

## 02 FEBRUARY 2021 PLANNING COMMITTEE

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COND/2020/0149

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**LOCATION:** Sheerwater Estate, Albert Drive, Sheerwater, Woking

**PROPOSAL:** Partial approval of details pursuant to Condition 15 (piling) for Phase Red only of planning permission PLAN/2018/0337 for the Sheerwater Regeneration.

**APPLICANT:** Gilbert Ash

**OFFICER:** Joanne Hollingdale

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### **REASON FOR REFERRAL TO COMMITTEE**

Although the applicant is the contractor for phase Red of the Sheerwater Regeneration, legal advice is that this conditions application falls outside the Scheme of Delegation 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 15 of planning permission PLAN/2018/0337 relating to piling.

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

### **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

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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 the approval of details pursuant to Condition 15 (piling) of planning permission PLAN/2018/0337 for phase Red only.

Submitted with the application is a Piling information report, providing details of the proposed piling proposed and a plan showing the position of the proposed piling.

### **CONSULTATIONS**

**WBC Environmental Health:** The information provided confirms that Continuous Flight Auger (CFA) piling will be used and carried out by a reputable specialist contractor. It refers to the Construction and Environmental Management Plan (CEMP) with regard to pre-commencement survey, vibration monitoring and communication strategy with residents. If the works are to carried out on this basis and in accordance with Best Practicable means (BPM) and BS5228 there is no objection to the discharge of Condition 15. Following the receipt of revising piling information and 'Addendum: Piling Information in relation to Vibration' there are no further concerns to raise if the recommended criteria for No. 1 St Michaels Road and monitoring recommendations are fully adopted and implemented as part of the piling operations.

### **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  
CS21 – Design

### **PLANNING ISSUES**

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1. The only issue to consider is whether the details submitted are considered acceptable to comply with the requirements of Condition 15.
2. The submitted plan shows that the 10no. Mews dwellings closest to the dwellings outside of the site will have traditional raft foundations and the use of this type of foundations does not require LPA approval. The other three buildings in the phase, the retail with Maisonettes over, the retail with apartments over and the podium with the specialist accommodation and energy centre will all use Continuous Flight Auger (CFA) Piles for the foundations. The submitted information states that this form of piling has been selected as it will be quiet with minimal vibration levels and will mitigate any impact on the retained houses. The information further states that a site specific detailed pile design has been developed which takes full account of the geotechnical characteristics of the site, the operations will be carried out by a reputable certified specialist contractor and the works will be completed using modern equipment suitable for progressing the installation of the piles efficiently with vibration levels minimised. The submitted information also states that the nearest pile will be approximately 8 metres from the nearest retained house and the risk of any structural damage to the retained properties as a result of the CFA piling operations is considered to be negligible.
3. The Council's Environmental Health Officer has reviewed the proposed details and raises no concerns with the details submitted.

### **CONCLUSION**

4. In light of the above information and the comments from the Council's Environmental Health Officer, the details submitted are considered acceptable and would meet the requirements of Condition 15. The submitted details would also comply with Policy CS21 of the Woking Core Strategy 2012. The details submitted are therefore recommended for approval as noted in the recommendation below.

### **BACKGROUND PAPERS**

File - COND/2020/0149

### **RECOMMENDATION**

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

Details approved are:

- Piling Planning Information by Gilbert Ash dated 14.12.2020, received on 17.12.2020;
- General Arrangement of Pile Foundations (Block 1, 2 & 3) plan (SHE-MLM-3B-00-PL-S-28-0099 Rev P01) received on 30.10.2020; and
- Red Phase Piling Mark-up plan (Review of Continuous Flight Auger Piles Piling operations) received on 17.12.2020.

**Notes to applicant:** The applicant is advised that the development is required to be implemented in accordance with the approved details.

The applicant is advised that the approved details relate to phase Red 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.