

## 02 FEBRUARY 2021 PLANNING COMMITTEE

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COND/2020/0150

WARD: C

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

**PROPOSAL:** Partial Approval of details pursuant to Condition 19 (Air Quality) 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 19 of planning permission PLAN/2018/0337 relating to air quality.

### **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 19 (Air Quality) of planning permission PLAN/2018/0337 for phase Red only.

Submitted with the application is an Air Quality Monitoring Plan and a Baseline Diffusion Tube Monitoring Survey Report. A brief document setting out the LPA queries and applicant responses following the originally submitted Air Quality Management Plan has also been provided.

### **CONSULTATIONS**

**WBC Environmental Health:** In respect of the originally submitted Air Quality Monitoring Plan no concerns were raised. I have no adverse comments to make in respect of the revised Air Quality Monitoring Plan and Baseline Diffusion Tube Monitoring Survey.

### **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  
n/a

Development Management Policies DPD 2016  
DM5 – Environmental Pollution  
DM6 – Air and Water Quality

### **PLANNING ISSUES**

1. The only issue to consider is whether the details submitted are considered acceptable to comply with the requirements of Condition 19.

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2. The submitted Air Quality Management Plan, sets out the Baseline Air Quality situation, details the Air Quality Standards including national air quality standards and also sets out the monitoring methodology for the development (including locations for monitoring), results of monitoring and reporting. Air Quality monitoring will be undertaken using Passive Diffusion Tubes (Palmes-type) which it is stated are widely used for indicative measurements of Nitrogen Dioxide. Air Quality monitoring will be undertaken at eight locations around the development and over the construction period, five of these locations will remain, to provide constant locations with three locations being moved depending on demolition and construction activity. The monitoring locations are spread around the development with two located outside of the Regeneration area, one in Woodham Lane (adjacent to a WBC monitoring location) and one in Laurel Crescent. Monitoring will occur throughout the construction period and for 3 months following the end of the construction period. The changeover of the tubes will be in accordance with the recommended exposure dates for diffusion tubes as published by DEFRA and analysis of the tubes will be undertaken by an accredited laboratory.
3. Three quarterly reports will be provided a year with one annual report (also covering the fourth quarter). The reports will present the monitoring locations, methods, results, any deviations and will make a comparison with air quality criteria. For the annual report, Nitrogen Dioxide annual mean concentrations will be compared with the National Air Quality Objectives (NAQO). The annual report will also include a comparison between the Nitrogen Dioxide concentrations monitored on site and those off site locations. This comparison would identify if any mitigation measures are required. The report also states that if any changes to the monitoring or reporting are required they will be first approved by the LPA.
4. Baseline monitoring was undertaken for 7 months (pursuant to the details approved for phase Purple prior to the commencement of that phase of the development), in six locations and the Baseline Diffusion Tube Monitoring Survey Report has also been submitted with this application. The report reiterates sections on Air Quality Standards and local Baseline Air Quality and then presents the results from the diffusion tube survey including the raw results, annualisation of results and bias adjustment, in accordance with the Local Air Quality Management Technical Guidance 2016 (LAQM.TG (16)) published by DEFRA. The 2019 (covering June 2019-Jan 2020) annualised and bias adjusted concentrations across the site ranged from 15.6 to 28.0  $\mu\text{g}/\text{m}^3$ , all of which were well below the NAQO of 40 $\mu\text{g}/\text{m}^3$ . No mitigation measures are therefore required.

### **CONCLUSION**

5. 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 19. The submitted details would also comply with Policies DM5 and DM6 of the DM Policies DPD 2016. The details submitted are therefore recommended for approval as noted in the recommendation below.

### **BACKGROUND PAPERS**

File - COND/2020/0150

### **RECOMMENDATION**

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

Details approved are:

- Revised Air Quality Monitoring Plan by MLM (776929-MLM-ZZ-XX-RP-J-0002 Revision C03) received on 27.11.2020;
- Baseline Diffusion Tube Monitoring Survey Report (775931-MLM-ZZ-XX-RP-J-0003 Revision C01) received on 27.11.2020; and
- Queries and responses document received on 27.11.2020.

**Note to applicant:** 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.