

**From:** Joanne Hollingdale  
**Sent:** 11 March 2021 17:05  
**To:** DevelopmentControl  
**Subject:** COND/2020/0167 - Red Phase, Sheerwater, Woking

**Categories:** [REDACTED]  
**Switch-MessageId:** ffbfb8cdbc44f13ab28f4451e56b9cd

Hello – could this email of representation be added to IDOX as a public comment.

Many thanks

**Joanne Hollingdale MRTPI | Principal Planning Officer | Planning Services**

Woking Borough Council, Civic Offices, Gloucester Square, Woking, Surrey, GU21 6YL  
Phone: 01483 743449 | Web: [www.woking.gov.uk](http://www.woking.gov.uk)  
For general enquiries, please call Woking Borough Council's Contact Centre on 01483 755855

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**From:** katherine@jigsawplanning.co.uk [REDACTED]  
**Sent:** 11 March 2021 13:38  
**To:** Joanne Hollingdale <[REDACTED]>  
**Subject:** RE: COND/2020/0167 - Red Phase, Sheerwater, woking

Hi Joanne, hope you are well.

We have been advised that the above application is to be heard at the Planning Committee next week. Below is Asda's response to the committee report.

Asda have previously highlighted their concerns relating to the existing Asda roof mounted fixed plant noise affecting the proposed dwellings. Concerns were highlighted in the ACP report dated 22nd February 2019 and subsequent correspondence to the EHO and yourself.

In brief, the concerns can be summarised as follows. ACP have attended the Asda store to confirm the existing roof mounted fixed plant details and have established a rating level of 36 dBA, at night, at the upper floors of the nearest proposed flats. This is 11 dBA higher than the rating level effecting the nearest existing 2 storey residential properties and is a result of the increased height of the proposed dwellings overlooking the Asda roof (in contrast to the significant shielding offered to the existing dwellings by the Asda roof structure).

This raises the following concerns:

1. Planning permission for the Asda store included Condition 20 (PLAN/2013/0647). This required the rating level of the Asda fixed plant, at night, to not exceed 25 dBA at the facade of the nearest noise sensitive properties. The proposed development would result in this condition being exceeded by 11 dBA.
2. Furthermore, the Asda plant rating level at the proposed flats would exceed the 30 dB LA90 night time background noise level adopted by the Planning Authority at the time of the Asda development. In accordance with BS4142:2014, this degree of excess is an indication of adverse impact, depending on context. The Cole Jarman report indicates the current background noise levels are higher due to traffic noise, but their measurements were completed at low level, adjacent to the road. Background levels at



the top floor of the proposed flats are likely to remain low, due to increased distance from the road, shielding of traffic noise by balconies and likely intermittent nature of traffic during the quietest periods at night.

3. Mitigation proposed by Cole Jarman relies on residents keeping their windows closed. We argue that this is not reasonable or realistic in warm weather. Recent Appeals and case law have confirmed occupiers should have the right to open their windows.

It is therefore clear, should the development be approved in its current format, the original Asda plant noise criteria imposed by Planning Authority in Condition 20 would be exceeded. It is also clear there would be the potential for adverse impact from the existing Asda plant, should the new residents wish to have their windows open during warm weather.

Should the Planning Authority be minded to approve the proposed scheme in its current format, Asda would wish to make their position clear as follows:

a) The requirement of Planning Condition 20 should no longer apply to existing or future Asda fixed plant noise.

b) Asda would not accept future noise abatement action for existing plant noise as a result of the proposed development. The responsibility for noise mitigation would be with the Planning Authority for permitting this situation and not adequately protecting an existing commercial operation in accordance with the requirements of paragraph 182 of NPPF. The responsibility of a Planning Authority in this type of situation has been established in a recent Local Authority Ombudsman case.

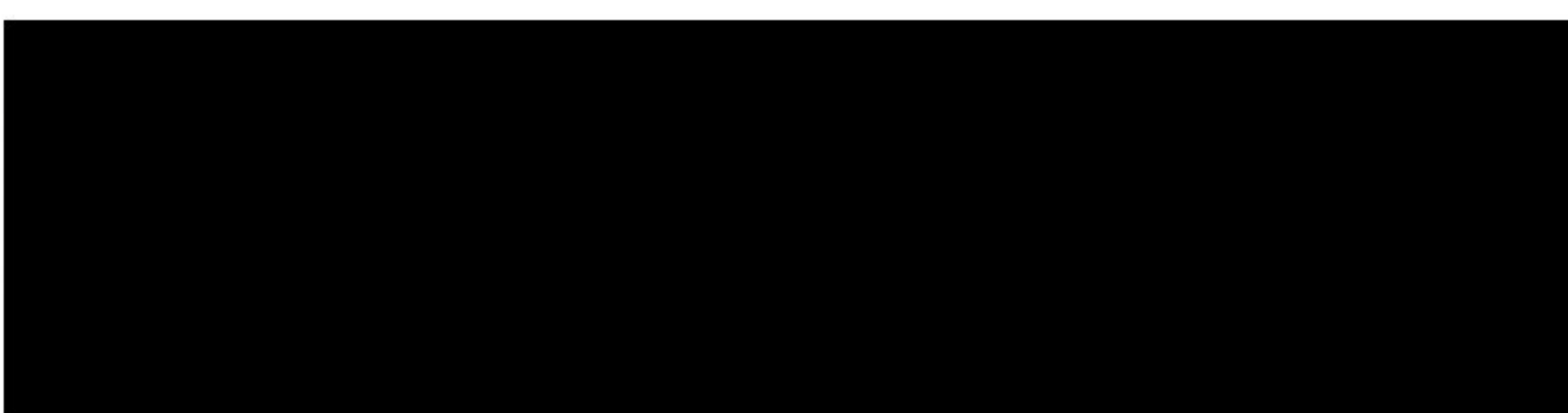
We trust you will take these concerns into account and that you will update Members on Asda's position.

We would be grateful if you could acknowledge receipt of this email.

Many thanks

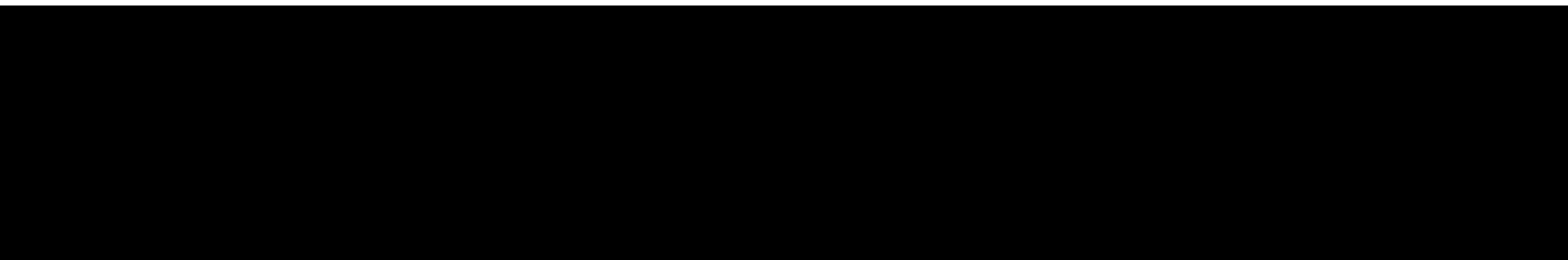
Katherine

**Katherine Sneed**  
**Director**  
**Jigsaw Planning**



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Dear Katherine

Further to the email below, I have today added a further response from the applicant/acoustic consultant in response to comments from the Council's Environmental Health Officer. I had also noticed that the plans showing

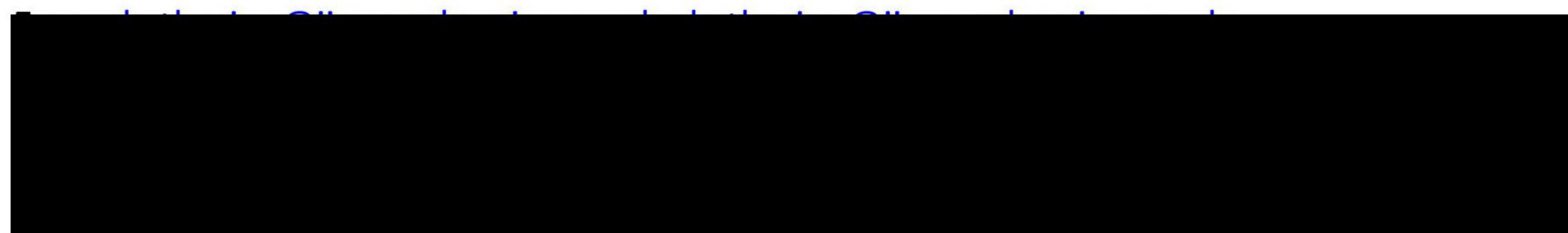


the façade treatment in the original noise assessment report were not fully shown so I have also received a further copy of the report which now shows the plans in full. I have added both documents to public access today.

Kind regards

**Joanne Hollingdale MRTPI | Principal Planning Officer | Planning Services**

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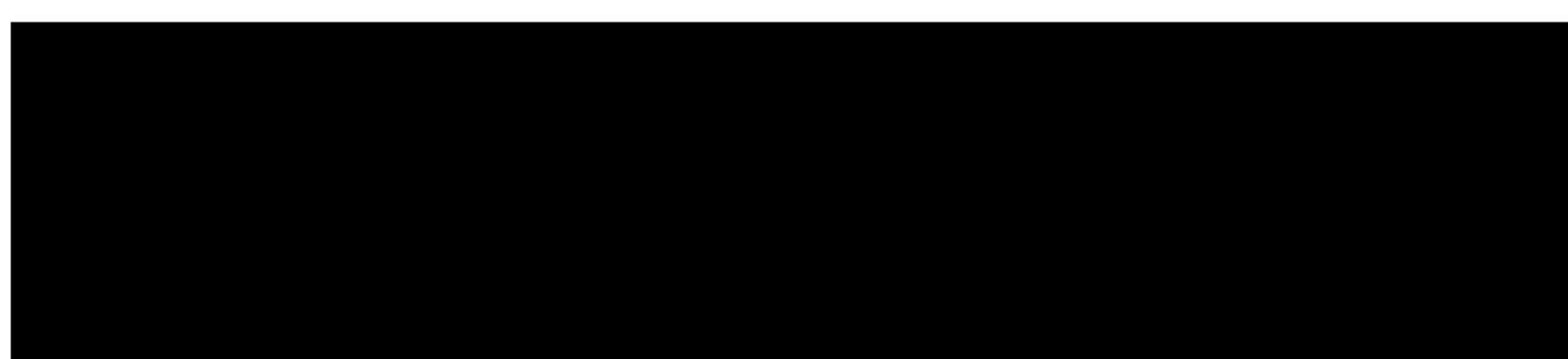
Thanks for the email Joanne. We will review and Stephen Fowler of ACP will contact the EHO as well.

Kind regards

Katherine

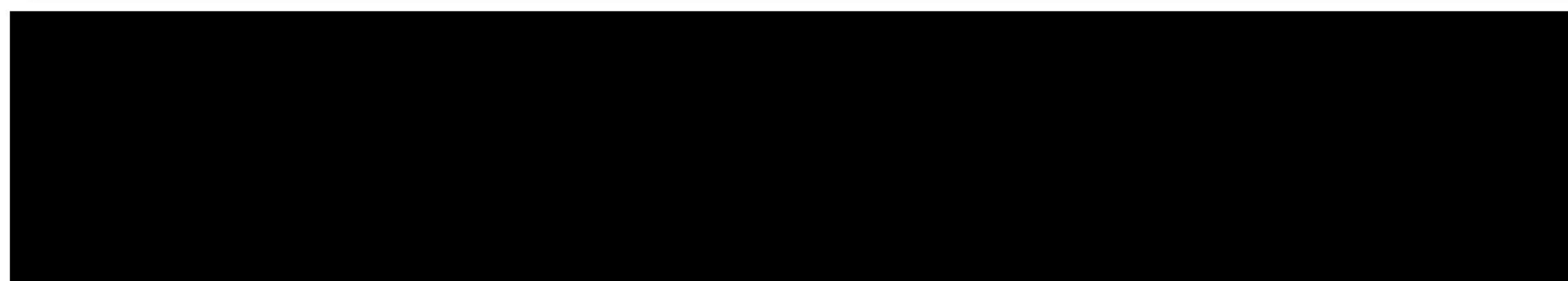
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Dear Katherine



Further to our correspondence in relation to the above mentioned conditions application please find attached above additional information I have received from the applicant.

The information has been added to the file (and is available on public access) and has also been forwarded to the Council's EHO.

Kind regards

**Joanne Hollingdale MRTPI | Principal Planning Officer | Planning Services**

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