

8 JUNE 2021 PLANNING COMMITTEE

6c PLAN/2017/0972

WARD: HO

LOCATION: Woodham Place, Carlton Road, Horsell, Woking, Surrey

PROPOSAL: Demolition of 20no existing sheltered housing bedsits accommodated within a three storey late Victorian building with 1970s extension, and an adjacent post-war chalet bungalow. Redevelopment of the site to provide 18 wheelchair accessible units (18 x 1/2no bedroom) within 2no two storey buildings with accommodation in the roof space.

APPLICANT: Mr Adrian Buffery

OFFICER: Barry Curran

REASON FOR REFERRAL TO COMMITTEE

The application proposes the creation of 18no residential units which falls outside of the scheme of delegated powers.

SUMMARY OF PROPOSED DEVELOPMENT

This is an application for the erection of 2no two storey buildings with accommodation in the roof space to facilitate 18no units following demolition of the existing three storey late Victorian building, which accommodates 20no self-contained units, and the adjacent post war chalet bungalow.

PLANNING STATUS

- Urban Area
- Area Adj to Green Belt
- Area Adj to Common Land
- Tree Preservation Order Area
- SPA Zone A

RECOMMENDATION

GRANT planning permission subject to conditions.

SITE DESCRIPTION

The application site refers to Woodham Place, a late Victorian three storey building with an unsympathetic 1970s addition which accommodates 20no self-contained residential units and the adjacent property Oak Trees, a post war chalet style dwelling. The site is located on the southern side of Shores Road on the junction with Carlton Road within a Tree Preservation Order area and the Thames Basin Heaths Special Protection Area Zone A.

Shores Road skirts the southern edge of Horsell Common as well as the defined Green Belt with an Arcadian setting with mature trees along with dense vegetation on both sides of the highway. The road frontage is dominated by extensive, mature trees and hedgerows which together contribute to this Arcadian setting.

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Surrounding properties along Shores Road and Carlton Road are predominantly two storey detached set on generous plots with extensive vegetated boundaries tying in with the underlying Sylvan setting.

PLANNING HISTORY

0025238 – Conversion of existing dwelling into 11 bed-sitting units, one warden's flat, erection of extensions to the existing dwelling to form 10 self-contained one bedroom flatlets, erection of a double garage and use of the existing and proposed building as an Old Peoples home – Approved 04.11.1969

0025917 – Conversion of existing dwelling into 9 bed-sits flatlets, wardens flat and erection of an extension to existing dwelling to form 10 self-contained bedsits – Approved 21.05.1970

PROPOSED DEVELOPMENT

The application seeks permission to erect 2no two storey buildings with accommodation in the roof space in place of the existing Victorian building with 1970s addition and a post war era chalet style bungalow. The 2no proposed buildings will provide 18no one and two bed wheelchair accessible units with live-in carer accommodation when needed served by 20no car parking spaces, separate bin storage and secure and covered cycle parking and scooter storage.

The 2no proposed buildings would adopt a primary/secondary relationship with the larger building accommodating 12no units and 6no units within the smaller building. As per the character of the area, the proposed buildings are to be constructed in a domestic scale at two storeys in height with accommodation in the roof space.

SUMMARY INFORMATION

Site Area:	0.46 ha
Existing Units:	21
Proposed Units:	19
Surrounding Density:	2-15 dph (Dwellings Per Hectare)
Existing Density:	46 dph
Proposed Density:	39 dph

CONSULTATIONS

County Highway Authority: No objection raised subject to conditions (18.09.17)

Neighbourhood Services: Raise no objection but seek to ensure that each bin store is provided with a set of small electrical appliance/battery and textiles receptacles (07.09.17).

Planning Policy: Notes that the loss of the family home does not present a policy issue as the proposed scheme will result in a net gain of family homes with an acceptable housing mix proposed (22.04.21).

Surrey Wildlife Trust: The ecological information submitted with the application appears to provide sufficient information for the Local Planning Authority to be able to determine the likely effect of the development on protected and important species using the site. The applicant should therefore be required to undertake the Mitigation and Enhancement actions as detailed in Section 5 of the Ecological Report and

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Section 5 of the Bat Surveys. Measures to enhance biodiversity should also be required to be provided (09.11.17).

Arboricultural Officer: Submitted Arboricultural Information considered acceptable with the loss of a number of trees acceptable. A detailed Arboricultural Method Statement including a pre-commencement meeting between Project Manager, Project Arboriculturalist and LA Tree Officer shall be agreed prior to any works on site including demolition.

Details relating to service and drainage runs will also be required prior to commencement and secured by condition with a detailed Landscaping Plan also required prior to approval.

Scientific Officer: Notes that historical maps show structures which resemble localised gas production within the footprint of Oak Trees with no information available in assisting a detailed site history. As such, it is recommended that our full contamination condition is therefore required (07.11.17).

Drainage Officer: No objection subject to conditions (08.11.17).

Natural England: No objection providing appropriate mitigation measures are adopted including a Construction Method Statement. Advice is also offered with regards to bats as a European Protected Species under the Conservation of Habitats and Species Regulations 2010 (as amended) (27.11.17).

REPRESENTATIONS

None received

RELEVANT PLANNING POLICIES

National Planning Policy Framework 2019

Section 5 – Delivering a sufficient supply of homes

Section 9 – Promoting sustainable transport

Section 12 – Achieving well-designed places

Section 13 – Protecting Green Belt land

Section 14 – Meeting the challenge of climate change, flooding and coastal change

Section 15 – Conserving and enhancing the natural environment

Section 16 – Conserving and enhancing the historic environment

Core Strategy Publication Document 2012

CS1 – A spatial strategy for Woking

CS7 – Biodiversity and Nature Conservation

CS8 - Thames Basin Heaths Special Protection Area

CS10 – Housing provision and distribution

CS11 – Housing mix

CS12 – Affordable housing

CS13 – Older people and vulnerable groups

CS18 – Transport and accessibility

CS20 – Heritage and conservation

CS21 - Design

CS22 - Sustainable Design and Construction

CS24 - Woking's Landscape and Townscape

CS25 – Presumption in favour of sustainable development

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Development Management Policies DPD 2015

DM2 – Tree and Landscaping

DM11 – Sub-division, Specialist Housing, Conversions and Loss of Housing

DM13 – Buildings in and Adjacent to the Green Belt

Supplementary Planning Guidance

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

Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015

PLANNING ISSUES

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

Principle of Development

2. The main application building was initially considered to serve as a supported residential housing scheme. Upon further examination and submitted supporting information, it became apparent that the original 1969 outline planning permission that permitted the conversion of Woodham Place from an existing dwelling to 11 bed-sitting units and the 1970 approval of details (ref: 0025238; and, 0025917) did not include limitations or conditions restricting the use of these buildings. Although the outline permission makes reference to use as an "Old People's home" there is no planning restriction to this effect. Both this Victorian building and the detached family dwelling fall within a C3 Use Class and located within the urban area. The redevelopment of the existing buildings on the site to provide new residential units within Class C3 use is therefore considered to be acceptable in principle subject to detailed considerations.
3. It is acknowledged that the site comprises of an existing Victorian property which has been subject to an unsympathetic 1970s extension, however the original part is an attractive red brick building with many elegant features. The submitted Design and Access Statement provides a justification as to why the refurbishment of the existing building is not a feasible option owing mainly to its poor layout and accessibility and lack of insulation. It is important to note that the existing building is not a locally listed building. It is argued in the D+A Statement that building anew would meet the challenges of better use of housing stock in a more efficient use. Further to this, the building will also be wheelchair accessible and a lift is proposed to all floors providing ease of access to all potential occupiers.
4. In terms of the adjoining property of Oak Trees which is also to be demolished, the building holds no particular architectural merit with a post-war era design. It would be considered 'family accommodation', however, under

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Policy CS11 of the Core Strategy it states that, *“The Council will not permit the loss of family homes on sites capable of accommodating a mix of residential units unless there are overriding policy considerations justifying this loss”*. The Council’s Supplementary Planning Document ‘Outlook, Amenity, Privacy and Daylight’ 2008 states, in paragraph 4.5, that *“family accommodation will be taken to mean...all flats with two bedrooms of more and exceeding 65 sq.m. gross floor space”*. In this case the existing building provides units with a range of sizes between 35-40 sq.m. which would be considered inadequately small and below the minimum standards set out by the Technical housing standards – nationally described space standard 2015 in many cases. They would also not be considered family accommodation. The proposed development would provide 18no units all providing 2 bedrooms and a GIA of between 75 and 81 sq.m thereby increasing the number of family accommodation units on the site. The proposal would provide improved accommodation through the replacement of older, poorer quality bedsit accommodation with modern 2 bed flats which could facilitate downsizing from family accommodation.

5. With the existing three storey building, which is understood to be occupied, being demolished and the proposed replacement buildings erected on the same site, the location is considered suitably sustainable. Woodham Place, as previously noted, is a late Victorian building with an unsympathetic 1970s extension added subsequently which was a converted building adopted, but not constructed, for its use. The applicant has argued that the existing building contains a poor circulation space for the elderly with no disabled access and bedsits that are too small to provide satisfactory standards or accessibility. Although efforts have been tried, accommodating much needed provisions such as increased circulation spaces, wheelchair accessible entrances as well as bringing the building up to code with energy efficiency is understood to be expensive and/or impossible in this case. The proposed building would include an increase in the number of family units and improved accommodation with internal elevator cores. In this sense, the proposal results in good sized and well laid out accommodation in place of the existing poor circulation spaces and ad-hoc layout of the existing building. Further justification for the reduction in units on site would be the improved living space which meet standards set out in the policy, being of high quality functional design, with generous space standards and amenity space, as well as providing 2 bedrooms if a live-in carer or guest can be accommodated if the occupant was elderly or in need of care.

Housing Mix

6. Policy CS11 of the Woking Core Strategy 2012 seeks for residential proposals to achieve a mix of dwelling types and sizes to address local needs as evidenced by the latest Strategic Housing Market Assessment (SHMA). The appropriate percentage of different housing types and sizes for each site will depend upon the established character and density of the neighbourhood and the viability of the scheme.
7. The proposed housing mix put forward as part of the application comprises entirely of 2-bedroom units with the second bedroom flexible as a study or additional bedroom for a live-in carer for example. Paragraph 5.71 of CS11 that it is essential for local housing need to be met at both neighbourhood and Borough wide level, therefore there is some validity to this reason in support of the scheme. Paragraph 5.72 of the Reasoned Justification of CS11 states

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that the Council will expect new residential schemes to reflect the latest evidence of need (dwelling size), subject to density and character considerations. It should be acknowledged that there is currently an under delivery of 3+ bedroom homes in the Borough (as highlighted in the latest Annual Monitoring Report 2019/20), and this site is capable of providing a greater variety of homes, including 3+ bedrooms. However, it is appreciated that the scheme is aimed at downsizers. The Woking Planning Policy team have commented on this and raise no objection to the housing mix considering the scheme is aimed at attracting downsizers, and will be ideal for any elderly occupants who may have specific needs.

8. In accordance with the National Planning Policy Framework and the Woking Core Strategy 2012, there is no objection in policy terms to the demolition of the existing building and single family dwelling and the redevelopment of the site to provide a replacement 18no 2-bed units.

Impact on the Green Belt

9. The application site is located to the South and West of the defined Green Belt. Policy DM13 of the Development Management Document DPD 2016 states that *“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.”*
10. The proposed development involves the removal of the existing three storey building and erection of 2no two storey buildings with accommodation in the roof space. The proposal does not introduce built up development on this site but rather redevelops the site with similar boundary treatments along the frontage maintaining the Sylvan setting and the attractive natural screen separating the urban area from the Green Belt.

Design Considerations and Impact on Character of the Area

11. Policy CS21 requires new development to pay due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land; to achieve a satisfactory relationship to adjoining properties. The National Planning Policy Framework seeks to secure high quality design. This echoes the provisions of the Core Strategy Policy CS21 in that Local Planning Authorities should take account of the *“the desirability of new development making a positive contribution to local character and distinctiveness”*.
12. The National Planning Policy Framework 2019 advises that the overall scale, density, layout, materials etc. of development should be guided by neighbouring buildings and the local area. Woodham Place holds an unconventional position on the site given its junction location with Carlton Road with Oak Trees addressing Shore Road in a more conventional manner although accessed via a side road off the main entrance to Woodham Place. The existing building is a three storey late Victorian building constructed of red brick under a clay tiled roof and boasts many elegant features symbolic of

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this architectural era. These graceful features, however, are somewhat diluted by the adjoining unsympathetic 1970 addition that stems off the building on its western side elevation. This addition, whilst of its time, adopts a design which impairs the elegant character of the host building with buff coloured brickwork, white coloured uPVC fascia cladding and slate tiles.

13. Further to this, the detached dwelling towards the West of the building holds no particular architectural merit and adopts the form and design of a post war chalet style bungalow. This dwelling along with Woodham Place are primarily hidden from the adjacent highway by a heavy band of evergreen trees given the sylvan setting of the site. Similar treatments exist along the southern rear boundary, although not quite as dense, with more modest hedging and timber fencing along the eastern and western side boundaries.
14. The proposal seeks to demolish the existing Woodham Place and provide two replacement two storey buildings with accommodation in the roof space of similar rectangular shape to the existing building. The principal building is proposed to be sited in a similar location to Woodham Place with the smaller building positioned to the West, broadly sited on the footprint of Oak Trees. The development has taken account of the need to protect the most important trees on the site with retention of a number of these maintaining the Sylvan character. Some of the existing car parking provision to the front of the buildings would be retained with more spaces allocated along this northern boundary as part of the proposal utilising the existing access point off Shores Road. Cycle and scooter storage is proposed along the western boundary with waste storage facilities sited along the northern boundary nestled amongst the proposed car parking spaces. The remainder of the site around the building will be used for landscaping, garden for residents and a garden room towards the rear. Overall, the layout of the development on the site is considered to be acceptable tying in well with the heavily vegetated area and creating a pleasant setting for potential future occupants.
15. Woodham Place, in its scale, height and density, is somewhat of an anomaly in the area which is characterised by domestic scale buildings set on generous plots. The proposed replacement buildings retain the broad separation distance towards the front demonstrated by prevailing dwellings along Shores Road, set back between 20-25 metres from the highway retaining the spaciousness and front vegetated boundaries associated with the area. At two storeys in height, with accommodation in the roof space, the replacement buildings broadly emulate the height of the existing Victorian building (10.9 metres) at 11 metres in height with front and rear roof dormers. While higher than most of the surrounding dwellings, the proposals carry the domestic form forward echoing the existing height of the Victorian building which includes accommodation across three floors. The roof is pitched on the North and South elevations to provide optimal orientation for photovoltaic panels on the southern roof slope with a central flat section which is necessary to maintain a suitable height and also provide additional space for photovoltaic panels. The ridge and eaves heights are reduced and dormers are introduced so the upper floors can accommodate units in the roof space, taking cues from the existing Victorian building.
16. The access point to the site, off Shores Road, serves as the focal point with the spacing between the two buildings aligning with the Cedar Tree to be retained in the rear amenity space and creating a flow through the site as one

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enters it. This also allows for a clear line of sight through to the gardened areas and contributes to a sense of openness without the buildings becoming the over-dominating features allowing for greater scale of open green spaces. The buildings would incorporate a typical rectangular form, albeit with a section of flat roof between the more dominant front and rear mono-pitched roofs. These flat roof sections allow for an intermediary between the 2no pitched elements on each building which are considered to break up any potential monotony associated with the scale of buildings whilst adding visual interest. Roof dormers on the front and rear roof slopes also contribute to the character of the buildings allowing for 2nd floor accommodation whilst retaining the general appearance of a two storey building.

17. A mix of red brick, cedar shingle and horizontal cladding would be used for the bulk of the design, in keeping with the area. To ensure the buildings retain a local character link, the use of the red brick on the principal northern elevation is considered to correlate to the existing Victorian building and also a number of buildings in the area which include similar materials. The cedar shingle and horizontal cladding is considered to add interest to the building where this scale of buildings faced in red brick could become monotonous. The roof would be covered with concrete tiles with a metal cladding around the box dormers on the front and rear elevations. Photovoltaic panels are also proposed for the rear roof slope which would occupy the majority of the southern roof slope. Given the pitched nature of the southern roof slope and its position facing the rear amenity space, it is not considered that the photovoltaics would be unduly prominent or harmful to the character and appearance of the building and surrounding area. In addition, if the photovoltaics are to be installed further details of their projection and spec will be required via condition. Similarly all of the materials will be subject to approval prior to commencement of development. Policy CS20 of the Core Strategy 2012 has a presumption in favour of protecting the heritage of an area which is echoed in Section 12 of the National Planning Policy Framework. It has been noted in the Design and Access Statement that the architectural features/materials from the existing Victorian building which can be incorporated into the new buildings will be salvaged and reused where applicable. This can also be secured by way of planning condition.
18. For the above reasons, it is acknowledged that the proposed replacement buildings are cumulatively of a greater scale to that of the existing Woodham Place and Oak Trees dwelling. Given the size of the application site along with the layout of the development and design adopted with accommodation in the roof space, however, the proposals are considered to be of an acceptable scale, massing, height, design and appearance for the generous site with a layout to minimise their impact. The proposal would, therefore, result in a positive contribution to the character and appearance of the site and surrounding area and is considered to comply with the National Planning Policy Framework, Policies CS21 and CS24 and the Council's Supplementary Planning Document 'Design' 2015.

Layout and Creation of Acceptable Residential Development for Proposed Occupiers

19. The proposed development would provide 18 x 2no bed units with each unit providing live-in carer accommodation if and when needed. Each unit would be at least dual aspect with the end units in both buildings including triple

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aspect with rear and side balconies and/or windows. The front windows provide views out towards the heavily vegetated frontage and the rear balconies on all units overlook the proposed communal gardens.

20. Proposed to cover between 75.5sq.m and 81sq.m, the units would cover a generous floor space. The Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' 2008 states 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 any other forms of dwelling less than 65sq.m. floorspace (but that) all forms of dwelling should seek to incorporate some modest private sunlit area for sitting outside."* As noted, the proposed units exceed 65sq.m but also include balconies on the rear and/or side elevations adhering to the provisions of *"some modest private sunlit area for outside sitting"* allowing for adequate private amenity spaces for these units as well as the communal gardens.
21. As existing, the wider site includes extensive vegetation that dominates the boundaries but appears ill-kept which, although strictly referred to as a communal garden, does little to attract residents. The Council's Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' 2008 notes, with regards to communal amenity space, that *"a specific area is not suggested for sheltered accommodation as long as the area surrounding the building is in scale with the size of the building"*. It goes on to state that *"the emphasis should be placed on providing soft landscaped areas using tree and shrub planting for seasonal colour and interest"*. The proposal includes a landscape layout which takes advantage of the existing vegetation on site and transforms the rear amenity space into communal gardens with green open spaces and border planting to the immediate rear of the residential buildings. Meandering lawn paths, rose gardens, pergolas and garden rooms are all included within the communal garden resulting in an attractive setting for residents. Access to the gardens is achievable from a number of routes including around the side of the buildings and from the communal entrance/exit points in the buildings. It is considered the area of communal amenity space is in scale with the proposed building and offers a solution on top of the private balconies to shared amenity space. A planning condition would require a landscaping plan to be submitted prior to commencement of development to ensure that the soft landscaping areas utilise tree and shrub planting to provide seasonal colour and interest and that trees to be planted closest to habitable rooms do not block daylight.
22. It is considered that, as a whole, the development provides an attractive solution providing the units with some sunlit private amenity space in the form of balconies on the rear elevations with the rear amenity space being laid to communal gardens in line with the scale of the buildings retaining large trees and supplementing the soft landscaping with seasonal planting and enhancing the bio-diversity of the site.

Impact on Residential Amenity

23. Policy CS21 of the Woking Core Strategy 2012 seeks to avoid significant harmful impacts in terms of loss of privacy, daylight or sunlight to adjoining properties. Guidance is also provided in the Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' 2008. The proposed development will replace the existing three storey Woodham Place and

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detached chalet bungalow, Oak Trees and be broadly sited in similar locations. The application site is bound to the West and south-west by properties within Purbeck Drive and to the East and South by properties within Carlton Close.

24. To the West, the site is bound by Laurentian, a detached two storey dwelling set on a generous plot which fronts Shore Drive albeit behind a heavy band of vegetation which effectively screens the property from this highway. As part of the application it is proposed to demolish the existing chalet bungalow at Oak Trees which sits approximately 1.8 metres off the shared boundary formed by a 2 metre high brick built wall with trellis atop and intermittent vegetation. The smaller of the 2 buildings proposed (Building A) would be located closest to the western boundary with the larger building set approximately 35 metres off this boundary. It is acknowledged that the replacement building will be larger in scale than the chalet bungalow but it is also noted that Building A is positioned off this shared boundary by at least 7.5 metres and largely opposite the flank elevation of Laurentian with a number of single storey additions/detached sheds sited between this two storey flank and the boundary.
25. There is a separation distance of 22 metres between the proposed Building A and the predominant two storey side building line of Laurentian. This separation distance as well as the separation distance of 7.5 metres between the building and shared boundary meets the recommended distances as per the SPD on Outlook and is considered sufficient to mitigate overbearing from the perspective of this property given the relatively modest height of Building A of 11 metres. As per the Council's SPD 'Outlook, Amenity, Privacy and Daylight' 2008, the 25° test has been applied to the ground floor windows in this flank elevation of Laurentian which pass, indicating that the proposal would not have a significant detrimental impact on light penetration to these rooms. Amendments have been made to plans to omit first and second floor windows in the western side elevation of Building A to ensure no overlooking occurs of the immediate amenity space of Laurentian on this side. A condition can be attached to ensure no further windows are installed in this western side elevation.
26. No.3 Purbeck Drive to the south-west backs onto the site towards the rear, where the proposed communal garden will stretch. The Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' 2008 recommends that three storey buildings maintain a separation distance of at least 15 metres between the proposed rear elevation and rear boundary or at least 30 metres between back-to-back elevation (this provision is adhered to considering the 2nd floor accommodation). The proposed Building A, closest to the western boundary, would be positioned approximately 22 metres from the boundary with No.3 Purbeck Drive and approximately 32 metres from its rear elevation. While the balconies project approximately 1.5 metres from the rear elevation, this has been taken into consideration and the separation distances are considered to be met with regards to this property. Considering the orientation of the proposed buildings is such that they would not face each other. Furthermore, there are some examples of hedging and trees proposed along this south-western boundary which would further mitigate views out over the rear amenity space of No.3. Having regard to these factors, it is considered that the separation distances and the orientation of the buildings will ensure that the proposals would not result in a significant reduction in privacy to these neighbouring occupiers within Purbeck Drive.

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27. To the East of the site on the opposite side of Carlton Close, Luangwa, a detached chalet style dwelling, fronts onto Carlton Road with its flank elevation facing Carlton Close, an access road separating the application site. Luangwa and the existing application building hold a splayed relationship both addressing their respective highways which run adjacent to the sites. The larger of the two proposed buildings (Building B) would be positioned broadly on a similar footprint to the existing Victorian building although sited slightly forward in the site and encroaches on the eastern boundary by approximately 5 metres. While the building would encroach on this boundary it would remain 7.5-13 metres off it and carry this existing splayed relationship forward. The distance between the proposed flank elevation and the flank elevation of Luangwa would be approximately 20 metres, at its closest point, with the views from the habitable room windows in the side elevation of Luangwa orientated towards the front of the application site. Over this distance and resultant splayed relationship, the proposed building is not considered to be overbearing or result in any loss of light to these neighbouring dwellings. In addition, a number of substantial trees and hedging with newer trees are proposed along the eastern boundary acting as a natural screen to the Building B along this side boundary. As such, it is not considered that the proposal would infringe on the amenities enjoyed by Luangwa, in terms of overbearing impact or loss of light. The proposed Building B has been amended to omit the first and second floor eastern side windows to ensure no overlooking occurs on the property on this side, Luangwa. Similar to Building A, a condition can be attached to ensure no further windows are installed in the eastern elevation.
28. No.1 Carlton Close borders the site along its rear southern boundary with dense evergreen trees along this shared boundary. The dwelling is a chalet style building similar to Luangwa with a dual pitched roof, one slope of which faces the application site. The existing Victorian building is currently positioned between 13-22 metres off the shared boundary. The larger of the proposed buildings (Building B), as previously noted, would be positioned slightly forward of the existing building and positioned 13 metres off the shared boundary towards the front but given its orientation is set in excess of 24 metres off the boundary towards the rear of No.1 Carlton Close. As previously noted, the recommended separation distance between two storey rear elevations and the boundary is 10 metres (15 metres at three storeys) as per the SPD on Outlook which is met. Further to this, the proposed layout, with regards to its impact on No.1 Carlton Close is not considered to be worsened given the forward shift in the positioning of Building B. Further to this, Building A would be located at least 18 metres off the shared rear boundary therefore adhering to the separation distances ensuring the privacy of this neighbouring property is not infringed upon to a detrimental level. A number of substantial Protected Trees are proposed to be retained as part of the rear communal garden which would act as a natural screen prohibiting clear views into the private rear amenity space of No.1 Carlton Close.
29. On the basis of the points raised above, the proposed replacement buildings would have an acceptable, and in some cases an improved, impact on the amenities enjoyed by surrounding neighbours. The proposal is, therefore, not considered to have a significant harmful impact, in terms of loss of light, loss of privacy or overbearing impact on neighbouring properties and as such accords with Section 12 of the National Planning Policy Framework, Policy

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CS21 of the Core Strategy 2012 and Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' 2008.

Highways and Parking Implications

30. The existing vehicular access to the site from Shore Road would be retained. Vehicular access would be to a parking area providing 20 car parking spaces, which includes one car club space with electric charging point and secure and covered cycle parking and mobility scooter storage towards the rear. The car parking spaces would be laid out as follows;
 - 18 residential parking spaces;
 - 1 visitor parking space; and
 - 1 car club space (with electric charging point)

31. A Transport Statement and Travel Plan have been submitted in support of the application. The NPPF advises that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

32. The proposed development would include 18 units served by a total of 20 car parking spaces as outlined above. In terms of parking, the site is located outside the High Accessibility Zone as set out in the Council's Supplementary Planning Document on 'Parking Standards' 2018. The maximum parking standard outside the High Accessibility Zone as set out in the Parking Standards C3 residential units is 1 car space per 2 bedroom apartment in a minimum requirement of 18 car parking spaces. As per the above, the proposed development meets and exceeds this requirement with the spaces being provided largely in a similar location to existing car parking spaces and towards the north-western corner of the site. From the site layout plan, it appears that 2no car parking spaces include space to enable wheelchair users to transfer easily to and from a car meeting the requirement set out in the SPD 'Parking Standards' 2006 with a width of 3.6 metres and depth of 5 metres. These spaces would equate to 11% of the total provision, exceeding the 5% required as stated in the Parking Standards SPD. Secure and covered cycle parking is also proposed to the side/rear of Building A which also serves as secure mobility scooter parking. It is unclear the amount of cycle storage proposed but this can be secured by way of planning condition.

33. A Transport Statement carried out by Lime Transport has been submitted in support of this application. In the report it demonstrates that the proposed use would generate marginally less person trip rate in both the AM and PM peak hours. As the proposed use would effectively result in marginally less traffic movements to the local road network during the typical weekday peak hours, it is concluded that there would be no material impact on the local highway network.

34. The Transport Statement provides analysis to bus routes servicing the site with bus stops sited directly outside the site. Shores Road is serviced by Route 592 which only runs 3 times daily on Tuesdays and Thursdays. Nearby Roads including Chertsey Road and Kettlewell Hill are served by daily routes including the 73 and 40 which run every hour. Whilst Shores Road is not well served by public transport, the proposed development is similar to that of the existing use on site with a net reduction in residential units. Therefore, given that the development does not result in a significant intensification of the use

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of the site, the proposed development is not considered to require an increased level of public transport. Residents with reduced mobility would be able to sign up to join the Bustler Dial-a-Ride service which operates between 0900 and 1630 Monday to Friday and between 0900 and 1330 on Saturday. The Bustler Dial-a-Ride service operates throughout the whole of the Borough.

35. With regard to servicing, a number of refuse/recycling stores will be located towards the front of the site along the car parking area. The Transport Statement provides a swept-path analysis which demonstrates that a range of service vehicles including a 26 tonne refuse vehicle and fire engine could be accommodated on site where the refuse vehicle could access and leave the site in forward gear.
36. The County Highway Authority has reviewed the submitted Transport Statement and Travel Plan Framework and does not raise any objection to the application subject to conditions. The proposed development is therefore considered to comply with Policy CS18 of the Woking Core Strategy and the policies in the NPPF.

Impact on Trees/Landscaping

37. Policy DM2 of the Development Management Policies DPD 2016 reflects Policy CS21 and requires trees and vegetation to be considered holistically as part of any proposal, requires tree removal to be justified to the satisfaction of the Council and requires appropriate replacement planting to enhance the quality of any development. The application is supported by an Arboricultural Impact Assessment carried out by DF Clark Bionmique Ltd ref: DFCP 3554.
38. Woodham Place includes several large mature trees which afford the site with an enclosed wooded feel. The proposals, whilst removing a large Victorian building with unsympathetic 1970s addition as well as a detached chalet style bungalow, require the removal of existing hedgerows and some trees to facilitate the development as well as pruning. The site is covered by TPO 626/0035/1963 with some significant trees along the northern, eastern and southern boundaries. Existing significant trees along the northern boundary along Shores Road including Category A (high quality trees) will be retained along with a number of significant trees to the north-east corner of the site.
39. In total 22no trees and 5no low amenity groups are to be removed to facilitate the development. The Impact Assessment notes that the low and poor quality trees to be removed should not pose a constraint on a development of this scale and nature with the moderate amenity trees to be removed positioned internal to the site and not considered to contribute significantly to the surrounding landscape. The proposed replacement buildings are to be positioned centrally with little incursion on the Root Protection Areas (RPAs) of the majority of significant trees with exception to the large Cedar Tree towards the rear of the site and Oak Tree along the front boundary. It is recommended in Section 3.2 of the Arboricultural Impact Assessment that further details with regards to the Root Protection Area should be submitted prior to commencement of development on site.
40. Access paths towards the rear of the site, bin storage along the northern boundary and bed planting along the western boundary will all need to demonstrate a no-dig or minimal excavation design utilising porous materials

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such as block paving, resin-bound gravel or woodchip in order to protect the RPA of a number of trees which are to be retained. A detailed Arboricultural Method Statement will be required providing details of how construction will take place within the RPAs of the retained trees. Further to this, protective measures such as barriers and ground protection must be in place prior to any works on site, including site clearance and must stay in place for as long as the risk of damage remains.

41. Whilst a number of trees and hedgerows will be removed within the site, a substantial new landscaping scheme would provide additional tree planting and lawns to mitigate for the removal of existing trees along the south-eastern and south-western boundaries of the site. The south-west corner of the site will also be subject to access paths to enhance the existing setting with retention of some significant trees and proposed seasonal planting. New tree planting will also occur within the rear communal gardens, to the frontage of Building A and to the side of the vehicular entrance into the site to supplement the existing boundary vegetation and improve the quality of the landscaping and planting. A detailed landscaping scheme, however, will be required to be approved prior to commencement of development.
42. The Council's Arboricultural Officer has advised that the proposal will require the removal of a number of essentially poor quality trees which offer little amenity to the site. The submitted Arboricultural Information is considered to be acceptable but further details relating to how construction will take place within the RPAs of retained trees, details relating to service and drainage runs and a detailed landscape plan will be required prior to commencement of development.
43. Overall, with regard to the impact of the proposal on the trees/vegetation on the site subject to conditions and a condition relating to a detailed proposed landscaping scheme, it is considered that the impact of the development on trees/vegetation is acceptable. The proposal is therefore considered to comply with Policy CS21 of the Core Strategy, Policy DM2 of the DM Policies DPD 2016 and the policies in the National Planning Policy Framework.

Ecology

44. The NPPF 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. Policy CS8 of the Core Strategy also relates to the Thames Basin Heaths Special Protection Area.
45. An Extended Phase 1 Habitat Survey and Protected Species Assessment has been undertaken by DF Clark Bionomique Ltd ref: DVCP 3554 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.

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46. The Phase 1 Habitat Survey identifies that the application site consists of buildings, hardstanding, scattered trees, scrub and amenity grassland with introduced scrub which were considered to have potential to support nesting habitats for birds and foraging habitats for bats. The existing buildings on site were also assessed as having potential to support roosting bats. The report goes on to note that habitats within the zones of influence of the proposed construction zones are unsuitable/unlikely to support; otters, White-clawed Crayfish, water Voles and hazel Dormice with adjacent ponds and presence of a busy A road (Shore Road) acts as a barrier to Great Crested Newts and the likelihood of them using the application site is low.
47. The Extended Phase 1 Habitat Survey is supplemented by a Bat survey carried out by The Ecology Consultancy Ref: 5438 which details the hibernation and emergence/re-entry surveys to determine the presence or likely absence of bats within Woodham Place and Oak Trees. Both Oak Trees and Woodham Place were confirmed as having high potential to support roosting bats within the roof void on both buildings. This report concludes that, whilst no bats were recorded emerging or suspected to have emerged from any of the buildings on site, it cannot be confirmed that either roof void of Oak Trees is not used by bats for roosting. The report makes a recommendation that an updated internal inspection of the roof voids of Oak Trees is undertaken prior to the application of a European Protected Species Mitigation licence including appropriate mitigation. This recommendation is echoed in the response from Natural England. It also notes that there are no significant trees, with regards to moderate or high value for roosting bats, to be removed as part of the development. All trees identified as providing specific opportunities for roosting bats are proposed to be retained. In order to minimise disturbance to foraging/commuting bats it is recommended that lighting be kept to a minimum through design and the implementation of an ecologically sensitive lighting scheme. A number of further recommendations are outlined in Section 5 of the Bat Survey which aim to mitigate harm to habitats for roosting bats and promote ecological enhancements which can be secured by planning condition.
48. Returning to the Extended Phase 1 Habitat Survey, it is acknowledged that the combination of reduced dwellings and that the development is intended on attracting older people with less units and therefore unlikely to result in adverse impact on the SPA or any non-statutory designation due to reduced number of units on site. The report also notes that in order to avoid impacts on nesting birds it is advised that any clearance work should be undertaken outside of the bird nesting season (March-August). Natural England raises no objection to the application subject to compliance with a condition ensuring that no pollution from the demolition or construction of the buildings must adversely affect the SAC/SSSI and a Construction Method Statement be submitted prior to the commencement of development on site to mitigate adverse impacts of the development. Furthermore, in accordance with national and local planning policies a number of biodiversity enhancements are also recommended in the Phase 1 Habitat Survey. These enhancements are secured by recommended planning condition.
49. The Ecology Consultancy have also provided an Assessment of Potential Impacts on Horsell Common Site of Special Scientific Interest which notes the reduction in the number of residential units. The report finds that the proposed development with a reduced number of units would not result in significant negative effects on the Horsell Common SSSI.

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50. Surrey Wildlife Trust has raised no objection to the application subject to the mitigation and biodiversity enhancements being secured as specified in Section 5 of the Extended Phase 1 Habitat Survey carried out by DF Clark Bionomique Ltd ref: DVCP 3554 and Section 5 of the Bat Survey carried out by The Ecology Consultancy Ref: 5438. Therefore subject to the recommended conditions the proposal is considered to comply with Policy CS7 of the Core Strategy and the policies in the NPPF relating to ecology and biodiversity and the guidance in Circular 06/05.

Waste Management

51. Policy CS21 of the Woking Core Strategy 2012 states that new development should incorporate provisions for the storage of waste and recyclable materials to ensure they are of a high quality inclusive design for any prospective occupier. The proposed development includes waste and recycling storage facilities for the residential buildings towards the front of the site providing easy access points for the residents and collection point for waste services.
52. The Council's Neighbourhood Services Team have responded to this development and raise no objection to the proposal subject to ensuring the bin stores include a set of small electrical appliances/battery and textiles receptacles as well as confirmation of a number of points.

Flood Risk

53. The Government has strengthened planning policy on the provision of sustainable drainage for 'major' applications which was introduced from 6th April 2015. In line with Government guidance, all 'major' applications being determined, must consider sustainable drainage systems (SUDS) which is now a material consideration. The risk of flooding to the site from all sources of flooding is considered to be low with the site located within Flood Zone 1. The application has been supported by SuDS information and it has been demonstrated that the development satisfies the Sequential Test imposed under the National Planning Policy Framework.
54. The Council's Flooding and Drainage Engineer has assessed the submitted information and confirms that it is compliant with Policy CS9 of the Woking Core Strategy 2012, the NPPF and accompanying technical standards. A number of conditions are recommended on drainage and flood risk grounds in relation to the surface water drainage and a maintenance and management plan of the sustainable drainage scheme to ensure the proposed development achieves a high standard of sustainability.

Contamination

55. From historical maps, it appears that structures that resemble, and therefore potentially suggest, localised gas production including, but not limited to, a gas holder connected to Woodham Place and other associated buildings. Section 15 of the National Planning Policy Framework relate to contamination and advises that the effects of pollution should be taken into account and that the responsibility for securing a safe development rests with the developer and/or landowner. Policy DM5 of the Development Management Policies DPD relates to environmental pollution and Policy DM8 relates to land

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contamination and seeks to remediate or minimise the risks from contamination.

56. The Council's Scientific Officer has been consulted on the application and has advised that no information has been supplied to assist in developing a detailed site history with historical maps showing a gas holder within the footprint of the detached dwelling, Oak Trees. The Council's Scientific Officer therefore has recommended that a full contamination condition is necessary in order to proceed to ensure that site investigations/assessments in relation to contamination and any potential proposals for remediation are submitted and agreed by the Local Planning Authority.

Sustainability

57. The application site is previously developed land. Following amendments to the Planning and Energy Act 2008 in the Deregulation Bill 2015 which 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. In the interim period the Local Planning Authority can attach conditions which seek the equivalent water and energy improvements of the former Code Level 4 on new residential developments. The Design and Access Statement indicates that the development will achieve a maximum indoor water consumption standard of not more than 105 litres per person, per day and not less than a 19% Co2 improvement over the 2013 Building Regulations TER Baseline (Domestic) with the hope of meeting the voluntary Passivhaus Certificate which is welcomed. The proposal is, therefore, required to meet the energy and water improvements measures of the former Code for Sustainable Homes Level 4. This can be secured via planning condition.
58. In addition to the above, the Council's Supplementary Planning Document 'Climate Change' SPD 2013 requires a minimum 5% of parking spaces in car parks of over 20no spaces to feature 'active' Electric Vehicle charging bays and 15% 'passive' bays. This equates to a total of at least 1no 'active' and 3no 'passive' bays. The proposal is showing 1no active space to serve as a 'car-club' space but shows no provision for passive spaces. The provision of 'car-club' EV parking bays have the benefit that they are available for use by the entire community. By providing an on-street car club EV bay alongside a chargepoint with two sockets, it becomes possible to create a second adjacent bay for residents with privately owned EVs to use for charging. As such, the minimum provision are not met in this instance. Notwithstanding the submitted information, it is considered that the minimum provision of 'active' and 'passive' spaces can be secured by way of planning condition.

Affordable Housing

59. Policy CS12 of the Woking Core Strategy 2012 states that all new residential development will be expected to contribute towards the provision of affordable housing and that, on sites providing 15 or more dwellings, the Council will require 40% of dwellings to be affordable. The application proposes to demolish a three storey Victorian building and detached family dwelling and replace them with 18no family units (C3) with a net loss of 2no units. There is, therefore, no policy requirements of the Core Strategy Policy CS12 that stipulates that affordable housing should be provided. Further to this, the

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Affordable Housing SPD states that Policy CS12 does not apply to development where there will be no net increase in the number of dwellings on the site.

Local Finance Consideration

60. 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 (C3) will incur a cost of £125 per sq.metre. It is understood that the building has been vacant for a period in excess of 6 months over the past number of years. In accordance with Regulation 40 of Schedule 1, of The Community Infrastructure Levy Regulations 2010 (as amended) allows the existing floor areas that have been in continuous lawful use for at least six months in the 3 years prior to the day that planning permission is granted to be taken into account as deductible floor area against the calculation of the CIL liability for the development. Regulation 40 (11) defines an ‘in-use building’ and means a building which *“contains part that has been in lawful use for a continuous period of at least six months within the period of three years ending on the day planning permission first permits the chargeable development”*. The floorspace can only be taken into account if the existing building has been in continuous lawful use. The onus is on the applicant to demonstrate lawful continuous use. There is no information to support the notion that the building has been in use for this defined period. The development, therefore, would be CIL liable on the entire proposed floorspace of 1744 sq.m which equates to a contribution of **£280,285.71** (2021 indexation). The proposed development, therefore, would be liable to a total CIL contribution of £280,285.71.

Impact on the Thames Basin Heaths Special Protection Area

61. The Thames Basin Heaths Special Protection Area (SPA) is classified for its internationally important bird breeding populations. The designation is made under the Habitats Regulations 2010. It is necessary to ensure that planning applications for new residential developments include sufficient measures to ensure avoidance of any potential impacts on the SPA.
62. The application site is located within the 400 metre zone of the Thames Basin Heath SPA and therefore Zone A of the SPA. Policy CS8 of the Core Strategy 2012 states that *“the Council will ensure that no sites are allocated or granted planning consent for (net) new residential developments within the 400 metres exclusion zone of the Thames Basin Heath SPA”*. The existing Woodham Place consists of 20 bedsit/1 bed flats and a two bedroom flat which are understood to be self-contained units and therefore fall within C3. In addition, the detached Oak Trees is a detached residential C3 building which falls within the application site and is also propose to be demolished. The proposal includes 18 new units which would therefore be a net loss in the number of residential units. In light of this, there is no objection raised in relation to the development with the SPA as there are no net addition residential units proposed.
63. In view of the above, the Local Planning Authority is able to determine that the development would have no significant effect upon the SPA and therefore

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accords with Policy CS8 of the Woking Core Strategy 2012 and the Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015.

Conclusion

64. Overall the principle of the development is considered to be acceptable in this location with reasoned justification provide for the loss of a family dwelling in the form of additional family units which comply with the Woking Core Strategy policies. It was also found that the proposed development would not result in any adverse consequences to the character and appearance of the area, the amenities of existing and proposed occupiers, highway safety and parking, ecology, flood risk and drainage, contamination and the Thames Basin Heaths Special Protection Area.

65. The proposal is considered to be an acceptable form of development that complies with Sections 5, 9, 12, 13, 14, 15 and 16 of the National Planning Policy Framework, Policies CS1, CS7, CS8, CS10, CS11, CS12, CS13, CS18, CS20, CS21, CS22, CS24 and CS25 of the Woking Core Strategy 2012, Policy DM2, DM11 and DM13 of the Development Management Policies DPD 2016, Supplementary Planning Documents 'Outlook, Amenity, Privacy and Daylight' 2008, 'Parking Standards' 2018 and 'Design' 2015 and Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015. Approval is accordingly recommended subject to the recommended conditions.

BACKGROUND PAPERS

1. Site visit photographs.
2. Response from Highways Authority (18.09.17)
3. Response from Scientific Officer (27.11.17)
4. Response from Neighbourhood Services Team (07.09.17)
5. Responses from Drainage Officer (22.09.17 & 08.11.17)
6. Response from Arboricultural Officer (29.11.17)
7. Response from Planning Policy (22.04.21)
8. Response from Surrey Wildlife Trust (09.11.17)
9. Response from Natural England (27.11.17)
10. Correspondences from Council Housing Team (15.12.17)
11. Correspondences from Agent (numerous)
12. Site Notice (Major Development)(06.09.17)

RECOMMENDATION

It is recommended that planning permission be GRANTED subject to the following conditions:

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).

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2. ++ (Notwithstanding the material details outlined on the approved plans), the development hereby permitted shall not commence until details and/or samples and a written specification of the materials to be used in the external elevations have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter retained in accordance with the approved details unless otherwise agreed in writing by the local planning authority

Reason:

To protect the visual amenities of the area

3. ++ Prior to the commencement of any development on the site including any demolition works, full details of the existing architectural features of the building which are to be salvaged for re-use in the proposed development shall be submitted to and approved in writing by the Local Planning Authority. The details to be submitted shall include which features are to be salvaged, how they are to be removed from the building, where they are to be stored for protection and how/where they are to be re-used in the proposed development. The development shall then be undertaken in accordance with the approved details with the salvaged features incorporated into the proposed development unless the features are not of a suitable condition for retention following extraction from the existing building. Any retained features shall thereafter be maintained and retained in accordance with the approved details.

Reason:

To ensure that the decorative and historic architectural features of the existing Victorian building are retained and incorporated into the new building on the site.

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

Drawing No. 2311_PL_001A

Drawing No. 2311_PL_003

Drawing No. 2311_PL_401A (Amended Plan)(Received 06.12.17)

Drawing No. 2311_PL_402A (Amended Plan)(Received 06.12.17)

Drawing No. 2311_PL_110A (Amended Plan)(Received 06.12.17)

Drawing No. 2311_PL_111A (Amended Plan)(Received 06.12.17)

Drawing No. 2311_PL_112A (Amended Plan)(Received 06.12.17)

Drawing No. 2311_PL_113A (Amended Plan)(Received 06.12.17)

Drawing No. 2311_PL_501

Drawing No. 2311_PL_002C (Amended Plan)(Received 06.12.17)

Drawing No. 2311_PL_500

Reason:

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

5. ++The development hereby permitted shall not commence until a detailed landscaping scheme has been submitted to and approved in writing by the

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Local Planning Authority which specifies species, planting sizes, spaces and numbers of trees/ shrubs and hedges to be planted. All landscaping shall be carried out in accordance with the approved scheme in the first planting season (November-March) following the completion of the development and maintained thereafter. Any retained or newly planted trees, shrubs or hedges which die, become seriously damaged or diseased or are removed or destroyed within a period of 5 years from the date of planting shall be replaced during the next planting season with specimens of the same size and species unless otherwise agreed in writing by the Local Planning Authority.

Reason:

In the interests of amenity and biodiversity and to preserve and enhance the character and appearance of the locality.

6. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no window, rooflight, door or other additional openings at first floor level or above, other than those expressly authorised by this permission, shall be formed in the West facing elevation of 'Building A' or the East facing elevation of 'Building B' hereby approved without planning permission being first obtained from the Local Planning Authority.

Reason:

To protect the amenity and privacy of the occupiers of adjoining properties.

7. 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 and cycles 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:

The above conditions are required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users.

8. The development hereby approved shall not be first occupied unless and until the following facilities have been provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority for:
 - (a) The secure parking of bicycles within the development site,
 - (b) Provision of a fast/rapid charge point for EV use
 - (c) Information to be provided to residents regarding the availability of and whereabouts of local public transport and car clubs and thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Reason:

The above conditions are required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users.

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9. ++ No development related works shall be undertaken on site (including clearance and demolition) until tree protection details, to include the protection of hedges and shrubs, have been submitted to and approved in writing by the Local Planning Authority. These details shall adhere to the principles embodied in BS 5837 2012 and shall include an Arboricultural Method Statement. The details shall make provision for the convening of a pre-commencement meeting and Arboricultural supervision by a suitably qualified and experienced Arboricultural Consultant for works within the RPAs of retained trees. Full details shall be provided to indicate exactly how and when the retained trees will be protected during the site works. The development shall be carried out strictly in accordance with the agreed details.

Reason:

To ensure the retention and protection of trees on and adjacent to the site in the interests of the visual amenities of the locality and the appearance of the development.

10. ++ No development shall commence until full details of the proposed foundation/hard surface design and construction details where no dig methods of construction have been specified in the submitted arboricultural information [DF Clark Bionomique Ltd Ref DFCP 3554] including details of existing and proposed ground levels and also details of the proposed service and drainage runs have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented only in accordance with the approved details.

Reason:

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

11. Protective measures shall be carried out in strict accordance with the Arboricultural Information provided by Arb Consultancy received on 03.02.17 including the convening of a pre-commencement meeting and arboricultural supervision as indicated. No works or demolition shall take place until the tree protective measures have been implemented. Any deviation from the works prescribed or methods agreed in the report will require the prior written approval from the Local Planning Authority.

Reason:

To ensure the retention and protection of trees on and adjacent to the site in the interests of the visual amenities of the locality and the appearance of the development.

12. The development hereby approved shall be undertaken in accordance with the recommendations set out in Section 5 of the submitted Bat Surveys undertaken by The Ecology Consultancy dated August 2017 and the development hereby approved shall not be occupied until a timetable for their provision on the site and details of their long term management and maintenance have been submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancements shall be carried out and

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shall thereafter be retained on the site in accordance with the approved details.

Reason:

In order to maintain and enhance the biodiversity of the site.

13. ++ No development shall commence until full details of the measures for the enhancement of biodiversity on the site in accordance with the general details specified in section 5 Conclusions and Recommendations of the submitted Extended Phase 1 Habitat Survey report dated September 2016 and submitted with the application, including a timetable for their provision on the site and details of their long term management and maintenance have been submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancements shall be carried out and shall thereafter be retained on the site in accordance with the approved details.

Reason:

In order to enhance the biodiversity on the site.

14. 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 shall be retained for use at all times. These facilities should include a set of small electrical appliances/battery and textiles receptacles.

Reason:

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

15. All development shall be constructed in accordance with the submitted and approved Sustainable Drainage Statement dated October 2017 unless otherwise first approved in writing by the Local Planning Authority. This shall include details of the permeable paving, soakaway and pipe details and shall ensure all permeable paving will have a permeable subbase.

Reason:

To ensure the flood risk is adequately addressed for the proposed development and not increased.

16. No development 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.

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17. ++ Prior to the commencement of development an infiltration test to BRE365 must be undertaken at the location of the proposed soakaway. Full details of the test shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be undertaken in accordance with the approved details.

Reason:

To ensure that the development complies with Policies CS9 and CS16 of the Woking Borough Council Core Strategy 2012 and the policies in NPPF.

18. ++ The development hereby permitted shall not commence until a scheme to deal with contamination of the site has been submitted to and approved in writing by the Local Planning Authority.

(i) The above scheme shall include :-

- (a) a contaminated land desk study and suggested site assessment methodology;
- (b) a site investigation report based upon (a);
- (c) a remediation action plan based upon (a) and (b);
- (d) a "discovery strategy" dealing with unforeseen contamination discovered during construction;
- and (e) a "validation strategy" identifying measures to validate the works undertaken as a result of (c) and (d)
- (f) a verification report appended with substantiating evidence demonstrating the agreed remediation has been carried out

(ii) Unless otherwise agreed in writing by the Local Planning Authority, the development shall be carried out and completed wholly in accordance with such details and timescales as may be agreed.

Reason:

To ensure that a satisfactory strategy is put in place for addressing contaminated land before development commences and to make the land suitable for the development without resulting in risk to construction workers, future users of the land, occupiers of nearby land and the environment generally.

19. ++ The development hereby approved shall not commence until details have been submitted for the written approval of the Local Planning Authority demonstrating that the development will be constructed to achieve a water consumption standard of using not more than 105 litres per person per day maximum indoor water consumption and not less than a 19% CO2 improvement over the 2013 Building Regulations TER Baseline (Domestic). Such details as may be approved shall be installed prior to the first occupation of the development and maintained and operated in perpetuity, unless otherwise 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.

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20. No fixed plant and equipment associated with air moving equipment, compressors, generators or plant or similar equipment shall be installed until details, including acoustic specifications have been submitted to and approved in writing by the Local Planning Authority. Any equipment shall implemented and retained in accordance with the approved details.

Reason: To protect the environment and amenities of the occupants of neighbouring properties.

21. Any external lighting to be installed on the site shall be installed fully in accordance with details (demonstrating compliance with the recommendations of the Institute of Lighting Engineers 'Guidance Notes for the Reduction of Obtrusive Light') which shall have first been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and thereafter retained and maintained fully in accordance with the approved details.

Reason:

In the interests of visual amenity, neighbouring amenity and the ecology/biodiversity of the site and surrounding area.

22. Prior to the occupation of any unit hereby approved, details of the photovoltaic panels on the buildings shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and thereafter maintained in perpetuity as such unless otherwise agreed in writing by the Local Planning Authority.

Reason:

In the interests of visual amenity.

23. Notwithstanding the submitted information, no above ground development (with the exception of the provision/marketing out of vehicle parking bays) associated with the development hereby approved should commence until details of x1 active electric vehicle charging point and x3 passive electric vehicle charging points to be provided have been submitted to and approved in writing by the Local Planning Authority. The works should be carried out in accordance with the approved details prior to first beneficial occupation of the development and thereafter be permanently retained in accordance with the approved details unless the Local Planning Authority subsequently agrees in writing to their replacement with more advanced technology serving the same objective.

Reason:

In the interests of achieving a high standard of sustainability.

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.

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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. The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.
4. 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.
5. For the avoidance of doubt, the following definitions apply to Condition 18 relating to contaminated land:

Desk study- This will include: -

- (i) a detailed assessment of the history of the site and its uses based upon all available information including the historic Ordnance Survey and any ownership records associated with the deeds.
- (ii) a detailed methodology for assessing and investigating the site for the existence of any form of contamination which is considered likely to be present on or under the land based upon the desk study.

Site Investigation Report: This will include: -

- (i) a relevant site investigation including the results of all sub-surface soil, gas and groundwater sampling taken at such points and to such depth as the Local Planning Authority may stipulate.
- (ii) a risk assessment based upon any contamination discovered and any receptors.

Remediation action plan: This plan shall include details of: -

- (i) all contamination on the site which might impact upon construction workers, future occupiers and the surrounding environment;
- (ii) appropriate works to neutralise and make harmless any risk from contamination identified in (i)

Discovery strategy: Care should be taken during excavation or working of the site to investigate any soils which appear by eye or odour to be contaminated or of different character to those analysed. The strategy shall include details of: -

- (i) supervision and documentation of the remediation and construction works to ensure that they are carried out in accordance with the agreed details;
- (ii) a procedure for identifying, assessing and neutralising any unforeseen contamination discovered during the course of construction

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(iii) a procedure for reporting to the Local Planning Authority any unforeseen contamination discovered during the course of construction

Validation strategy: This shall include : -

- (i) documentary evidence that all investigation, sampling and remediation has been carried out to a standard suitable for the purpose; and
- (ii) confirmation that the works have been executed to a standard to satisfy the planning condition (closure report).

All of the above documents, investigations and operations should be carried out by a qualified, accredited consultant/contractor in accordance with a quality assured sampling, analysis and recording methodology.

6. The applicant is advised that, under the Control of Pollution Act 1974, site works which will be audible at the site boundaries are restricted to the following hours:-
08.00 - 18.00 Monday to Friday
08.00 - 13.00 Saturday
and not at all on Sundays and Bank/Public Holidays.

The applicant is advised that an application will need to be made under the Control of Pollution Act 1974 to Woking Borough Council's Environmental Health Team for consent for any proposed additional working hours outside of the normal working hours of 08.00 to 18.00 Monday-Friday and 08.00 to 13.00 on Saturdays.

7. Please note that developers are responsible for the purchasing of all waste receptacles required for developments. At least 12 weeks is required for bin orders via the Council. The developer will need to refer to the Waste and Recycling Provisions for developers to ensure the development is compliant with our requirements. This is available online at www.woking.gov.uk/recycling
8. The applicant 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).
9. The applicant is advised that Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.
10. The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, or verge to form a vehicle crossover to install dropped kerbs. www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs

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11. With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921.