

8 JUNE 2021 PLANNING COMMITTEE

6a PLAN/2020/0800

WARD: HV

LOCATION: Garages 1 To 12 Between 31 And Pond, Bonsey Lane, Westfield, Woking, Surrey

PROPOSAL: Demolition of 12 existing disused garages and erection of a three storey 7 unit socially rented apartment block (Amended Plans).

APPLICANT: Mr Brown (New Vision Homes)

OFFICER: Barry Curran

REASON FOR REFERRAL TO COMMITTEE

Planning applications submitted by or on behalf of Woking Borough Council fall outside the Scheme of Delegation and are required to be determined by the Planning Committee.

SUMMARY OF PROPOSED DEVELOPMENT

The application seeks permission to erect a three storey building to accommodate 7 socially rented residential units following demolition of the existing block of 12 garages.

PLANNING STATUS

- Urban Area
- Green Belt
- Area adjoining Green Belt
- Flood Zones 2 and 3
- Contaminated Land
- Great Crested Newt Zone
- Thames Basin Heaths SPA Zone B (400m-5km)

RECOMMENDATION

That authority be delegated to the Development Manager (or their authorised deputy) to **Grant** planning permission subject to:

- (i) Planning conditions set out in the report; and
- (ii) Undertaking of the Chief Executive of Woking Borough Council to secure:
 - SAMM (TBH SPA) contribution of £5,051;
 - 100% social rented housing (i.e. 7no units);

(Officer Note: As Woking Borough Council is the owner of the land the subject of this planning application, it cannot enter into a Section 106 legal agreement to secure any planning obligations which may be required to mitigate the effects of the proposed development. However the Council's Chief Executive is able to commit the Council to give effect to the specific measures in this case under delegated authority. Any such commitment by the Council's Chief Executive would provide certainty that such

8 JUNE 2021 PLANNING COMMITTEE

measures will be given effect to if planning permission is granted and implemented for the proposed development.)

SITE DESCRIPTION

The application site relates to land to the North of Bonsey Lane and to the South of Hoe Valley Linear Park and contains a row of 12 single storey garages. Access to the site is gained from Bonsey Lane via an existing pedestrian access point and through road to the Hoe Valley Linear Park. The site lies within the floodplain of the Hoe Stream and borders the defined Green Belt, all of which are located to the North and East.

Residential properties with Bonsey Lane bound the site to the south, south-east and south-west and separated by vegetated boundaries of mature Copper Beech trees measuring in excess of 15 metres in height. To the North, is a playing field within the Hoe Valley Linear Park with a public footpath and vehicle access to the West. A vehicular access point to a number of outbuildings associated with dwellings within Bonsey Lane and Bonsey Close is located to the East with dense vegetation along the boundaries.

PLANNING HISTORY

PLAN/2018/0605 - Demolition of 12 existing disused garages and erection of a three and four storey 14 unit (7 x 1 bed and 7 x 2 bed) socially rented apartment block – Refused 25.09.2018

Reasons

01. By reason of its form, massing, height appearance and external finishes the proposed building would represent an over-dominant and discordant development which would fail to respect and make a positive contribution to the wider area and fail to represent development which respects the setting of the Green Belt given its prominent position abutting the Green Belt. The development would visually dominate the area with large expanses of featureless white rendered gables and would be readily visible in short and mid distance views from the public realm to the North and South of the site. The proposed development is therefore contrary to Sections 12 and 13 of the National Planning Policy Framework, Policies CS6, CS21 and CS24 of the Woking Core Strategy 2012, Policy DM13 of the Development Management Policies DPD 2016 and the Council's Supplementary Planning Document 'Design' 2015.

02. The proposal would give rise to significantly harmful impact upon amenities enjoyed by occupiers of No.12 Bonsey Close and No.31 Bonsey Lane, by reason of overlooking and overbearing effect due to bulk, proximity and resultant visual intrusion and loss of outlook. Furthermore the proposed waste storage building would also be sited adjacent to the principal amenity space of No.31 Bonsey Lane, resulting in an unneighbourly form of development which could give rise to unacceptable noise and odour impacts. The proposal is therefore contrary to provisions outlined in the National Planning Policy Framework, Policy CS21 of the Woking Core Strategy 2012 and Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' 2008.

03. No incorporation of appropriate sustainable drainage systems for the management of water run-off are proposed and it has not been

8 JUNE 2021 PLANNING COMMITTEE

demonstrated, nor any evidence provided illustrating, why the incorporation of appropriate sustainable drainage systems would be inappropriate. Furthermore, it has not been demonstrated that the development has carried out a Sequential Test as per the requirement of Paragraph 158 of the NPPF nor has a safe access and egress point been demonstrated as part of an agreed emergency plan. The proposal is therefore contrary to Section 14 of the National Planning Policy Framework, Policy CS9 of the Woking Core Strategy 2012 and the House of Commons: Written Statement (HCWS161) - Sustainable drainage systems.

04. The proposed development, by reason of its proximity to trees, scale and layout, would cause significant irreparable damage to a number of trees within and surrounding the site. This would cause damage to the landscape character of the area potentially resulting in the loss of these trees which contribute to the character and setting of the area contrary to provisions outlined in Section 15 of the National Planning Policy Framework, Policies CS21 and CS24 of the Woking Core Strategy 2012, Policy DM2 of the Development Management Policies DPD 2016.

05. It has not been demonstrated that the proposed development complies with Regulation 53 of the Conservation of Habitats and Species Regulation 2017 (as amended) and therefore the protection of Great Crested Newts contrary to Section 15 of the National Planning Policy Framework, Policy CS7 of the Woking Core Strategy 2012 and Regulation 53 of the Conservation of Habitats and Species Regulations 2017 (as amended).

06. In the absence of a Legal Agreement or other appropriate mechanism to secure affordable housing, the proposed development is contrary to Policy CS12 of the Woking Core Strategy 2012 and Supplementary Planning Document 'Affordable Housing Delivery' 2014.

07. In the absence of a Legal Agreement or other appropriate mechanism to secure contributions towards mitigation measures, the Local Planning Authority is unable to determine that the additional dwellings would not have a significant impact upon the Thames Basin Heaths Special Protection Area, contrary to Policy CS8 of the Woking Core Strategy 2012, the Thames Basin Heaths Avoidance Strategy, saved Policy NRM6 of the South East Plan 2009 and The Conservation of Habitats and Species Regulations 2017 (SI No.1012 - the "Habitats Regulations").

PROPOSED DEVELOPMENT

The application seeks permission to erect a 3 storey building of 7 socially rented residential apartments with 11 car parking spaces and 14 cycle spaces. The building's footprint will occupy approximately 20% of the site with hardstanding to the West for new car parking spaces. The existing pedestrian/vehicular access point will be widened to allow for ease of movement with bin storage located within the undercroft.

SUMMARY INFORMATION

Existing units	0
Proposed units	7

8 JUNE 2021 PLANNING COMMITTEE

Proposed density of site - dwellings/hectare 41 dph

CONSULTATIONS

County Highway Authority: Recommend a number of conditions should the planning application be approved (24.09.20)

Scientific Officer: Recommend a number of conditions should the planning application be approved (22.09.20)

Arboricultural Officer: information provided is considered acceptable, subject to a pre commencement meeting (including demolition) which should include the LA Tree officer, Project Arboriculturalist and the Project Manager. Details of the low invasive hard surfacing including the kerb edges and details of service and drainage runs will be required to be submitted and approved prior to any works on site. (12.04.21)

Surrey County Council Sustainable Drainage Team: Under local agreements, the statutory consultee role under surface water drainage is dealt with by Woking Borough Council's Flood Risk Engineering Team (22.09.20)

Surrey County Council Countryside Access Team: Raise no direct objection but offer a number of recommendation to ensure the public access remains open and clear. These have been included as part of the Informatives (23.09.20)

Drainage Officer: Notes that the revised information and details are in accordance with NPPF and Woking core Strategy and raises no objection subject to conditions (27.04.21)

Environmental Agency: Satisfied that the proposed development is positioned a sufficient distance from the flood defence wall and recommends a condition in the event of an approval. Advice is, however, offered to the LA Drainage Team with regards to the Sequential Test and safe access and egress points as required by Section 14 of the NPPF (08.03.2021)

Surrey Wildlife Trust: Make a number of recommendations in relation to sensitive lighting, badgers and breeding birds but raise no objection subject to condition (18.12.20)

Joint Waste Solutions: Offer a number of recommendations as outlined in the Informatives (08.10.20)

REPRESENTATIONS

There have been 33 third party letters of objection received in relation to the proposed development. A total of 8 of these letters are a standard template and cover identical issues. The issues raised in these letters are summarised as follows;

Highway Safety and Parking

- Traffic as a result of the proposed units would have a significantly detrimental impact on the surrounding highway network
- Insufficient parking provision for the number of proposed units
- Increase pressure on already inadequate levels of parking along Bonsey Lane

8 JUNE 2021 PLANNING COMMITTEE

- Construction traffic would cause significant inconvenience to highway users in and around Bonsey Lane
- Bonsey Lane serves as an entrance point for Westfield Primary School as well as a number of other educational centres and additional construction traffic and residential traffic could cause safety issues
- The access road is too narrow to facilitate large HGVs and emergency vehicles
- The proposed development would cause a hindrance to the local amenities to the North of the application site during the construction phase
- Access to the garages serving properties on Bonsey Land and Bonsey Close will be restricted

Design

- The proposed 4 storey building would be completely out-of-character with a bulk and mass which dwarfs surrounding buildings
- Overbearing and visually intrusive building
- The proposed development would fail to make a positive contribution to the area
- External materials are out of character with the surrounding context

Impact on Neighbouring Properties

- Loss of light to neighbouring properties given the proposed 3 storey height of the building
- Overlooking issues
- Disturbance to neighbouring properties from the shared amenity space due to increased levels of activity in this space
- Loss of privacy

Waste Provisions/Emergency Access

- Insufficient provision for the collection of bins
- Proposed entrance point is inadequate for emergency vehicles with no turning circle to accommodate these

Biodiversity/Drainage/Trees/Green Belt

- Impact on Biodiversity including hedgehogs and protected species such as the Great Crested Newt
- The proposed development would result in detrimental harm to the flood defences and lead to flooding and drainage issues
- Impact to the surface water drainage of the site which may cause increased flooding on neighbouring sites
- The drainage strategy does not address drainage provisions
- Increased light pollution to the Green Belt which would have a detrimental impact on habitats and wildlife
- Insufficient capacity to the sewerage system in place
- Visual impact to the Green Belt
- The loss of a large number of trees in and around the site would completely change the character of the area

Miscellaneous

- Disturbance to neighbours due to construction vehicles coming and going
- The proposed undercroft may serve as an area for public disturbance due to loitering

8 JUNE 2021 PLANNING COMMITTEE

Following amendments to the proposed plans (given responses from the Council's Arboricultural Officer and the Environmental Agency) re-consultation with neighbours resulted in a further 12no letters of objection, many from the same objectors on the superseded scheme. The concerns raised in these letters echo and reiterate the concerns raised in the initial letters of objection. There is, however, one further issue raised within these letters and this relates to the impact of the development on the defined Green Belt given its marginal encroachment upon the defined Green Belt.

RELEVANT PLANNING POLICIES

National Planning Policy Framework 2019

Section 5 – Delivering a sufficient supply of homes
Section 11 – Making effective use of land
Section 12 - Achieving well-designed places
Section 13 – Protection Green Belt land
Section 14 – Meeting the challenge of climate change, flooding and coastal change
Section 15 – Conserving and enhancing the natural environment

Core Strategy Publication Document 2012

CS1 – A spatial strategy for Woking Borough
CS6 – Green Belt
CS7 – Biodiversity and nature conservation
CS8 - Thames Basin Heaths Special Protection Area
CS9 - Flooding and water management
CS10 – Housing provision and distribution
CS11 – Housing mix
CS12 – Affordable housing
CS18 – Transport and accessibility
CS21 - Design
CS22 - Sustainable Design and Construction
CS24 - Woking's Landscape and Townscape
CS25 – Presumption in favour of sustainable development

Development Management Policies DPD 2016

DM2 – Trees and Landscaping
DM13 – Buildings in and Adjacent to the Green Belt
DM16 – Servicing Development

Supplementary Planning Documents

Supplementary Planning Document 'Parking Standards' 2018
Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' 2008
Supplementary Planning Document 'Design' 2015
Supplementary Planning Document 'Affordable Housing Delivery' 2014

Other Material Considerations

Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015
House of Commons: Written Statement (HCWS161) – Sustainable drainage systems
Community Infrastructure Levy (CIL) Charging Schedule 2015
Technical Housing Standards - Nationally Described Space Standard 2015
Waste and Recycling Provisions for New Residential Developments

8 JUNE 2021 PLANNING COMMITTEE

The Conservation of Habitats and Species Regulations 2017 (as amended).

PLANNING ISSUES

1. The main issues to consider in determining this application are; the principle of development, design considerations and the impact of the proposal on the character of the area, impact on the adjoining Green Belt, layout and creation of acceptable residential development for proposed occupiers, impact on residential amenities, highways and parking implications, waste management, flood risk, contamination, impact on trees, impact on ecology, sustainability, affordable housing, local finance considerations, the impact on the Thames Basin Heaths Special Protection Area and other matters having regard to the relevant policies of the Development Plan.

Principle of Development

2. The National Planning Policy Framework (NPPF) and Policy CS25 of the Woking Core Strategy 2012 promote a presumption in favour of sustainable development. The application site comprises of a terraced row of single storey garages and is therefore considered Previously Developed Land (PDL) within a sustainable location within a defined urban centre. Section 2 of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development and, so that sustainable development is pursued in a positive way, at the heart of the NPPF is a presumption in favour of sustainable development (Paragraph 11). Section 2 of the NPPF also sets out that a social objective of the planning system is to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being
3. Policy CS1 of the Woking Core Strategy 2012 states that *"whilst preference is for the location of most new development to be in main centres, infill development and/or redevelopment of previously developed land in the built-up area of the Borough will be acceptable, subject to a full assessment of impacts where relevant and appropriate mitigation measures to make the proposal acceptable"*. The proposal would deliver 7 socially-rented flats replacing the terrace of 12no garages on a brownfield site in an urban area. The proposal for residential development in this location may, therefore, be considered acceptable in principle subject to the impacts of the development on a number of planning issues and whether appropriate mitigation measures are possible.
4. Policy CS10 of the Core Strategy 2012 makes provision for 750 dwellings as infill development in the Borough's urban area between 2010 and 2027, at a density of 30-40dph (dwellings per hectare). The reasoned justification for the policy states that *"new residential development within the urban area will be provided through redevelopment, change of use, conversion and refurbishment of existing properties"*. It goes on to state that *"the Council will expect that between 2010 and 2027 70% of new residential development will be on previously developed land"*. Higher densities than these guidelines will be permitted in principle where they can be justified in terms of the sustainability of the location and where the character of the area would not be

8 JUNE 2021 PLANNING COMMITTEE

compromised. Paragraph 118 of the National Planning Policy Framework promotes the effective use of land and “*supports the development of under-utilised land and buildings*” where it can meet the identified need for housing where land supply is constrained.

5. The proposed density figures at 41 dwellings per hectare (dph) would broadly come in at the recommended density range outlined in Policy CS10. The Core Strategy implies that density levels will depend on the nature of the site and will be influenced by design with the aim to achieve the most efficient use of land. The erection of a three storey apartment complex with 7no socially rented units is considered to be making efficient use of this previously developed land.
6. Dwellings adjacent to the application site within Bonsey Lane include a range of densities from 52 dph along the eastern side of Bonsey Lane with 2 storey terraced dwelling to 200 dph towards the northern end of Bonsey Lane occupied by a 3 storey apartment block. Considering the range of densities in the vicinity, the proposed density of 41 dph and the unit mix of 1, 2 and 3 bedrooms are considered representative of the area considering its location abutting the defined Green Belt to the North with high density residential block to the south-west and therefore comply with Policies CS10 and CS11 with no ‘in principle’ objection is raised to the proposed residential development.

Impact on Character

7. Section 12 of the National Planning Policy Framework 2019 states that development should be “*sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change*”. Policy CS21 of the Woking Core Strategy 2012 echoes this provision and notes that new developments “*should respect and make a positive contribution to the street scene and the character of the area in which they are situated*”.
8. Bonsey Lane and Bonsey Close generally consist of 2 storey semi-detached and terraced dwellings with examples of flatted development towards the northern and western end in Bonsey Lane within 3 storey terraced blocks. The wider area is residential in character with the defined Green Belt bordering the site to the North and East. Buildings to the South of the site are of a post-war 1960s design at 2 storeys in height with a buffer of mature Copper Beech trees measuring in excess of 15 metres in height providing a natural divide between the nearest neighbour to the South. To the south-west, a 3 storey terraced block of similar design fronts onto an area of hard-standing utilised as car parking for the residential properties in the vicinity. It is acknowledged that these dwellings hold little architectural merit, but they are established and therefore do contribute to the overarching residential character of the area.
9. Reason 1 of the previous refusal (PLAN/2018/0605) related to the character of the building and stated;

“By reason of its form, massing, height appearance and external finishes the proposed building would represent an over-dominant and discordant development which would fail to respect and make a positive contribution to the wider area and fail to represent development which respects the setting of the Green Belt given its

8 JUNE 2021 PLANNING COMMITTEE

prominent position abutting the Green Belt. The development would visually dominate the area with large expanses of featureless white rendered gables and would be readily visible in short and mid distance views from the public realm to the North and South of the site. The proposed development is therefore contrary to Sections 12 and 13 of the National Planning Policy Framework, Policies CS6, CS21 and CS24 of the Woking Core Strategy 2012, Policy DM13 of the Development Management Policies DPD 2016 and the Council's Supplementary Planning Document 'Design' 2015."

10. Policy CS21 of the Core Strategy 2012 notes that *"buildings should respect and make a positive contribution to the street scene and the character of the area in which they are situated, paying due regard to the scale, height, proportions, building lines layout, materials and other characteristics of adjoining buildings and land"*. The previous scheme was refused due to its over dominance in the area with large areas of gable which failed to adequately respect the context and character of the area.
11. It is now proposed to erect a more-conventional 3 storey form adopting a flat roof with a maximum height of 9.7 metres which denoted the elevator shaft with much of the building set between 8.4 and 9.2 metres in height. The subordinate eastern section of the building is set down from the main built portion in a bid to alleviate the overall mass and visual impact of the building. Spanning a width of 33.6 metres with a total depth of approximately 9.3 metres, the building is rectangular in shape with differing height set across the structure. The building is designed using cladding boxes pushing through a brick structure with the planes of the boxes providing an undulating form. These features serve to break up mass and allow the building to sit more comfortably within its vegetated surroundings. The building is lower than the block to the West and the building form lowers as it moves eastwards towards the lower surrounding buildings to the East and South. Hardstanding for off-road car-parking associated with the apartment block is proposed along the western limitation of the site with soft landscaping retained towards the eastern edge and examples of soft landscaping towards the southern end of the site. Additional car parking and cycle parking as well as waste storage is provide for within the under croft towards the eastern side of the building.
12. The Council's Supplementary Planning Document 'Design' 2015 states that the design of buildings *"should demonstrate an appropriate relationship to adjacent properties, taking account of prevailing storey heights and roof lines"*. The building has been reduced significantly since the previous refusal with the building now adopting the height, scale and form of a three storey building adopting a maximum height of approximately 9.7 metres. This height and form is considered to tie in more appropriately with the surrounding buildings and would stand somewhere between the typically designed two storey dwelling of No.31 Bonsey Lane and the more dominant three storey apartment block to the south-west. The proposal no longer dwarfs the two storey buildings surrounding the site at a modest 9.7 metres in height, it would be no larger than some dual pitched two storey dwellings with accommodation in the roof space. When viewed in the context of its immediate surroundings, the building would remain below the height of the band of Copper Beach Trees to the South and remain lower than the three storey apartment block to the south-west. Further to this, the building has now adopted a form and design, including cladding with vertical style fins, that allows it to blend in and correlate with its mild Sylvan setting. Views of the

8 JUNE 2021 PLANNING COMMITTEE

building would remain from afar but considering the height reduction along with design mechanisms including the materials and vertical style windows to mitigate the horizontal dominance of the building, the scheme is deemed to tie in more appropriately with the surrounding character with the heavy band of tree providing a pleasing backdrop to a sympathetically designed scheme.

13. The proposed use of a mix of materials allows the building to stand inconspicuously with the vegetated backdrop. This cladding is proposed to be set up in varying widths and on differing planes to further increase the texture of the elevations ensuring it is not viewed as a flat entity thereby offering articulation across the elevations. The brick at ground level tie in with the 'Post-War' design of the surrounding context whilst offering a contrast that would blend well with the existing dwellings to the South and south-west. The use of these materials are considered to address one of the main concerns of the previous refusal in that they reduce the potential for crude and incongruous nature of a dominant block faced with a predominantly rendered façade.
14. The SPD on 'Design' 2015 states that "*façade designs should have a consistent and harmonious architectural language across the entire surface with each aspect considered as both a singular element and a part of a whole*". The proposed building adopts a formal arrangement which although in contrast to the more traditional dual pitched roof form, sets itself out as a more contemporary take whilst adopting some traditional features such as the brick materials and more modest height. This formality is carried on throughout the building with a more consistent fenestration layout but with materials which offer interest along the elevations. This combination of formality and fluency of design work to result in a building which ties in with the surrounding character and context whilst introducing a well-designed apartment block.
15. Bonsey Lane is a residential cul-de-sac with access to a playing-field, a sports court as well as a nature walk within an urban setting. The above paragraphs have examined how the design, form and style has changed significantly since the previous refusal and now tie in appropriately with the surrounding area with due regard to its constraints. When viewed in the context of all of these, it is considered that the proposal has addressed the concerns of the LPA and is deemed to successfully manage the transition from the Green Belt to the North to the built up Urban Area to the South. The proposal is, therefore, considered to comply with the provisions and guidance outlined in the National Planning Policy Framework, Policies CS24 and CS21 of the Woking Core Strategy 2012 and Supplementary Planning Document 'Design' 2015.

Impact on Adjoining Green Belt

16. The application site is bound to the North and East by the defined Green Belt. Policy DM13 of the Development Management Policies DPD 2016 states "*Development proposals adjoining the Green Belt, or outside the Green Belt but conspicuous when viewed from it, will only be granted permission where they can demonstrate that the development, including boundary treatments, does not have a detrimental impact on visual amenity and respects the transition between the built up area and the open countryside by taking account of the character and openness of the adjacent countryside and landscape.*" From the perspective of the Green Belt to the North, the

8 JUNE 2021 PLANNING COMMITTEE

proposed building would become a prominent building along the defined boundary and would act as the transition from Green Belt to the built-up urban area.

17. The current boundary and transitional zone is made up of single storey, terraced garages with a back-drop of a band of Copper Beech trees in excess of 15 metres in height providing an inconspicuous transition from urban area to Green Belt as well as a natural screen. Section 12 of the National Planning Policy Framework means that any development in the Green Belt is treated as prima facie *“inappropriate”* which can only be justified by way of *“very special circumstances”* with the defined circumstances set out in paragraphs 145 and 146. Paragraph 145 (G) sets out that *“limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:*

– not have a greater impact on the openness of the Green Belt than the existing development; or

– not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.”

18. The amended plans include a building which would be approximately 1 metres wider measuring 33.6 metres from the initial (now superseded) width of 32.6 metres. With the defined Green Belt forming along the north-eastern side of the site, the increase in width now results in the marginal encroachment of the building to within the defined Green Belt. Redevelopment of this previously developed land is considered to contribute positively to the character of the area whilst contributing to the pool of affordable housing units in the borough. Minor encroachment upon the limitation of the defined Green Belt is not seen to cause substantial harm to the openness of the Green Belt and is not considered to result in greater impact upon the Green Belt above that of the existing development given the urban context of the surrounding area.

19. As outlined above, the proposed building has been designed to significantly reduce the overall height of the previous scheme and introduce materials which are considered to tie in well with the mildly sylvan setting of the site. Standing at approximately 9.5 metres in height with materials including brick and a cladding, which is considered to reflect the colourations and tones of the Copper Beach Trees towards the southern boundary of the site, the building would not project above the vegetated boundary and would blend in appropriately. The visual impact on the defined Green Belt would, therefore, be muted compared to the previous scheme and whilst introducing a building along a boundary to the Green Belt can cause concern, it has to be noted that vast majority of the application site is within the defined Urban Area and it is considered that the building proposal respects the transition between the built-up Urban Area and openness of the playing fields to the North. The proposed development is considered to adhere to Section 12 of the National Planning Policy Framework, Policy CS6 of the Core Strategy 2012 and Policy DM13 of the Development Planning Policies DPD 2016.

8 JUNE 2021 PLANNING COMMITTEE

Layout and Creation of Acceptable Residential Development for Proposed Occupiers

20. One of the Core planning principles set out within Section 12 of the National Planning Policy Framework is to “*secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings*”.
21. Although not locally adopted the gross floor space of the proposed 7no units proposed flats accord with the requirements of the Technical Housing Standards - Nationally Described Space Standard (March 2015). The development would provide 1no 1-bed, 5no 2-bed and 1no 3-bed units across ground, first and second floors, 5no of which are duplex units. All units meet and in some instances exceed the minimum standards for the number of bedrooms and layout proposed. Given the proposed layout of the apartments, all of the units are provided with dual aspect outlook with the 3-bed unit at second floor containing triple aspect with northern, southern and western windows in the living/kitchen area. All 7no flats are, therefore, considered to provide a good level of outlook with a suitable level of internal floor space.
22. The Council’s Supplementary Planning Document ‘Outlook, Amenity, Privacy and Daylight’ 2008 identifies that “*dwellings specifically designed not to be used for family accommodation do not require any specific area to be set aside for each as private amenity space. This would apply to one and two bedroom flats and other forms of dwelling less than 65sq.m. floorspace*”. Out of the 7 units proposed, 6 of them include internal GIAs which would constitute ‘family accommodation’. To the East of the proposed building is a section of Green Belt which is proposed to be utilised as communal amenity space for the apartment block. The soft landscaping towards the eastern side of the application site is to cover approximately 400 sq.m. Section 4.12 of the SPD on ‘Outlook, Amenity, Privacy and Daylight’ 2008 states that all forms of dwelling need sufficient space around them for general amenity space. It goes on to note that “*an area of approximately 30 sq.m for dwellings up to two storeys high and 15 sq.m for each dwelling thereafter up to four storeys high would be sufficient for this purpose*”. The proposed communal amenity space, therefore, meets and exceeds the recommended provision for communal amenity space. Further to the above, it has to be noted that the application site abuts a recreational and sports grounds to the North. The recreational grounds, as well as the communal amenity space to the East of the site, are considered to serve potential future occupiers well.
23. Overall, the proposal is considered to provide a good standard of amenity for future occupants taking into account the locational characteristic of the site in close proximity to a recreational grounds and the provision of communal amenity space.

Impact on Neighbour Amenities

24. Policy CS21 of the Woking Core Strategy 2012 advises that proposals for new developments should achieve a satisfactory relationship to adjoining properties, avoiding significant harmful impact in terms of loss of privacy, loss of daylight or sunlight, or an overbearing effect due to bulk, proximity or loss of outlook. Detailed guidance on assessing neighbouring amenity impacts is provided within Supplementary Planning Document ‘Outlook, Amenity,

8 JUNE 2021 PLANNING COMMITTEE

Privacy and Daylight' 2008. The key neighbouring amenity considerations are those to the South, south-west and south-east of the application site.

25. To the south-west, the residential units within the 3 storey terraced block, which front onto the car-parking area within Bonsey Lane, are located in excess of 25 metres from the application site. The Supplementary Planning Document 'Outlook, Amenity Privacy and Daylight' 2008 recommends a separation distance of 30 metres between the rear elevations of three storey buildings. While this separation distance falls short of the recommended distance, it has to be noted that the proposed building would be sited at an obscure angle in relation to this 3 storey terraced block and given the proposed relationship, it is considered that the 25 metre separation from front-to-rear elevation at an obscure angle is sufficient to mitigate significant detrimental overlooking.
26. To the south-east, No.12 Bonsey Close backs onto the application site with examples of close timber board fencing and hedging forming along the rear boundary. No.12 Bonsey Close formed a property which was deemed to be potentially unacceptably impacted upon as a result of the previous development refused under PLAN/2018/0605. It was found that considering the 3 storey height of the proposed building coupled with the proposed layout and the separation distance of just 5 metres to the rear boundary of this property, the proposal could have led to inappropriate loss of privacy and overlooking.
27. Section 5.11 of the SPD 'Outlook, Amenity, Privacy and Daylight' 2008 states that *"for three storey or taller accommodation (including dwellings with second floor dormer windows), a separation distance of approximately 30m will be adequate to prevent overlooking of dwellings of a similar or lesser height"*. The proposed building now contains a much shallower depth measuring just 8.2 metres along its eastern side elevation. This results in a greater gap of at least 8-9 metres between the nearest point of the southern elevation and the shared boundary of No.12 Bonsey Close. The southern elevation contains a recess in height of approximately 0.6 metres standing at a total height of 8.3 metres, a height not much different to that of a two storey dwelling. The first floor opening serving both duplex units within the part of the proposal open onto the access point serving both Unit 4 and 5, or what you could consider as a transitional area. The second floor opening on this southern elevation serve bedrooms within these units.
28. Policy CS21 of the Woking Core Strategy 2012 advises that new developments should *"achieve a satisfactory relationship to adjoining properties avoiding significant harmful impact in terms of loss of privacy, daylight or sunlight, or an overbearing effect due to bulk, proximity or outlook"*. The separation distance between the proposed southern elevation and the area which could be considered the primary amenity area to the rear of the dwelling has increased from 12 metres to at least 18 metres which would fall short of the recommended distance of 30 metres as outlined in the SPD on Outlook within Appendix 1. The separation distances in this supplementary document does not make allowances for atypical layouts similar to the one proposed. The proposed southern elevation would primarily face onto the northern flank elevation of No.12 Bonsey Close and would as such meet the minimum separation distance of 15 metres in this respect of a front to flank relationship.

8 JUNE 2021 PLANNING COMMITTEE

29. Changes to the proposed scheme result in a much lower building at a maximum height of 8.3 metres on this part of the build with the windows at a maximum height of 7.3 metres. This is materially different to that of the previous scheme which adopted a much more bulky built form appearing at a 3-4 storey building with windows at a height of 8.4 metres, whereas the current proposal adopts a much lower built form akin to that of a two storey dual pitched dwelling. When applying the provisions of Table 1 of the Appendix of the SPD on Outlook, a degree of conciliation needs to be applied when assessing these atypical relationships where No.12 includes a side and rear to front elevation relationship with the proposed building. The principal section of the private amenity spaces on No.12 Bonsey Close would be considered to be located to the rear of the dwelling or approximately 18 metres from the southern elevation of the building. The reduction in the scale of the building coupled with the maximum height of windows similar to that of a two storey building, the separation of approximately 9 metres to the shared boundary consisting of dense mature trees and hedging along with the separation of at least 18 metres to the rear/flank elevation to No.12 Bonsey Close is considered sufficient to mitigate significant loss of privacy or overlooking from the proposed development.

30. As noted in earlier sections, Bonsey Lane comprises of two storey semi-detached and terraced dwellings orientated to address the highway in typical fashion. An exception to this, is No.31 Bonsey Lane which, together with No.32 Bonsey Lane, adopt a 'T' shaped layout with the principal elevation of No.31, and therefore a number of principal windows, facing North (over the application site). This layout is considered typical towards cul-de-sacs or at junctions. Appendix 1 of the SPD 'Outlook, Amenity, Privacy and Daylight' 2008 recommends a minimum separation distance of at least 15 metres between front-to-front elevation on buildings at 3 storey or above. Similar to No.12 Bonsey Close, the impact on this property was considered significant under the previously refused PLAN/2018/0605 given the proposed height of the building as well as the separation distance of between 6-9 from the shared boundary. This was exacerbated considering the potential impact to the band of Copper Beach Trees along this shared boundary which required significant pruning and may have ultimately led to the removal of trees thereby exposing the entirety of the amenity space of this neighbouring property to views from habitable rooms.

31. Changes to the proposed scheme has resulted in a reduced depth of the building at approximately 8 metres which in turn has increased the separation distance to the shared boundary to between 11 and 13 metres. The 11 metres separation would occur towards the eastern side of the 'front' (southern elevation) which is sited furthest from the front (northern) elevation of No.31 Bonsey Lane. This separation distance increases to approximately 18 metres on the front-to-front relationship which exceeds the recommended distances outlined in Table 1 of Appendix 1 of the Outlook SPD. Further to the above, given the reduced depth and in turn distance from the shared boundary consisting of a band of Copper Beach Trees, the pressure to remove or excessively prune trees has reduced. This, therefore, would result in the retention of the existing natural screen which provides concealment to the private amenity space of No.31 Bonsey Lane. As such, considering the changes proposed to the scheme including the reduction in depth, the amenities of this neighbouring property are not considered to be significantly infringed upon.

8 JUNE 2021 PLANNING COMMITTEE

32. Considering the points discussed above, it is considered that the amendments to the scheme have addressed the concerns of the LPA raised in the previous application and which formed part of the reasons for refusal. The reduction in depth as well as external changes means that the potential impact to the amenities enjoyed by No.12 Bonsey Close and No.31 Bonsey Lane has been greatly reduced and are no longer considered to cause significant impact given separation distances as well as retention of existing boundary treatments which provide a natural screen to amenity space. As such, the proposed development is now seen to adhere provisions outlined in the NPPF, Policy CS21 of the Woking Core Strategy 2012 and Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' 2008.

Highway and Parking Implications

33. The Council's Supplementary Planning Document 'Parking Standards' 2018 sets minimum parking standards of 1 car parking space per two and three bed apartment and 0.5 spaces per one bed apartment. Considering the tenure mix proposed as part of this development, a minimum of 6.5 spaces are required. It is proposed to allocate 11 car-parking spaces for the proposed 7 units sited along the western boundary and within the undercroft towards the eastern side of the building which meet and exceed the minimum standards outlined.

34. Cycle parking is shown to be provided within the proposed undercroft towards the eastern side of the building for 14 bicycles on a double height bike rack. It is unclear how this double height bike-rack will be facilitated within this undercroft given the height of the rack and the maximum height of the undercroft. A condition is therefore considered necessary and reasonable to ensure the provision of 2 cycle spaces per C3 dwellinghouse as per the Council's Supplementary Planning Document 'Parking Standards' 2018 is met on this scheme.

35. A Transport Statement carried out by TPP (Received 16.09.20) has been carried out which includes a swept path analysis (Drawing No. 31065/AC/008 Rev E) of a large refuse vehicle manoeuvring within the site demonstrating that a vehicle (9.93 metres in length and a width of 2.5 metres) can access and exit the application site in a forward gear. Similar analysis is included within Appendix B and C of this Transport Statement (Drawing No. 31065/AC/006 Rev E and 31065/AC/007 Rev E) that demonstrates that an 8 metre long delivery vehicle and 7.9 metres long fire tender vehicle would be able to access and exit the site in a forward gear.

36. It is understood that the application site is within an access point for private garages serving properties within Bonsey Lane and Bonsey Close. As part of the application, it is proposed to retain access to these garages by way of access route to the South of the proposed apartment building.

37. The County Highway Authority have been consulted on this application and raise no objection subject to a number of conditions ensuring the spaces are laid out as per the submitted plans prior to first occupation of the units and a Construction Transport Management Plan is submitted prior to the commencement of development as well as ensuring that at least 20% of parking spaces are provided with EV (electric vehicle) charging points.

8 JUNE 2021 PLANNING COMMITTEE

Waste Management

38. Policy CS21 of the Woking Core Strategy 2012 states that “*proposals for new development should...incorporate provision for the storage of waste and recyclable materials*”. Policy DM16 of the Development Management Policies DPD 2016 states that “*the Council will require servicing facilities to be well designed, built to accommodate the demands of the new development and sensitively integrated into the development and the surrounding townscape and streetscape*”. The Council has also produced a document titled ‘Waste and recycling provisions for new residential developments’, which sets out that the external storage capacity for developments of more than 12 apartments, as in this instance, are:

- 240 litre residual waste bin per each apartments (or 140 litre per single occupancy apartments)
- 240 litre mixed dry recyclables bin per each apartments (or 140 litre per single occupancy apartments)
- 23 litre compostable kitchen waste bin per each apartments

The application is proposing: 4 x 1100ltr mixed recycling bins within the communal waste storage space within the undercroft of the building

39. The Senior Contracts Officer for Joint Waste Solutions (waste services for Woking) has been consulted on this application and confirms that the location of the bin store is acceptable for waste collection but offers a number of recommendations with regards to the mix of bins proposed. It is advised that 7 x 240ltr mixed recycling bins, 7 x 240ltr general waste bins and 7 sets of 23ltr kerbside caddies and 7ltr kitchen caddies are provided in place of the proposed 4 1100ltr bins, as this would be more suitable capacity in line with the provisions of ‘Waste and recycling provisions for new residential developments’. A number of other recommendations are outlined in the response from Joint Waste Solutions which are included as part of the informatives.

40. Overall, the recommendations are noted and the proposal is considered to be compliant with Section 12 of the NPPF, Policy CS21 of the Woking Core Strategy 2012 and Policy DM16 of the Development Management Policies DPD 2016.

Flood Risk

41. Paragraph 163 of the National Planning Policy Framework states that Local Planning Authorities should ensure flood risk is not increased elsewhere and that safe access and egress routes are included within the site where appropriate, as part of an agreed emergency plan. Paragraph 158 of the National Planning Policy Framework “*Development should not be permitted if there are reasonably available sites appropriate for the proposed development in areas in lower probability of flooding.*” Policy CS9 of the Woking Core Strategy 2012 states that “*Development proposals in Flood Zones 3a or 3b will be required to be accompanied by a comprehensive Flood Risk assessment to demonstrate that the development will not increase flood risk elsewhere or exacerbate the existing situation...*”

8 JUNE 2021 PLANNING COMMITTEE

...A Flood Risk Assessment will be required for development proposals within or adjacent to areas at risk of surface water flooding as identified in the SFRA”.

42. The Environmental Agency has been consulted on the application in relation to flood risk and the flood defence wall along the northern boundary. Due to the close proximity to the Hoe Valley Flood Alleviation Scheme, the site would be offered protection from the modelled flood events and the Climate Change assessed from the extrapolation. Where there will be no loss of floodplain storage up to the 1 in 100 plus appropriate allowance for climate change level we would not require compensation and or mitigation. As a consequence, no objection is raised in relation to the proposed positioning of the building given its minimum 4 metres separation at ground level from the flood defence wall towards the northern side of the site. It is recommended that the development should be carried out in accordance with the amended submitted information including the structural survey, Flood Risk Assessment (FRA) and proposed plans which can be secured by way of planning condition.
43. The FRA carried out by Stantec ref: 43357/4001 Rev 4 notes at Sections 5.3 and 5.4 that a Sequential and Exception Tests have been carried out and demonstrate that the scheme is acceptable with regards to its location and that the scheme meets both parts of the Exception Test. Mitigation measures have been incorporated into the scheme to help ensure this with ground floor levels meeting and exceeding the floor levels for a 1 in 100 annual probability. Located adjacent to the Hoe Valley flood defence wall, this offers protection from all modelled flood events and estimated climate change scenarios.
44. Policy CS9 of the Woking Core Strategy 2012 states that *“the Council will require all significant forms of development to incorporate appropriate sustainable drainage systems (SUDS) as part of any development proposals. If this is not feasible the Council will require evidence illustrating this”.*
45. Paragraph 158 of the NPPF states that the aim of the sequential test is to steer new development to areas with the lowest risk of flooding, that development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding and that the sequential approach should be used in areas known to be at risk now or in the future from any form of flooding. The PPG sets out that when applying the Sequential Test, a pragmatic approach on the availability of alternatives should be taken.
46. The Sequential Test report (dated March 2018) identifies that the 7no units proposed will be 100% social rented, located within the Urban Area and located on a site owned by Woking Borough Council. The parameters on which the sequential test has been undertaken are therefore (i) within the Urban Area within Woking Borough (ii) comparably sized sites which are suitable for the same level of development as the proposed site and (iii) owned by Woking Borough Council. The findings of the sequential test found that there are no sequentially preferable and available sites that could accommodate a similar amount of residential use sought as part of the current proposed development.
47. Given the sequential test results, it is clear that the proposed development passes the sequential test, in that there are no reasonable or practicable alternative sites which could be found, that are available and deliverable, in

8 JUNE 2021 PLANNING COMMITTEE

place of the presently proposed site to deliver a scheme of 100% social rented housing. Therefore, due to the location, scale and site specifics there is no viable, available or deliverable alternative and therefore the presently proposed site has been assessed in line with paragraphs 155-165 of the NPPF and the current government guidance on Sequential Testing. These have been reviewed by the Council's Drainage Officer and found to be in accordance with the NPPF and Policy CS9 of the Woking Core Strategy 2012.

48. The exception test must also be applied in this instance. Paragraph 159 of the NPPF states that if it is not possible for development to be located in zones with a lower risk of flooding. For the exception test to be passed it should be demonstrated that (a) the development would provide wider sustainability benefits to the community that outweigh the flood risk; and (b) the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.
49. It is evident that the current proposals would provide wider sustainability benefits in accordance with and in excess of local planning policy requirements, in respect of affordable housing and overall housing provision at brownfield sites within the urban area. This is considered to meet the first test as outlined above.
50. The submitted FRA (Santec Ref: 43357/4001 Rev: 4 Date: January 2021) has been submitted in respect of the current proposals at the application site, which shows that the development will be safe for its lifetime and will not increase flood risk elsewhere.
51. The Council's Drainage and Flood Risk Engineer has reviewed the submitted information and raises no objection subject to conditions.
52. Overall, subject to recommended conditions, the proposed development complies with the provisions of the National Planning Policy Framework and Policy CS9 of the Woking Core Strategy 2012.

Contamination

53. The application site is located in an area which is situated on or in close proximity to land that could be potentially contaminated.
54. The Council's External Scientific Officer has been consulted on this application and raised no objection to the scheme subject to conditions securing investigating, remediation, risk assessment and validation assessment to deal with contamination of the site which has been submitted to and approved in writing by the Local Planning Authority. Furthermore, an intrusive pre-demolition asbestos survey to deal with the demolition of the garages can be secured by way of planning condition to ensure the environment is safeguarded from any potential asbestos within the existing garages.

Impact on Trees

55. The application site consists of previously developed land but includes a large amount of vegetation, particularly along the southern boundary. The

8 JUNE 2021 PLANNING COMMITTEE

submitted Arboricultural Report (dated 2nd April 2021 ref: ha/aiams7/bonseyla/2021) identifies a number of trees to be removed primarily along the western side of the site with the group of trees sited along the northern boundary. This group of trees along the northern boundary are considered to be dying back with low contribution to the surrounding landscape. The trees along the western boundary consist of middle aged and mature Ash Trees with a shallow crown spread and a medium to low amenity value.

56. Policy CS21 of the Woking Core Strategy 2012 requires proposals for new development to “*incorporate landscaping to enhance the setting of the development, including the retention of any trees of amenity value*”. Policy CS24 states that development proposals should “*protect and encourage the planting of new trees where it is relevant to do so*” and states within the reasoned justification text that “*trees form an important part of the landscape fabric of the Borough (and that)...the Council will seek the retention of existing quality trees and encourage the planting of new ones where it is relevant to do so*”. Section 12 of the National Planning Policy Framework 2019 also places emphasis on built development needing to demonstrate good design and be sympathetic to the local character and landscape setting.
57. As outlined in the Arboricultural Report, a number of trees and hedging are to be removed. A significant concern of the previous application (PLAN/2018/0605) was the removal of and reduction in some of this group of trees along the southern boundary is to enable construction of the roadway serving the garages to the properties along Bonsey Close. Considering the reduction in the scale of the building, the southern band of Copper Beach trees are to remain untouched with some minor pruning proposed to enable construction.
58. Protective provisions to significant trees are outlined in Policy DM2 of the Development Management Policies DPD 2016 where it states that “*trees, hedgerows and other vegetation of amenity and/or environmental significance or which form part of the intrinsic character of an area must be considered holistically as part of the landscaping treatment of new development. When considering development proposals, the Council will: support or consent to the removal of protected trees (TPO trees and trees within a Conservation Area) and/or proposals that would have detrimental impact on the health of protected trees only in exceptional circumstances and where there are overriding planning benefits*”. The proposed design of the development is materially different to that of the previous refusal where the Root Protection Areas (RPAs) are to be protected from construction of new buildings. The proposed driveway and hardstanding to the South of the building to include surfacing which includes low invasive and permeable access driveway installation, root environment improvement measures above that of the existing hardstanding along with surfacing pervious to moisture.
59. The proposed development will be sited approximately 12 metres from the base of a number of these trees (T3-T9) with a ground clearance of the crown of the most mature trees of between 4-5 metres. The crown spread, as outline in Appendix 1 of the Arboricultural Report, show these trees including a crown radius of 6 metres maximum for these mature Copper Beech trees on the northern canopies. These maximum figures occur largely on the trees towards the south-western side where the trees are sited furthest away from the building. These mature trees sited furthest away include the largest crown

8 JUNE 2021 PLANNING COMMITTEE

but are sited at least 6 metres from the building. As noted above, it is considered necessary that some pruning of canopies is considered necessary but this pruning is considered to be far less intrusive than that proposed under the previous application where the building was located some 2 metres closer. The crowns of a number of these mature trees would be located much further from the southern elevation of this building and would, therefore, not lead to significant shading or loss of light to future occupiers of the building.

60. The Council's Arboricultural Officer has been consulted on the proposed development and finds the submitted arboricultural information to be acceptable. Further information is required, however, relating to the drainage and service runs and details relating to hard surfacing and landscaping including species, sizes and quantities. These further details can be secured by way of planning conditions.

Impact on Ecology

61. The National Planning Policy Framework 2019 states that the planning system should contribute to and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible. Circular 06/05 – Biodiversity and Geological Conservation also requires the impact of a development on protected species to be established before planning permission is granted and in relation to habitat types of principal importance to assess the impact of development upon these as part of the planning application process. This approach is reflected within Policy CS7 of the Core Strategy 2012 where Policy CS8 also relates to the Thames Basin Heaths Special Protection Area.
62. A preliminary Ecological Appraisal carried out by Brindle and Green dated August 2020 has been submitted in support of the planning application to ascertain the baseline ecological position of the site, to assess the effects of the proposed development on ecology and to identify any mitigation/compensation required.
63. A number of recommendations are made with regards to breeding birds, foraging & commuting bats, Great Crested Newts and badgers, lighting and breeding birds which are outlined in Section 7 of the appraisal. In order to demonstrate no net loss in biodiversity, the applicant is required to implement in full the ecological enhancements measures of Section 7 of the above Preliminary Ecological Assessment.
64. Government Circular 06/2005 states *"it is essential that the presence or otherwise of protected species and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision"*. The submitted appraisal states that three ponds (ponds 1, 4, and 5) were assessed to support suitable aquatic habitat for Great Crested Newts (GCN). Great Crested Newts are protected under Schedule 2 of the Conservation of Habitats and Species Regulations 2017 (as amended). GCNs are therefore European Protected species. Offences under this legislation include any activities that may kill, injure or disturb an individual or damages or destroys a breeding site or resting place of that individual. The report addresses GCN at Section 7 and as outlined above recommends a number of avoidance measures to avoid direct harm to this species.

8 JUNE 2021 PLANNING COMMITTEE

65. Surrey Wildlife Trust (SWT) have been consulted on this application and are broadly happy with the identified issues and mitigation measures set out at Section 7 of the report. SWT notes that in the event of an approval a number of conditions are recommended to ensure the mitigation identified in this report and a Reasonable Avoidance Measures report is written for this site is submitted prior to the commencement of development. This can be secured by way of planning condition.
66. It is therefore considered that the proposed mitigation is effective. The proposed development, therefore, is considered to adhere to Section 15 of the National Planning Policy Framework 2018, Policy CS7 of the Woking Core Strategy 2012 and Regulation 53 of the Conservation of Habitats and Species Regulation 2017 (as amended).

Sustainability

67. Following a Ministerial Written Statement to Parliament on 25 March, the Code for Sustainable Homes (aside from the management of legacy cases) has now been withdrawn. For the specific issue of energy performance, Local Planning Authorities will continue to be able to set and apply policies in their Local Plans that require compliance with energy performance standards that exceed the energy requirements of Building Regulations until commencement of amendments to the Planning and Energy Act 2008 in the Deregulation Bill 2015. This is expected to happen alongside the introduction of Zero Carbon Homes policy in late 2016. The Government has stated that the energy performance requirements in Building Regulations will be set at a level equivalent to the outgoing Code for Sustainable Homes Level 4.
68. Until the amendment is commenced, Local Planning Authorities are expected to take this statement of the Government's intention into account in applying existing policies and setting planning conditions. The Council has therefore amended its approach and an alternative condition will now be applied to all new residential permission which seeks the equivalent water and energy improvements of the former Code Level 4. This can be secured by way of planning conditions.

Affordable Housing

69. Policy CS12 of the Woking Core Strategy 2012 states that all new residential development on, inter alia, land in public ownership will be required to provide 50% of the dwellings as affordable housing, irrespective of the site size or number of dwellings proposed, further stating that where the Council is seeking a 50% affordable housing contribution, generally, the Council's preference will be to provide the 50% affordable housing in-situ as part of the development.
70. The proposal would exceed these requirements by providing a wholly affordable development of 100% social rented housing, and in this respect the proposal is fully supported by the Council's Housing Services. As a planning consideration the provision of affordable units significantly (+50%) above the requirements of Policy CS12 of the Woking Core Strategy 2012 represents a significant public benefit of the proposed development which weighs heavily in favour of granting planning permission.

8 JUNE 2021 PLANNING COMMITTEE

71. Taking into account that the site is within the ownership of Woking Borough Council (which precludes the usual Section 106 legal agreement) the social rented nature of the units proposed can be secured through an Undertaking of the Chief Executive of Woking Borough Council. Overall, the provision of affordable (in this case social rented) units significantly above the requirements of Policy CS12 of the Woking Core Strategy 2012 represents a significant public benefit of the proposal which weighs heavily in favour of granting planning permission.

Local Finance Considerations

72. CIL is a mechanism adopted by the Woking Borough Council which came into force on 1st April 2015, as a primary means of securing developer contributions towards infrastructure provisions in the Borough. In this case, the proposed residential development will incur a cost of £125 per sq.metre on a floor area of 665.2 sq.m which equates to a contribution of £106,907.14 (including 2021 Indexation). It has to be noted that the proposal is for 100% affordable (socially rented) housing as indicated by the applicant and Section 16 of the application form. Considering the proposed socially rented housing, the applicant has submitted CIL Form 2 (Claiming Exemption or Relief) claiming social housing relief and would therefore be exempt provided they meet the criteria laid down by Regulation 49 of The Community Infrastructure Levy (Amendment) Regulations 2014. An Exemption Claim form and CIL Assumption of Liability form have been submitted to the Local Planning Authority with a commencement form required prior to the commencement of development.

Impact on the Thames Basin Heaths Special Protection Area

73. The application site falls within the 400m - 5km (Zone B) of the Thames Basin Heath Special Protection Area (TBH SPA) buffer zone. The Thames Basin Heath Special Protection Area (SPA) is a European designated site afforded protection under the Conservation of Habitats and Species Regulations 2010 as amended (the Habitats Regulations). The Habitats Regulations designate the Local Planning Authority as the Competent Authority for assessing the impact of development on European sites and the LPA must ascertain that development proposals will not have an adverse effect on the integrity of the site, alone or in combination with other plans and projects, either directly or indirectly, before granting planning permission. The TBH SPA is designated for its internationally important habitat which supports breeding populations of three rare bird species: Dartford Warbler, Woodlark and Nightjars. The Conservation Objectives of the TBH SPA are to ensure that the integrity of the site is maintained or restored as appropriate, and to ensure that the site contributes to achieving the aims of the Wild Birds Directive.
74. Policy CS8 of the Woking Core Strategy 2012 requires new residential development beyond a 400m threshold, but within 5 kilometres, of the SPA boundary to make an appropriate contribution towards the provision of Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM).
75. The Suitable Alternative Natural Greenspace (SANG) and Landowner Payment elements of the SPA tariff are encompassed within the Community Infrastructure Levy (CIL) however the Strategic Access Management and Monitoring (SAMM) element of the SPA tariff is required to be addressed

8 JUNE 2021 PLANNING COMMITTEE

outside of CIL. The applicant has not submitted a Legal Agreement to secure the relevant SAMM contribution of **£5,051** (1 x 1 bedroom units at £528 per unit, 5 x 2 bedroom units at £716 per unit and 1 x 3 bedroom unit at £943 per unit) in line with the Thames Basin Heaths Special Protection Area Avoidance Strategy as a result of the uplift of 7 units that would arise from the proposal.

Woking Borough Council Chief Executive Undertaking requirements

76. As Woking Borough Council is the owner of the land the subject of this planning application, it cannot enter into a Section 106 legal agreement to secure any planning obligations which are required to mitigate the effects of the proposed development. The Council's Chief Executive, however, is able to commit the Council to give effect to the specific measures in this case under delegated authority. Any such commitment by the Council's Chief Executive would provide certainty that such measures will be given effect to if planning permission is granted and implemented for the proposed development.
77. The following would be secured via an Undertaking of the Chief Executive of Woking Borough Council:
- SAMM (TBH SPA) contribution of £5,051;
 - 100% social rented housing (i.e. 7no units);

Conclusion

78. To conclude, the proposal is considered to be acceptable development which will provide an acceptable residential environment for its proposed occupiers and is considered to meet a density level which is considered representative of the area considering its location abutting the defined Green Belt to the North with high density residential block to the south-west. The proposal will not result in significant harm on the amenities enjoyed by the occupiers of surrounding properties and a good standard of residential amenity would be provided to future occupiers. In addition the proposal will have an acceptable impact on highway safety, waste management, ecology and trees. Drainage issues are capable of being addressed via planning condition and an undertaking of the Chief Executive of Woking Borough would address Thames Basin Heaths Special Protection Area (TBH SPA) mitigation. Sustainable construction can also be addressed via planning condition.
79. The proposal is considered to be an acceptable form of development that complies with the provisions of the National Planning Policy Framework, policies CS1, CS6, CS7, CS8, CS10, CS11, CS12, CS18, CS19, CS21, CS22, CS24 and CS25 of the Woking Core Strategy 2012, policies DM2, DM13 and DM16 of the Development Management Policies DPD 2016, Supplementary Planning Documents 'Outlook, Amenity, Privacy and Daylight' 2008, 'Parking Standards' 2018, 'Design' 2015 and 'Affordable Housing Delivery' 2014, Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015. Approval is accordingly recommended subject to the recommended conditions and the applicant entering into a legal agreement.

BACKGROUND PAPERS

1. Site visit photographs
2. Site Notice (Right of Way)

8 JUNE 2021 PLANNING COMMITTEE

3. Response from County Highway Authority (24.09.20)
4. Response from Scientific Officer (22.09.20)
5. Response from Arboricultural Officer (12.04.21)
6. Response from Surrey County Council Sustainable Drainage Team (22.09.20)
7. Response from Surrey County Council Countryside Access Team (23.09.20)
8. Response from Drainage Officer (27.04.21)
9. Response from Environmental Agency (08.03.2021)
10. Response from Surrey Wildlife Trust (18.12.20)
11. Response from Joint Waste Solutions (08.10.20)

RECOMMENDATION

That authority be delegated to the Development Manager (or their authorised deputy) to **Grant** planning permission subject to:

- (i) Undertaking of the Chief Executive of Woking Borough Council to secure:
 - SAMM (TBH SPA) contribution of £5,051;
 - 100% social rented housing (i.e. 7no units).

Conditions

Time Limit

1. The development for which permission is hereby granted must be commenced not later than the expiration of three years beginning with the date of this permission.

Reason: To accord with the provisions of Section 91(1) of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

External Materials

2. ++ Prior to the commencement of the development hereby approved samples of the materials to be used in the external elevations shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenities of the area.

Approved Plans

3. The development hereby permitted shall be carried out in accordance with the approved plans listed in this notice:

Drawing No. P50 E Rev E (Amended Plan) (Received 16.03.21)
Drawing No. P51 E Rev E (Amended Plan) (Received 16.03.21)
Drawing No. P15 E Rev E (Amended Plan) (Received 16.03.21)
Drawing No. P14 D Rev D (Amended Plan) (Received 16.03.21)
Drawing No. P17 E Rev E (Amended Plan) (Received 16.03.21)
Drawing No. P16 E Rev E (Amended Plan) (Received 16.03.21)
Drawing No. P18 D Rev D (Amended Plan) (Received 16.03.21)

8 JUNE 2021 PLANNING COMMITTEE

Drawing No. P12 C Rev C (Amended Plan) (Received 16.03.21)
Drawing No. P13 C Rev C (Amended Plan) (Received 16.03.21)
Drawing No. P20 Rev C (Amended Plan) (Received 04.05.21)
Drawing No. P100 D Rev D (Amended Plan) (Received 16.03.21)

Reason: For the avoidance of doubt and in the interests of proper planning.

Highways and Parking

4. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purposes.

Reason: in order that the development should not prejudice highway safety nor cause inconvenience to other highway users

5. ++ No development shall commence until a Construction Transport Management Plan, to include details of:
 - (a) parking for vehicles of site personnel, operatives and visitors
 - (b) loading and unloading of plant and materials
 - (c) storage of plant and materials
 - (d) measures to prevent the deposit of materials on the highway
 - (e) on-site turning for construction vehicles

has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason: in order that the development should not prejudice highway safety nor cause inconvenience to other highway users

6. Notwithstanding the plans hereby approved, the development hereby approved shall not be first occupied unless and until the following facilities have been provided in accordance with the approved plans for:
 - a) The secure parking of at least 14 bicycles within the development site, and thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Reason: In recognition of Section 9 'Promoting Sustainable Transport' in the National Planning Policy Framework 2019.

7. Notwithstanding the drawings, hereby approved, the development hereby approved shall not be occupied unless and until at least 20% of the available parking spaces are provided with a fast charge socket (current minimum requirement: 7kw Mode 3 with Type 2 connector - 230 v AC 32 amp single phase dedicated supply) in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason: In recognition of Section 9 'Promoting Sustainable Transport' in the National Planning Policy Framework 2019.

Flooding

8 JUNE 2021 PLANNING COMMITTEE

8. The development shall be carried out in accordance with the submitted flood risk assessment (Bonsey Lane, Woking Flood Risk Assessment by Stantec (Revision 4) dated January 2021) and the following mitigation measures it details:
- Finished floor levels shall be set no lower than 25.80 metres above Ordnance Datum (AOD)
 - The existing flood defences shall be maintained as outlined in section 7.1.2 of the FRA where there will be a 4m corridor between the proposed building and flood defence wall as part of the Hoe Valley FAS

Reason: To reduce the risk of flooding to the proposed development and future occupants and ensure the structural integrity of the existing flood defences thereby reducing the risk of flooding

9. ++ Prior to the commencement of the development a detailed construction method statement shall be submitted to and approved in writing by the Local Planning Authority. This construction method statement shall demonstrate that no works, equipment or storage of materials shall take place within 4m of the flood defence wall. That the flood defence wall and its foundations shall be protected at all times and details of suitable measures that will be undertaken to ensure the works including the installation of the foundation or any below ground works do not affect the structural integrity of the flood defence. The statement shall ensure regular inspections are carried out of the defence wall to ensure no damage occurs and details of suitable measures to ensure any damage that occurs is rectified immediately. Works shall be carried out in accordance with the approved construction method statement unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To ensure the structural integrity to the existing flood defence wall thereby not increasing flood risk to the site or surrounding area.

10. Prior to the first occupation of the development hereby permitted a detailed Flood Warning and Management Strategy for the occupants shall be submitted to and approved in writing by the Local Planning Authority. The approved plan shall be implemented in accordance with the approved details throughout the lifetime of the development.

Reason: To ensure the future occupants of the development remain safe during any flood event in accordance with Paragraph 163 of the NPPF and Policy CS9 of the Woking Core Strategy (2012)

11. ++ No development shall commence until a surface water drainage scheme for the site based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in writing by the Local Planning Authority. The drainage scheme should demonstrate the surface water run-off generated up to and including the 1 in 100 plus climate change critical storm will not exceed the greenfield run-off from the site following the corresponding rainfall event unless otherwise agreed in writing by the Local Planning Authority.

The drainage scheme details to be submitted for approval shall also include:

8 JUNE 2021 PLANNING COMMITTEE

- I. Calculations demonstrating no increase in surface water runoff rates and volumes discharged from the site compared to the greenfield scenario up to the 1 in 100 plus climate change storm event.
- II. Calculations demonstrating no on site flooding up to the 1 in 30 storm event and any flooding between the 1 in 30 and 1 in 100 plus climate change storm event will be safely stored on site ensuring no overland flow routes.
- III. Detail drainage plans showing where surface water will be accommodated on site.
- IV. Details demonstrating the proposed drainage system and attenuation will not adversely affect the existing flood defence including its drainage system and its foundations.

The surface water drainage scheme shall be implemented in accordance with the approved details prior to the first use of the development hereby permitted and thereafter it shall be managed and maintained in accordance with the approved details in perpetuity.

Reason: To prevent the increased risk of flooding, to improve and protect water quality and to ensure the future maintenance of these in accordance with Policies CS9 and CS16 of the Woking Core Strategy 2012 and the policies in the NPPF

12. ++ No development shall commence until a surface water drainage scheme for the site based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in writing by the Local Planning Authority. The drainage scheme should demonstrate the surface water run-off generated up to and including the 1 in 100 plus climate change critical storm will not exceed the greenfield run-off from the site following the corresponding rainfall event unless otherwise agreed in writing by the Local Planning Authority.

The drainage scheme details to be submitted for approval shall also include:

- Calculations demonstrating no increase in surface water runoff rates and volumes discharged from the site compared to the greenfield scenario up to the 1 in 100 plus climate change storm event.
- Calculations demonstrating no on site flooding up to the 1 in 30 storm event and any flooding between the 1 in 30 and 1 in 100 plus climate change storm event will be safely stored on site ensuring no overland flow routes.
- Detail drainage plans showing where surface water will be accommodated on site.
- Details demonstrating the proposed drainage system and attenuation will not adversely affect the existing flood defence including its drainage system and its foundations.

The surface water drainage scheme shall be implemented in accordance with the approved details prior to the first use of the development hereby permitted and thereafter it shall be managed and maintained in accordance with the approved details in perpetuity.

8 JUNE 2021 PLANNING COMMITTEE

Reason: To prevent the increased risk of flooding, to improve and protect water quality and to ensure the future maintenance of these in accordance with Policies CS9 and CS16 of the Woking Core Strategy 2012 and the policies in the NPPF

13. No dwelling shall be first occupied until a verification report, (appended with substantiating evidence demonstrating the approved construction details and specifications have been implemented in accordance with the surface water drainage scheme), has been submitted to and approved (in writing) by the Local Planning Authority. The verification report shall include photographs of excavations and soil profiles/horizons, any installation of any surface water structure and Control mechanism.

Reason: To ensure that the development achieves a high standard of sustainability and to comply with Policies CS9 and CS16 of the Woking Core Strategy 2012 and the policies in the NPPF.

Contamination

14. ++ Prior to the commencement of development a comprehensive, written environmental desktop study report shall be submitted to and approved in writing by the Local Planning Authority (including any additional requirements that it may specify). The report to be submitted shall identify and evaluate possible on and off-site sources, pathways and receptors of contamination and enable the presentation of all plausible pollutant linkages in a preliminary conceptual site model. The study shall include relevant regulatory consultations and shall be prepared in accordance with the Environment Agency's Model Procedures for the Management of Contaminated Land (CLR 11) and British Standard BS 10175.

Reason: To ensure that a satisfactory strategy is put in place for addressing contaminated land, making the land suitable for the development hereby approved without resulting in risk to construction workers, future users of the land, occupiers of nearby land and the environment. This condition is required to be addressed prior to commencement in order that the ability to discharge its requirement is not prejudiced by the carrying out of building works or other operations on the site.

15. ++ Prior to the commencement of development and any contaminated land site investigations on site and in follow-up to the environmental desktop study report a contaminated land site investigation proposal shall be submitted to and approved in writing by the Local Planning Authority (including any additional requirements that it may specify). This proposal shall provide details of the extent and methodologies of sampling, analyses and proposed assessment criteria required to enable the characterisation of the plausible pollutant linkages identified in the preliminary conceptual model. Following approval, the Local Planning Authority shall be given a minimum of two weeks written prior notice of the commencement of site investigation works on site. The site investigation works shall then be undertaken in accordance with the approved details.

Reason: To ensure that a satisfactory strategy is put in place for addressing contaminated land, making the land suitable for the development hereby approved without resulting in risk to construction workers, future users of the land, occupiers of nearby land and the environment. This condition is required

8 JUNE 2021 PLANNING COMMITTEE

to be addressed prior to commencement in order that the ability to discharge its requirement is not prejudiced by the carrying out of building works or other operations on the site.

16. ++ Prior to the commencement of the development a contaminated land site investigation and risk assessment, undertaken in accordance with the approved site investigation proposal, that determines the extent and nature of contamination on site and reported in accordance with the standards of DEFRA's and the Environment Agency's Model Procedures for the Management of Contaminated Land (CLR 11) and British Standard BS 10175, shall be submitted to and approved in writing by the Local Planning Authority (including any additional requirements that it may specify). If applicable, ground gas risk assessments should be completed in line with CIRIA C665 guidance.

Reason: To ensure that a satisfactory strategy is put in place for addressing contaminated land, making the land suitable for the development hereby approved without resulting in risk to construction workers, future users of the land, occupiers of nearby land and the environment. This condition is required to be addressed prior to commencement in order that the ability to discharge its requirement is not prejudiced by the carrying out of building works or other operations on the site.

17. ++ Prior to the commencement of the development a detailed remediation method statement shall be submitted to and approved in writing by the Local Planning Authority (including any additional requirements that it may specify). The remediation method statement shall detail the extent and method(s) by which the site is to be remediated, to ensure that unacceptable risks are not posed to identify receptors at the site and shall detail the information to be included in a validation report. The remediation method statement shall also provide information on a suitable discovery strategy to be utilised on site should contamination manifest itself during site works that was not anticipated. The Local Planning Authority shall be given a minimum of two weeks written prior notice of the commencement of the remediation works on site. The development shall then be undertaken in accordance with the approved details.

Reason: To ensure that a satisfactory strategy is put in place for addressing contaminated land, making the land suitable for the development hereby approved without resulting in risk to construction workers, future users of the land, occupiers of nearby land and the environment. This condition is required to be addressed prior to commencement in order that the ability to discharge its requirement is not prejudiced by the carrying out of building works or other operations on the site.

18. Prior to the first occupation of the development hereby permitted, a remediation validation report for the site shall be submitted to and approved in writing by the Local Planning Authority. The report shall detail evidence of the remediation, the effectiveness of the remediation carried out and the results of post remediation works, in accordance with the approved remediation method statement and any addenda thereto, so as to enable future interested parties, including regulators, to have a single record of the remediation undertaken at the site. Should specific ground gas mitigation measures be required to be incorporated into a development the testing and verification of such systems shall have regard to CIRIA C735 guidance document entitled

8 JUNE 2021 PLANNING COMMITTEE

'Good practice on the testing and verification of protection systems for buildings against hazardous ground gases' and British Standard BS 8285 Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings.

Reason: To ensure that a satisfactory strategy is put in place for addressing contaminated land, making the land suitable for the development hereby approved without resulting in risk to construction workers, future users of the land, occupiers of nearby land and the environment.

19. ++ Prior to the commencement of development evidence that the building was built post 2000 or an intrusive pre-demolition asbestos survey in accordance with HSG264 shall be submitted to and approved in writing by the Local Planning Authority. The survey shall be undertaken and a report produced by a suitably qualified person and shall include any recommendations deemed necessary. The development shall then be undertaken in accordance with the approved details. Upon completion of demolition works, the applicant shall provide in writing to the Local Planning Authority suitably detailed confirmation that demolition works were carried out with regard to the aforementioned pre-demolition asbestos survey and recommendations contained therein.

Reason: To order to safeguard the environment, the surrounding areas and prospective occupiers of the site. This condition is required to be addressed prior to commencement in order that the ability to discharge its requirement is not prejudiced by the carrying out of building works or other operations on the site.

20. Contamination not previously identified by the site investigation, but subsequently found to be present at the site shall be reported to the Local Planning Authority as soon as is practicable. If deemed necessary development shall cease on site until an addendum to the remediation method statement, detailing how the unsuspected contamination is to be dealt with, has been submitted to and approved in writing to the Local Planning Authority (including any additional requirements that it may specify). The development shall then be undertaken in accordance with the approved details. Should no further contamination be identified then a brief comment to this effect shall be required to be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development hereby approved.

Reason: To ensure that a satisfactory strategy is put in place for addressing contaminated land, making the land suitable for the development hereby approved without resulting in risk to construction workers, future users of the land, occupiers of nearby land and the environment.

Waste Management

21. Prior to the first occupation of the development hereby permitted, the refuse and recycling facilities shown on the approved plans shall be made available and thereafter be retained for use at all times.

Reason: To ensure the provision of satisfactory facilities for the storage and recycling of refuse and to protect the amenities of the area

8 JUNE 2021 PLANNING COMMITTEE

Trees and Landscaping

22. Protective measures must be carried out in strict accordance with the arboricultural Information provided by ACS Trees (dated 2nd April 2021 ref: ha/aiams7/bonseyla/2021) received on 22.04.21 including the convening of a pre-commencement meeting which should include the LA Tree officer , Project Arboriculturalist and the Project Manager and arboricultural supervision as indicated. Details of the low invasive hard surfacing Including the kerb edges and details of service and drainage runs will be required to be submitted and approved prior to any works on site. No works or demolition shall take place until the tree protection measures have been implemented. Any deviation from the works prescribed or methods agreed in the report will require prior written approval from the Local Planning Authority.

Reason: To ensure reasonable measures are taken to safeguard trees in the interest of local amenity and the enhancement of the development itself.

Biodiversity

23. The development hereby permitted must only be undertaken in accordance with Section 7 (Recommendations) of the Preliminary Ecological Appraisal', author Brindle and Green Ecological Consultants, dated August 2020.

Reason: To contribute towards and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible

24. ++ The development hereby permitted shall not commence until a reasonable avoidance measures report has been submitted to and approved in writing by the Local Planning Authority detailing the protection and/or mitigation of damage to populations of Great Crested Newts a protected species under Schedule 2 of the Conservation of Habitats and Species Regulations 2017 and its associated habitat during construction works and once the development is complete. Any change to the agreed protection plan, including management responsibilities, shall be submitted to and approved in writing by the Local Planning Authority. The Great Crested Newts protection plan shall be carried out in accordance with a timetable for implementation as approved.

Reason: To protect the Great Crested Newts and its habitat within and adjacent to the development site and to prevent damage to the nature conservation value of the site. This condition is required to be addressed prior to commencement in order that the ability to discharge its requirement is not prejudiced by the carrying out of building works or other operations on the site.

Sustainability

25. Prior to the progression of works beyond superstructure stage for the building hereby permitted written evidence must be submitted to and approved in writing by the Local Planning Authority demonstrating that the development will 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 must be in the form of a Design Stage water efficiency calculator. Such details must be permanently

8 JUNE 2021 PLANNING COMMITTEE

maintained unless otherwise first 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

26. Within three months of the first occupation of the development hereby permitted written documentary evidence must be submitted to, and approved in writing by, the Local Planning Authority, demonstrating that the development has:

a. Achieved 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 must be in the form of an As Built Standard Assessment Procedure (SAP) Assessment, produced by an accredited energy assessor; and

b. Achieved a maximum water use of 110 litres per person per day as defined in paragraph 36(2b) of the Building Regulations 2010 (as amended). Such evidence must be in the form of the notice given under Regulation 37 of the Building Regulations.

Such details must be permanently maintained unless otherwise first 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

27. The development hereby permitted must be undertaken in accordance with:

- Energy Statement – Bonsey Lane Woking – Rev A carried out by Dee Solutions (dated August 2020)

Reason: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources

PD Removal

28. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any equivalent Order(s) amending, revoking and/or re-enacting that Order(s) with or without modification(s)), no aerials, antennae, satellite dishes or related telecommunications equipment must be erected on any part of the development hereby permitted without planning permission first being granted.

Reason: To ensure that the visual impact of any telecommunication equipment upon the surrounding area can be considered.

Informatives:

1. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of the National Planning Policy Framework 2019.

8 JUNE 2021 PLANNING COMMITTEE

2. Your attention is specifically drawn to the conditions above marked ++. These condition(s) require the submission of details, information, drawings, etc. to the Local Planning Authority PRIOR TO THE COMMENCEMENT OF ANY DEVELOPMENT ON THE SITE or, require works to be carried out PRIOR TO THE COMMENCEMENT OF THE USE. Failure to observe these requirements will result in a contravention of the terms of the permission and the Local Planning Authority may serve Breach of Condition Notices to secure compliance.

You are advised that sufficient time needs to be given when submitting details in response to conditions, to allow the Authority to consider the details and discharge the condition. A period of between five and eight weeks should be allowed for.

3. You are advised that Council officers may undertake inspections without prior warning to check compliance with approved plans and to establish that all planning conditions are being complied with in full. Inspections may be undertaken both during and after construction.
4. The applicant is advised that works related to the construction of the development, including works of demolition or preparation prior to building operations, should not take place other than:
 - Mondays - Fridays (inclusive) working only between 08:00 - 18:00 hrs
 - Saturday working only between 08:00 - 13:00 hrs
 - No work to take place on Sundays or Bank/Public Holidays

If works are intended to take place outside of the hours set out above the applicant should contact the Council's Environmental Health Service beforehand.

5. The applicant is advised that adequate control precautions should be taken in order to control noise emissions from any fixed plant, including generators, on site during demolition / construction activities. This may require the use of quiet plant or ensuring that the plant is sited appropriately and / or adequately attenuated. Exhaust emissions from such plant should be vented to atmosphere such that fumes do not ingress into any property. Due to the proximity of residential accommodation there should be no burning of waste material on site. During demolition or construction phases, adequate control precautions should be taken in order to control the spread of dust on the site, so as to prevent a nuisance to residents within the locality. This may involve the use of dust screens and / or utilising water supply to wet areas of the site to inhibit dust.
6. While development is underway, safe public access must be maintained along the public footpath at all times. Drivers should be reminded that public users have the right of way. Any scaffolding supported within the width of the path will require a licence, which can be applied for via the following link: <https://www.surreycc.gov.uk/roads-and-transport/permits-and-licences/scaffolding-and-hoarding#do>
Any down pipes or soakaways associated with the development should either discharge into a drainage system or away from the surface of the right of way.

8 JUNE 2021 PLANNING COMMITTEE

There are to be no obstructions on the public right of way at any time, this is to include vehicles, plant, scaffolding or the temporary storage of materials and/or chemicals. Should the applicant feel they are unable to ensure public safety while work is underway, a temporary closure may be necessary. A minimum of 3 weeks' notice must be given and there is a charge. Please contact the Rights of Way Access Officer if this is required.

Any alteration to, or replacement of, the existing boundary with the public right of way, or erection of new fence lines, must be done in consultation with the Rights of Way Group. Please give at least 3 weeks notice.

Access along a public right of way by contractors' vehicles, plant or deliveries can only be done if the applicant can prove that they have a vehicular right. The applicant must consult with Countryside Access should they propose any change to the surface of the right of way.

If the applicant is unsure of the correct line and width of the public footpath, the Countryside Access department will mark out the route on the ground. Applicants are reminded that the granting of planning permission does not authorise obstructing or interfering in any way with a public right of way. This can only be done with the prior permission of the Highway Authority (Surrey County Council, Countryside Access Group).

For further information, please contact Countryside Access Officer (East Surrey).

7. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
8. The Highway Authority has no objection to the proposed development, subject to the above conditions but, if it is the applicant's intention to offer any of the roadworks included in the application for adoption as maintainable highways, permission under the Town and Country Planning Act should not be construed as approval to the highway engineering details necessary for inclusion in an Agreement under Section 38 of the Highways Act 1980. Further details about the post-planning adoption of roads may be obtained from the Transportation Development Planning Division of Surrey County Council.
9. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Please refer to: <http://www.beama.org.uk/resourceLibrary/beama-guide-to-electric-vehicle-infrastructure.html> for guidance and further information on charging modes and connector types.
10. Waste policy states each unit will need to be provided with its own set of waste and recycling receptacles and enough storage space will have to be allocated to contain these bins. The following bins (and associated costs) will be required at this site to be serviced by the household waste collection service:

8 JUNE 2021 PLANNING COMMITTEE

- 7 x 240ltr recycling bins (£45/per) = £315
 - 7 x 240ltr general waste bins (£45/per) = £315
 - 7 x food sets, including 7 x 23ltr kerbside caddies and 7 x 7ltr kitchen caddies (£20/set) = £140
 - TOTAL COST OF THE BINS: £770
11. Please note that the maximum pulling distance (distance from storage to tipping point) for the 2 wheeled bins proposed is 25m. The store and the pulling journey must have a flat hard standing.
12. For bin stores, it is advised to use recycling signage, as it does ensure residents are made aware of what items can be placed in which bins. Signage is available free of charge from Joint Waste Solutions. Since the bins are stored within the development, they should be quite secure, however, further security can be provided with a lock to the store. This does ensure that the bins are only used by the residents. As long as the collection contractor are provided with a key or relevant code prior to collections commencing, we are able to support this.
13. Residents will need to park considerably on collection day to ensure our collection operatives have clear access to the bins.
14. Once the developer is happy with the above information, the bins can be purchased directly from our waste collection contractor, by calling 03332 340978. Once payment has been successfully received, the bin order will be processed, and delivery of the bins will be scheduled.
15. The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:
- on or within 8 metres of a main river (16 metres if tidal)
 - on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
 - on or within 16 metres of a sea defence
 - involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
 - in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission
- For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity
16. The Contaminated Land Officer would like to draw the applicants/agents/consultants attention to the specifics of the contaminated land conditional wording such as 'prior to commencement', 'prior to occupation' and 'provide a minimum of two weeks notice'.

8 JUNE 2021 PLANNING COMMITTEE

The submission of information not in accordance with the specifics of the planning conditional wording can lead to delays in discharging conditions, potentially result in conditions being unable to be discharged or even enforcement action should the required level of evidence/information be unable to be supplied. All relevant information should be formally submitted to the Local Planning Authority and not direct to the Contaminated Land Officer.