 10no. bird boxes in a range of designs to provide new opportunities for nesting birds including Swift boxes, House Sparrow terraces and general bird boxes; and
 - Bug and bee boxes.

Many of the species boxes will be integrated into the building with a plan provided, showing the positions of the proposed installations. These features will be inspected/maintained on an annual basis.

5. The submitted plans and Planting Schedule support the LMP and EES and specify the landscaping types for the phase e.g. amenity grass, rain garden planting, tree planting, raised bed shrub planting and also provide the species planting details for the different landscaped areas. The landscape type areas and planting reflect the details of the landscaping as approved under PLAN/2018/0337 (notwithstanding that the landscaping details require LPA approval under Condition 55 of PLAN/2018/0337).
6. No objections have been raised to the submitted information by the Environment Agency, the Council's Arboricultural Officer or the Council's Drainage and Flood Risk

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Engineer. The submitted details contained in the LMP, plans, Planting Schedule and EES are therefore considered to comply with the requirements of the condition.

Conditions 54 (Arboricultural Information and Method Statement) & 57 (Works within the RPAs)

7. An Arboricultural Method Statement (AMS) and accompanying plans have been submitted to address Conditions 54 and 57. The AMS includes information relating to tree protection (which has been in place since commencement of development) and construction methods of new works within the root protection areas (RPAs) of the retained trees etc. The Council's Arboricultural Officer has reviewed the submitted AMS and plans and has advised that the details are acceptable.
8. The submitted details are therefore considered to comply with the requirements of these conditions.

CONCLUSION

9. The details submitted are considered acceptable and would meet the requirements of the respective conditions. The submitted details would also comply with Policies CS7, CS17, CS21 and CS24 of the Woking Core Strategy 2012 and the NPPF. The details submitted are therefore recommended for approval as noted in the recommendation below.

BACKGROUND PAPERS

Planning file - COND/2019/0110

RECOMMENDATION

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

Condition 44 – Landscape and Ecological Management Plan

Details approved are:

- Landscape Management Plan (SHE-TRI-P0-XX-RP-L-90-1001 P04) received on 11.09.2020;
 - General Arrangement - Phase Purple Level 00 Tree Planting Plan (SHE-TRI-00-00-PL-L-90-1073 P02) received on 11.09.2020;
 - General Arrangement - Phase Purple Level 00 Planting Plan (SHE-TRI-00-00-PL-L-90-1083 P02) received on 11.09.2020;
 - General Arrangement - Phase Purple 1st Floor Podium Landscape (SHE-TRI-00-01-PL-L-90-1003 P03) received on 11.09.2020;
 - General Arrangement - Tree Planting Plan (Phase Purple 1st Floor) (SHE-TRI-00-01-PL-L-90-1073 P02) received on 11.09.2020;
 - General Arrangement - Planting Plan (Phase Purple 1st Floor) (SHE-TRI-00-01-PL-L-90-1083 P03) received on 11.09.2020;
 - Tree Pit & Tree Planting Detail - Within Areas of Soft Landscape (SHE-TRI-00-00-DT-L-90-1271 P01) received on 11.09.2020;
 - Tree Pit & Tree Planting Detail - Within Adopted Highway Footway (SHE-TRI-00-00-DT-L-90-1272 P03) received on 11.09.2020;
 - Tree Pit & Tree Planting Detail - Within Adopted Highway Verge (SHE-TRI-00-00-DT-L-90-1273 P06) received on 11.09.2020;
 - Planting Schedule (SHE-TRI-P0-XX-SC-L-90-1001 P01) received on 11.09.2020;
- and

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- Ecological Enhancement Strategy (8438.EES.vf2) received on 10.12.2019.

Note to applicant: The applicant is advised that notwithstanding the approved Planting Schedule (SHE-TRI-P0-XX-SC-L-90-1001 P01) above, full details of the landscaping including species, sizes and number are required to be submitted for approval to the LPA under Condition 55.

Conditions 54 (Arboricultural Information and Method Statement) & 57 (Works within the RPAs)

Details approved are:

- Arboricultural Method Statement (RT-MME-130984-02 Rev H October 2020) received on 06.10.2020;
- General Arrangement - Phase Purple Level 00 Landscape & Public Realm (SHE-TRI-00-00-PL-L-90-1003 P03) received on 11.09.2020. **Note to applicant:** The colours of the surfacing material as noted on this plan are not approved as they require LPA approval under Condition 45;
- General Arrangement - Phase Purple Tree Removal & Retention (SHE-TRI-00-00-PL-L-90-1011 P02) received on 11.09.2020;
- Section Arrangement - T12 Root Protection Area (SHE-TRI-00-00-SE-L-90-1001 P01) received on 11.09.2020;
- Section Arrangement - T7 Root Protection Area (SHE-TRI-00-00-SE-L-90-1002 P01) received on 11.09.2020. **Note to applicant:** This plan incorrectly notes the 'existing grass verge to Albert Drive footway' which is to be changed to provide a rain garden as shown on the approved drainage plans under COND/2019/0091, the approved plan Sustainable Drainage Design Layout (SHE-BDP-00-XX-PL-L-90-0135) approved under PLAN/2018/0337 and the approved plan below;
- Section Arrangement - Albert Drive Footway & 'A3' Rain Garden (SHE-TRI-00-00-SE-L-90-1121 P04) received on 11.09.2020;
- Permeable Pavement Construction Details (SHE-MLM-33-XX-DT-D-98-0125 C1) received on 11.09.2020; and
- Fire Tender Tracking – Murray Green (SHE-MLM-33-00-PL-D-98-0160 T01) received on 11.09.2020.

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.