

## 29 JUNE 2021 PLANNING COMMITTEE

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COND/2021/0099

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

**PROPOSAL:** Partial approval of details pursuant to Condition 53 (Evidence of energy efficiency and water consumption) for Phase Purple only of planning permission PLAN/2018/0337 for the Sheerwater Regeneration.

**APPLICANT:** Gilbert Ash

**OFFICER:** Joanne Hollingdale

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

Although the applicant is the contractor for phase Purple of the Sheerwater Regeneration, legal advice is that this conditions application falls outside the Scheme of Delegation and thus such applications are required to be determined by the Planning Committee.

### **SUMMARY OF PROPOSED DEVELOPMENT**

This conditions application seeks partial approval of details pursuant to Condition 53 of planning permission PLAN/2018/0337 relating to evidence of energy efficiency and water consumption for **phase Purple only**.

### **PLANNING STATUS**

- Urban Area
- Thames Basin Heaths SPA Zone B (400m-5km)
- Priority Place
- Flood Zone 1 and 2 (some areas)
- Basingstoke Canal Conservation Area & SSSI
- Urban Open Space
- Local Centre

### **RECOMMENDATION**

**APPROVE** details submitted.

### **SITE DESCRIPTION**

This conditions application relates to the first phase of the residential development for the Sheerwater Regeneration. The first residential phase, known as phase Purple is almost complete. This phase is located opposite Asda and lies between Albert Drive, Devonshire Avenue and Bunyard Drive.

### **PLANNING HISTORY**

The most relevant planning history for this application is as follows:

**PLAN/2018/0337** - Hybrid planning application (part outline, part full planning application) for the demolition of 573 residential units and existing non-residential buildings and redevelopment of the site to be implemented in phases to provide a mixed-use development comprising of 869 residents units (Class C3), 134 specialist residential units (Class C3/C2), 904 sqm community centre (Class

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D1), 929 sqm nursery/children's centre (Class D1), 312 sqm health centre (Class D1), 290 sqm additional classrooms (Class D1), 1,728 sqm of retail (flexible use within Class A1 and/or A2 and/or A3 and/or A4 and/or A5), 117sqm management office (flexible use within Class A1 and/or A2 and/or A3 and/or A4 and/or A5 and/or B1a and/or SG), and 132 sqm dentist (flexible use within Class A1 and/or A2 and/or A3 and/or A4 and/or A5 and/or class D1), a new energy centre, formation of a new car park for Broadmere Primary school, formation of an extended car park for Bishop David Brown School and the Leisure Centre, including a bus/coach drop off area, formation of a new community car park to serve community hub, hard and soft landscaping and open space with a kiosk, a multi-use games area (MUGA) and a skate park, reconfigured and new vehicular and pedestrian access and works to the public highway and associated works; including full planning application for the detailed phases comprising of: demolition of 412 residential units and 7,609 sqm existing non-residential buildings, and construction of 695 residential units (7 no. studios, 68 no. 1-bedroom specialist accommodation, 160 no. 1-bed units, 227 no. 2-bed units, 160 no. 3-bed units, 71 no.4-bed units, and 2 no. 5-bed units.), 904 sqm Community Centre (Class D1), 1,728 sqm of retail (flexible use within Class A1 and/or A2 and/or A3 and/or A4 and/or A5), 117sqm management office (flexible use within Class A1 and/or A2 and/or A3 and/or A4 and/or A5 and/or B1a and/or SG) and 132 sqm dentist (flexible use within Class A1 and/or A2 and/or A3 and/or A4 and/or A5 and/ or class D1), 929 sqm of nursery/children's centre (Class D1), 312 sqm health centre (Class D1), an energy centre, formation of an extended car park for Bishop David Brown School and the Leisure Centre, including a bus/coach drop of area, formation of a new community car park to serve community hub, hard and soft landscaping and open space with a kiosk, a multi-use games area (MUGA) and a skate park reconfigured and new vehicular and pedestrian access and works to the public highway and associated works. Permitted 18.04.2019 subject to a S106 Legal Agreement and Executive Obligations.

### **PROPOSED DEVELOPMENT**

This conditions application seeks partial approval of details pursuant to Condition 53 of planning permission PLAN/2018/0337 relating to evidence of energy efficiency and water consumption for the units in **phase Purple only**.

#### Energy efficiency

An as built SAP Compliance Calculation has been provided for the units.

#### Water consumption

A BRE Global Water efficiency calculator with as installed information has been provided for the units.

### **CONSULTATIONS**

None required for this matter.

### **REPRESENTATIONS**

As this application seeks approval of details pursuant to a condition on a planning permission, there is no statutory requirement for neighbour notification and no neighbour representations have been received.

### **RELEVANT PLANNING POLICIES**

#### Woking Core Strategy 2012

CS22 – Sustainable Construction

### **PLANNING ISSUES**

1. The only issue to consider is whether the submitted details are considered acceptable to comply with the requirements of Condition 53. Condition 53 is a pre-occupation

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condition and requires evidence to be provided to demonstrate that the energy efficiency and water consumption requirements as approved under Condition 52 at the design stage have been met. The details pursuant to Condition 52 were approved under COND/2020/0064.

### Energy efficiency

2. Under COND/2020/0064, the approved details showed that at the design stage the whole block could achieve a 32% (31.9%) carbon reduction which was far in excess of the minimum 19% improvement as required by the condition. Now that the building is complete Condition 53 requires evidence to be provided to confirm the energy efficiency achieved by the development. The as built information provided demonstrates that the whole block achieves a 32.5% carbon reduction. The information submitted not only demonstrates compliance with the design stage approved details but also shows a slight improvement in the reduction.
3. It should also be noted that once the district heating centre has been constructed (in phase Red), it will also serve phase Purple and the carbon output would reduce further, resulting in further improvement over the requirements of the planning condition. The submitted details are therefore considered to comply with the requirements of the condition.

### Water consumption

4. The original design stage water efficiency calculator for new units has been re-provided which shows that the units would be capable of achieving a total water consumption of less than 110 litres per person per day. Additional information provided with the calculator shows that as installed for w.c. and bath capacity the installations have bettered the original water calculations which would have the potential to further reduce water consumption below the requirements. The submitted details are therefore considered to comply with the requirements of the condition.

### CONCLUSION

5. The details submitted are considered acceptable and would meet the requirements of Condition 53. The submitted details would also comply with Policy CS22 of the Woking Core Strategy 2012 and the NPPF and are therefore recommended for approval as detailed below.

### BACKGROUND PAPERS

File - COND/2021/0099

### RECOMMENDATION

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

Details approved:

- Revised As built SAP Information by Kane Group Building Services (C0698-KAN-XX-XX-RP-Z-66003 Rev P2) received on 09.06.2021;
- Email providing further details received 09.06.2021; and
- BRE Global Water efficiency calculator (including as installed information) – received with the application on 04.06.2021.

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**Note to applicant:** The applicant is advised that the approved details relate to phase Purple only and details pursuant to this condition require LPA approval for all other phases of the development in accordance with the requirements of the condition.