

21 MARCH 2023 PLANNING COMMITTEE

6b PLAN/2022/1168

WARD: HE

LOCATION: Quevrue, Holly Bank Road, Woking, Surrey, GU22 0JP

PROPOSAL: The erection of an apartment building containing 7x flats following demolition of existing dwelling, with associated landscaping, parking and bin and cycle stores (amended plans rec'd 14.02.2023 and 15.02.2023).

APPLICANT: King Charles Homes

OFFICER: Benjamin Bailey

REASON FOR REFERRAL TO COMMITTEE

The application is recommended for approval and proposes more than 5x dwellings. It thus falls outside the Scheme of Delegation.

SUMMARY OF PROPOSED DEVELOPMENT

The erection of an apartment building containing 7x flats following demolition of existing dwelling, with associated landscaping, parking and bin and cycle stores.

- Plots 1 - 6 (incl.): 2 bedrooms
- Plot 7: 3 bedrooms

Site Area:	0.212 ha (2,120 sq.m)
Existing dwelling(s):	1
Proposed dwellings:	7 (+6)
Existing density:	4.7 dph (dwellings per hectare)
Proposed density:	33 dph

PLANNING STATUS

- Urban Area
- Hook Heath Neighbourhood Area
- Tree Preservation Order Group (TPO Ref: 626/0009/1955)
(Officer Note: This TPO Group is only along the southern edge of the site)
- Surface Water Flood Risk (Medium - Partial)
- Thames Basin Heaths Special Protection Area (TBH SPA) Zone B (400m-5km)

RECOMMENDATION

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

- (i) Prior submission of bat survey work confirming an absence of bat roosts from the existing building to be demolished, or any bat roosting compensation or mitigation measures (if required) being secured via planning condition(s) (and subject to no objections being raised by Surrey Wildlife Trust Ecology Planning Advice Service);
- (ii) Planning conditions set out in this report (plus any additional condition(s) which may be required for bat roosting compensation or mitigation measures); and

21 MARCH 2023 PLANNING COMMITTEE

- (iii) Prior completion of a Section 106 Legal Agreement to secure the required SAMM (TBH SPA) contribution.

SITE DESCRIPTION

The site comprises the residential curtilage associated with the existing 1950s detached dwelling Quevrue. The site is bordered by Holly Bank Road to the west and Hook Heath Road to the south, with detached houses and associated gardens to the east and north. The existing dwelling on the site is externally finished in brickwork with white framed windows below a steeply pitched tiled roof and is two and a half storeys in height. There is a lean-to shed at the front, a detached summer house located within the rear garden (with a glass roof) and a detached timber shed in the front garden which is in poor condition. Lawns dominate the garden, with areas of ornamental planting, hedging and individual trees also evident. The site is generally level and is served by a vehicular crossover onto Holly Bank Road.

RELEVANT PLANNING HISTORY

8331 - The execution of site works and the erection of a detached house and garage on land near the junction of Holly Bank Road and Hook Heath Road, Woking. Permitted subject to condition (12.09.1955)

CONSULTATIONS

Hook Heath Neighbourhood Forum: *Please refer to consultation response for full response.* Object. In summary, with 7 dwellings, a plot size of 0.215 hectares and density over 30 dph, the proposal clearly does not pay due regard to adjoining buildings and fails to fit in with the Arcadian area. The proposed building has a massing which is out of character with neighbouring houses. It is not clear from the proposal how much amenity space will be provided for each dwelling but given the extensive tree cover and necessary allocation of space to parking it would appear to be inadequate. Given the new second floor windows there would appear to be a significant risk of overlooking Pinehurst, which is just over 10 metres away. Vehicles and pedestrians will use the same site access, with seven different families living on the site there must be a chance of accidents.

Senior Arboricultural Officer: The proposed in principle is considered acceptable. No objection subject to condition 03.

Surrey Wildlife Trust Ecology Planning Advice Service: *Please refer to consultation response for full response.* In summary, Bat emergence and/or return to roost surveys are required prior to determination. Recommend eradication of *Rhododendron ponticum* from site and submission of Landscape and Ecological Management Plan (LEMP) prior to commencement. General recommendations includes that trees with potential bat roost features should be felled using precautionary techniques, ensure no net increase in external lighting (particularly of ecological features), demolition and vegetation and site clearance should take place outside of breeding bird season or following nesting bird checks, precautions should be taken during construction to ensure no harm to terrestrial mammals and recommended biodiversity enhancement features should be included within the final design.

County Highway Authority (Surrey CC): The proposed development has been considered by the County Highway Authority who having assessed the application on

21 MARCH 2023 PLANNING COMMITTEE

safety, capacity and policy grounds, recommends the following conditions be attached to any permission granted: (i) modified access with Holly Bank Road, (ii) provision of space within site for parking and turning, (iii) EV charging point provision and (iv) bicycle storage.

UK Power Networks (UKPN): *Please refer to consultation response for full response.* The proposed development is in close proximity to our substation. In summary, the distance between buildings and substations should be greater than seven metres or as far as is practically possible, care should be taken to ensure that footings of new buildings are kept separated from substation structures, buildings should be designed so that rooms of high occupancy, i.e. bedrooms and living rooms, do not overlook or have windows opening out over the substation and if noise attenuation methods are found to be necessary we would expect to recover our costs from the developer.

Contaminated Land Officer: The information available to me indicates the site has always been residential (or greenfield prior to that). It is considered unlikely there is significant contamination present at the site. However, it is possible the ground has been impacted in the past with spillages, fires, buried materials etc and the following condition is requested. No objection subject to condition 18.

Thames Water Development Planning: With regard to surface water drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection. Thames Water would advise that with regard to waste water network and sewage treatment works infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.

REPRESENTATIONS

x53 letters of objection (including from the Hook Heath Residents Association) have been received as a result of publicity undertaken on the initial application submission.

A further round of (21 day) publicity was undertaken following the submission of amended plans and additional information (i.e., the CGIs). As of the preparation of this report a further **x5** letters of objection have been received, all re-stating previous objections. Any further representations received will be reported at Planning Committee.

Letters of objection received make the following comments:

Density, character, appearance and trees

- Building apartment blocks instead of one house is completely out of character for Hook Heath and has been strongly discouraged by the Hook Heath Association
- Would introduce an undesirable high-over density of development and overcrowding to an area with a low-density
- Would exceed the housing density of 2 - 15 dwellings per hectare as set out in Policy BE1 of the Hook Heath Neighbourhood Plan
- The Hook Heath area is predominantly made up of large family homes not flatted blocks
- Contrary to Policy CS21 of the Woking Core Strategy (2012) and Policy BE1 of the Hook Heath Neighbourhood Plan

21 MARCH 2023 PLANNING COMMITTEE

- Proposing a site density of 32dph when the prevailing density of the nearby area is less than half of that figure
- Whilst it would be within the 30-40dph generally acceptable in the Urban Area this site sits right on the edge of the Urban Area, literally across the road from the Green Belt boundary and is Arcadian in character
(Officer Note: For the avoidance of any doubt the closest boundary of the Green Belt is located around 95m to the west – just beyond the dwelling of Overdale. As such, the site is not on the edge of the Urban Area)
- Achieves an unsatisfactory pastiche in the context of its considerable bulk and lack of amenity space on the site
- Hook Heath's older houses are characterised by a deftness of architectural detail and skilful design that retains imposing facades and internal spaces but is sparing with built footprint – that is not the case with the proposal
- The considerable amount of flat roofing confirms this as a contrived design
- Will not make a positive contribution to the street scene and will be an uncharacteristically high building
- Bulky and contrived design
- Nearby Woodbank had a previously established use as retirement accommodation, this does not apply to this application
- Loss of trees to the site – a large number of these trees were cleared early on a Saturday morning before the Council could intervene on Monday. The site is now very open, and the privacy of the neighbouring houses has been compromised
- The Holywell apartments were formed in the 1980's in the face of robust opposition from Hook Heath residents and before the Hook Heath Neighbourhood Plan was made
- The plans seem to show the removed trees as still being in place, so do not accurately represent the current state of the plot - there are hardly any new trees proposed to be planted, and they won't be as mature/tall as the old ones
- The garden/greenery of the plot would be significantly reduced
- Do not believe it would provide private amenity space, as required for dwellings of two beds or more, or sufficient communal space for seven households commensurate with local standards
- The proposed flats are for the most part small and as such would not provide homes for families. The re-development of Woking Town Centre has catered well for the small flat market, but Hook Heath is devoted to meeting the need in Woking for larger family dwellings

Highways and parking

- Insufficient parking provision - there is the potential for 2 cars for each flat plus visitors
- Increased traffic on roads not designed for a high volume of traffic as they are narrow with no allocated off-street parking and several blind spots
- The junction of Holly Bank Road and Hook Heath Road is already a busy, 5 way junction
- The vehicular entrance is also very close to the junction of Holly Bank Road and Hook Heath Road and thus poses a significant safety issue
- Holly Bank Road is, and has been for some time, in a desperate state of repair. Construction traffic and additional traffic will only lead to further disrepair.
(Officer Note: It should be noted that Surrey County Council are the

21 MARCH 2023 PLANNING COMMITTEE

Highway Authority, with responsibility for road repair/maintenance)

- Potential for visitors cars to be parked on the road, increasing the chances of an accident
- Will cause considerable disturbance to the area, noise, high levels of traffic and potential accidents.
- The additional roadside parking near a complex junction would call for double yellow lines on all the roads within 50 metres of the junction

Neighbouring amenity

- The volume of the proposed building is much larger than the existing building and will encroach on the neighbours' boundaries
- Large protruding first-floor balcony and other balconies are out of character for the area
- Significant loss of privacy and overlooking to adjoining Pinewood
- The car parking close to the boundary with Pinewood would be noisy - there is not much space between the car parking and the common boundary to plant any new tree line to mitigate the problem
- Significant loss of privacy and overlooking to both front and back gardens of Pinehurst as well as into the windows of the bedrooms of Pinehurst
- The current building does not have second storey rooms/windows, and the roof has a very steep pitch, so although it is marginally 'higher' than the proposed building, the mass of the building at the second storey in the proposed building is significantly greater and encroaches on the boundary of Pinehurst
- The addition of far more first floor windows overlooking Pinehurst and the introduction of second floor windows facing Pinehurst, which will be closer and higher than any part of the current property
- The proposed new building will be significantly more imposing and encroaching on the boundary of Pinehurst
- Balconies to the front of the building would be overlooking Pinehurst and Pinewood
- The 14 parking spaces will lead to a significant increase in pedestrian and vehicle traffic into and out of the plot - this noise will be very audible from Pinehurst
- There would be light pollution from the rooms which would overlook Pinehurst

Other

- There is no housing need in Hook Heath for 1-2 bedroom apartments
- The developer should refurbish the existing house
(Officer Note: The application must be considered on its merits)
- The site is more suited to perhaps two family homes
(Officer Note: The application must be considered on its merits)
- Concerned that if this were to be allowed then any house in the area could be replaced by a block of flats
(Officer Note: Each application is considered on its individual merits)
- Will introduce additional pressure on services (e.g. GPs, dentists and schools), which are already overstretched
(Officer Note: The proposed development would be liable to pay £100,743.24 of Community Infrastructure Levy (CIL), some of which would go towards provision of services)

21 MARCH 2023 PLANNING COMMITTEE

- The application documents give a misleading impression that there are lots of services within close proximity, when in reality there are not
- Additional pressure on water, sewage, recycling infrastructure etc.
- Green Belt land
(Officer Note: The site is not within, and is not adjacent to, the Green Belt. For the avoidance of any doubt the closest boundary of the Green Belt is located around 95m to the west – just beyond the dwelling of Overdale)
- There would be light pollution from the external lighting that will be required for resident safety/security
(Officer Note: Condition 18 refers)
- Demolition and construction activities will cause considerable noise from heavy machinery and building contractors, over a prolonged period of time which will cause significant disruption
(Officer Note: This is not a valid reason to potentially refuse planning permission. Construction site noise can be controlled under other regulatory provisions – The Control of Pollution Act 1974)
- Given the increase in the size of the proposed building and the car parking area, surface water run-off is likely to be exacerbated - in the absence of detail, the surface water strategy is not convincing and therefore requires scrutiny
(Condition 07 refers)
- Please ensure that the existing sewer system will be able to cope with the increased volume of foul water
(Officer Note: Thames Water Development Planning have been consulted on the application and raise no objection with regard to waste water network and sewage treatment works infrastructure capacity)

Where the above comments are not addressed by way of officer notes the matters raised are addressed within the body of this report and by way of recommended conditions and informatives.

RELEVANT PLANNING POLICIES

National Planning Policy Framework (NPPF) (2021)

Section 2 - Achieving sustainable development

Section 4 - Decision-making

Section 5 - Delivering a sufficient supply of homes

Section 9 - Promoting sustainable transport

Section 11 - Making effective use of land

Section 12 - Achieving well-designed places

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

Section 15 - Conserving and enhancing the natural environment

Woking Core Strategy (2012)

CS1 - A spatial strategy for Woking Borough

CS7 - Biodiversity and nature conservation

CS8 - Thames Basin Heaths Special Protection Areas

CS9 - Flooding and water management

CS10 - Housing provision and distribution

CS11 - Housing mix

CS12 - Affordable housing

CS17 - Open space, green infrastructure, sport and recreation

CS18 - Transport and accessibility

21 MARCH 2023 PLANNING COMMITTEE

CS21 - Design
CS22 - Sustainable construction
CS24 - Woking's landscape and townscape
CS25 - Presumption in favour of sustainable development

Development Management Policies Development Plan Document (DM Policies DPD) (2016)

DM2 - Trees and landscaping
DM8 - Land contamination and hazards
DM10 - Development on garden land

Hook Heath Neighbourhood Plan 2015-2027

BE1 - Design of new developments
BE2 - Off-road parking

South East Plan 2009 (Saved policy)

NRM6 - Thames Basin Heaths Special Protection Areas

Supplementary Planning Documents (SPDs)

Design (2015)
Outlook, Amenity, Privacy and Daylight (2022)
Parking Standards (2018)
Climate Change (2013)
Affordable Housing Delivery (2014)

Other Material Considerations

Planning Practice Guidance (PPG) (online resource)
The Conservation of Habitats and Species Regulations 2017 (as amended)
Updated Thames Basin Heaths Avoidance Strategy (February 2022)
Woking Borough Council Strategic Flood Risk Assessment (SFRA) (November 2015)
Technical Housing Standards - Nationally Described Space Standard (NDSS) (March 2015)

COMMENTARY

During the application process amended plans have been submitted by the applicant in response to feedback provided by Officers. The changes made by amended plans are:

- Two storey bay added to the Holly Bank Road facing elevation to add articulation to this elevation;
- Chimney stack added to the Holly Bank Road facing elevation to add articulation to this elevation;
- Chimney stack added to the Pinehurst side facing elevation to add articulation to this elevation;
- Internal layout of part of second floor flat (Plot 7) 'handed' (i.e., switched) in order to ensure that the dormer windows facing towards Pinehurst serve non-habitable rooms (i.e., Master en-suite and dressing room); and
- Computer Generated Images (CGIs) submitted by the applicant.

Neighbours (and the Hook Heath Neighbourhood Forum, a statutory consultee) were re-notified following the submission of amended plans and afforded a further 21 days for comments to be submitted.

PLANNING ISSUES

01. The main planning issues to consider in determining this application are:
- Principle of development, including housing mix;
 - Design, character and appearance;
 - Neighbouring amenity;
 - Residential amenity of future occupiers;
 - Highways and parking;
 - Arboriculture;
 - Biodiversity and protected species;
 - Flooding and water management;
 - Thames Basin Heaths Special Protection Area (TBH SPA);
 - Affordable housing;
 - Energy and water consumption; and
 - Local finance considerations
- having regard to the relevant policies of the Development Plan, other relevant material planning considerations and national planning policy and guidance.

Principle of development, including housing mix

02. The site is sustainably located within the Urban Area and within an established residential area. Both the National Planning Policy Framework (2021) (hereafter referred to as the NPPF) and Policy CS25 of the Woking Core Strategy (2012) promote a presumption in favour of sustainable development, with the overarching policies of both the NPPF and the Development Plan as a whole emphasising the need for new housing. Policy CS10 of the Woking Core Strategy (2012) identifies that the Council will make provision for an additional 4,964 net additional dwellings in the Borough between 2010 and 2027, with an indicative number of 750 net additional dwellings as infill development in the rest of the Urban Area (i.e., outside of Woking Town Centre/West Byfleet District Centre/Local Centres etc), as is applicable in this instance, whereby an indicative density range of 30 - 40dph is set out by the policy.
03. Policy CS10 is not inimical to redevelopment within the Urban Area, thus the principle of redevelopment is not a fundamental obstacle. Policy CS10 states that (emphasis added):

“The density ranges set out are indicative and will depend on the nature of the site. Density levels will be influenced by design with the aim to achieve the most efficient use of land. Wherever possible, density should exceed 40 dwellings per hectare and will not be justified at less than 30 dwellings per hectare, unless there are significant constraints on the site or where higher densities cannot be integrated into the existing urban form. Higher densities than these guidelines will be permitted in principle where they can be justified in terms of the sustainability of the location and where the character of an area would not be compromised.” (emphasis added)

04. The proposed development would result in a site density of 33 dph (dwellings per hectare), which is in accordance with the 30 - 40 dph requirement of Policy CS10, being towards the lower end of that density. Policy BE1 of the Hook Heath Neighbourhood Plan (2015) (hereafter referred to as the HHNP) states, inter alia, that “Where possible, plot sizes should be similar to those adjacent

21 MARCH 2023 PLANNING COMMITTEE

and in other cases within the mid-range for Arcadian developments (5-10 dph)". Whilst the resulting density of the site would exceed the 5-10 dph stated within Policy BE1 the plot size and shape would not change from the existing and the site would still accommodate a single building within a large plot (with ancillary cycle and bin stores, similar to the existing ancillary garden buildings), albeit the proposed building would provide flats, as opposed to the existing single dwelling. It is also highly material that, within a January 2020 appeal decision at nearby Belfairs, Pond Road (Appeal Ref: APP/A3655/W/19/3234540), an Inspector stated (at para 19) that "Policy BE1 of the Hook Heath Neighbourhood Plan (neighbourhood plan) states that where possible plot sizes should be similar to those adjacent and in other cases within 5-10dph. To my mind the use of the words 'where possible' implies that it will not be achievable in all cases and that there will be occasions where differing from this will occur. Therefore, while at a higher density than the examples put to me, the curtilages would not be substantially below others in the area" (emphasis added).

05. It is also very highly material that the site sits at the junction of Holly Bank Road and Hook Heath Road and as such, in this site specific context, there are existing apartment blocks both to both the west (Woodbank, on the opposite side of Holly Bank Road) and to the south (Holywell, on the opposite side of Hook Heath Road). Woodbank provides x51 retirement living with care units, together with residents facilities, within a single building and Holywell provides x10 apartments across two buildings. Woodbank has a density of around 86 dph (on the basis of a site area of around 0.59 ha) and Holywell has a density of around 20 dph (on the basis of a site area of around 0.49 ha). It is therefore clear that the immediate vicinity of the site, indeed in two directions from the site, is an area in which higher density, and flatted, development is already evident. This factor sets this particular site apart from the vast majority within the Hook Heath area and, as such, in this site specific context, the density proposed is considered to be acceptable and the proposed development would make efficient use of land within the Urban Area to provide additional housing whilst also respecting the character of the area. Given the specific circumstances set out above it is not considered by Officers that a grant of planning permission for the development proposed on this site would be readily comparable to the vast majority of sites within the Hook Heath area.

06. Policy CS11 of the Woking Core Strategy 2012 states that:

"All residential proposals will be expected to provide a mix of dwelling types and sizes to address the nature of local needs as evidenced in the latest Strategic Housing Market Assessment in order to create sustainable and balanced communities.

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.

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."

07. Family accommodation is defined within the Woking Core Strategy 2012 as "2+ bedroom units which may be houses or flats" (para 5.73, emphasis added). The existing dwelling to be demolished constitutes family accommodation/a family

21 MARCH 2023 PLANNING COMMITTEE

home. However, all x7 proposed dwellings would provide 2 bedrooms or more and measure 111 sq.m or more in GIA, such that they would all constitute family accommodation/a family home (as defined by para 5.73 of the Woking Core Strategy 2012). As such, there would be no loss of a family home and the proposed development would comply with Policy CS11 of the Woking Core Strategy 2012 in this respect.

08. The West Surrey Strategic Housing Market Assessment (SHMA) (September 2015) is the latest SHMA. The following table compares the latest SHMA market housing requirements against the proposed development:

	SHMA need- market dwellings	Proposed - market dwellings
2 bedrooms	28.1%	6 (86%)
3 bedrooms	38.3%	1 (14%)
Total		7 (100%)

Note: only relevant proposed dwelling sizes are shown

09. It is acknowledged that not every development site will deliver the complete mix of unit sizes and that Policy CS11 operates, and is monitored, Borough wide. Whilst the proposed development would deliver a larger proportion of 2 bedroom dwellings than is required by the SHMA it is recognised that the proposed development is for a relatively modest x7 total dwellings. The proposed development would also provide a 3 bedroom dwelling, thus providing a mix of dwelling sizes. The proposal thus accords with Policy CS11 in this regard.
10. It should also be noted that the provision of 2 (and 3) bedroom dwellings (all of which would exceed 111 sq.m in GIA) would likely be attractive to those who wish to downsize from under occupied larger houses, particularly those who do not wish to relocate from the Hook Heath area (or surrounds). This would assist in freeing-up under-occupied larger houses. Overall, subject to the further planning considerations set out within this report, the principle of development is acceptable.

Design, character and appearance

11. The site comprises the residential curtilage associated with the existing detached dwelling of Quevrue, which is proposed to be demolished. Policy DM10 of the DM Policies DPD (2016) states that:

“Housing development on garden land and/or that to the rear or side of an existing property will be supported provided that it meets other relevant Development Plan policies and that:

(i) it does not involve the inappropriate sub-division of existing curtilages to a size substantially below that prevailing in the area, taking account of the need to retain and enhance mature landscapes;

(ii) it presents a frontage in keeping with the existing street scene or the prevailing layout of streets in the area, including frontage width,

21 MARCH 2023 PLANNING COMMITTEE

building orientation, visual separation between buildings and distance from the road;

(iii) the means of access is appropriate in size and design to accommodate vehicles and pedestrians safely and prevent harm to the amenities of adjoining residents and is in keeping with the character of the area; and

(iv) suitable soft landscape is provided for the amenity of each dwelling appropriate in size to both the type of accommodation and the characteristic of the locality.

In all cases, any development of garden land should not result in harm to the character and appearance of an area and any biodiversity value of the site.”

12. Policy CS21 of the Woking Core Strategy (2012) requires proposals for new development to *“Create buildings and places that are attractive with their own distinct identity; they should respect and make a positive contribution to the street scene and the character of the area in which they are situated, paying due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land... Incorporate landscaping to enhance the setting of the development, including the retention of any trees of amenity value, and other significant landscape features of merit, and provide for suitable boundary treatment/s”.*
13. The reasoned justification text to Policy CS21 states (at para 5.204) that *“a Character Study has been carried out to provide evidence of the distinctiveness of the various parts of the Borough. All forms of development should have regard to the Character Study”.* The site falls within Character Area 7 (Hook Heath), a large Arcadian residential area to the south-west of Woking, set out in a garden city style, with long main distributor roads on tree lined avenues, feeder roads with further residential properties lead off the main routes in cul-de-sacs and crescents. The majority of the properties are large, detached houses built on large plots, they are generally constructed of buff and red brick, with sections of the facade often covered in hung tiles. Roofs are predominantly steeply pitched and tiled, with dormer windows for the upper floors. The properties are designed as individuals but with consistent features, which reflect the ‘Arts and Crafts’ movement. There is also some modern infill housing, the majority of which are large, detached properties. Mature hedgerows, and groups of trees, often clearly define the separation between public and private space, this creates a semi-rural character.
14. Policy CS24 of the Woking Core Strategy (2012) states that *“all development proposals will provide a positive benefit in terms of landscape and townscape character”.* Section 12 of the NPPF relates to design, stating, inter alia, that *“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”* (para 126). Paragraph 130 of the NPPF states that *“Planning...decisions should ensure that developments...b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping”.*

21 MARCH 2023 PLANNING COMMITTEE

15. Policy BE1 of the HHNP states, inter alia, that:

“In order to maintain or enhance the character of the Area, all developments should

- a) be designed to a high quality and closely reflect the existing rhythm, proportion, materials, height, scale, bulk, massing and storey heights of nearby buildings. Where possible, plot sizes should be similar to those adjacent and in other cases within the mid-range for Arcadian Developments (5-10 dph). Regard should be paid to guidance contained within the associated 2014 Character Study;*
- b) ensure that the specific context of the site and the wider character of the street scene are fully taken into account in relation to scale, appearance and materials”.*

16. Holly Bank Road generally comprises large dwellings of a variety of styles and ages, set within generous and mature gardens. The character and appearance of the area has evolved over time, with the large gardens of the original dwellings split and developed. This results in a mixed and sylvan character to the area.

17. The existing dwelling on the site dates from the 1950s (pp ref: 8851). Whilst it demonstrates some ‘Arts and Crafts’ influence in its steeply pitched roof, and the proportion of roof in comparison to elevations, it otherwise has a rather typical post-war appearance, most notably in respect of its external materials and the proportion of window openings to masonry. As such, it is somewhat atypical of the architecture generally present within the Hook Heath area and has very limited aesthetic and townscape value, and no known historical value. Moreover, it is not located within (and is not adjacent to) a Conservation Area and is not listed at either local or national level (and is not located adjacent to any local or nationally listed building). The demolition of the existing dwelling therefore cannot be reasonably resisted by the Local Planning Authority, subject to suitable replacement.

18. The proposed building would be positioned in a similar location to the existing dwelling to be demolished. Vehicular and pedestrian access would be slightly relocated from the existing crossover although would remain onto Holly Bank Road and the front elevation of the building would face north-west with the surface parking area in front of this.

19. The proposed building would have a ‘Tudor influence’ to the elevations, which would comprise of facing brickwork at ground floor level with a light coloured render with timber effect framing at first floor level and a clay tiled roof (to the pitched elements). A two storey gable would form a focal point to the front (north-west) elevation, containing the entrance. Whilst the overall depth of the building would not be insignificant the floor plan would be heavily stepped through both the front gable and the significant ‘step in’ of the rear element. Furthermore, during the application process amended plans have been submitted by the applicant in response to feedback provided by Officers. Amended plans add a two storey bay to the Holly Bank Road facing elevation, to add articulation and visual interest, and also add chimney stacks to both the Holly Bank Road, and Pinehurst, facing elevations, again to add articulation and visual interest. These additions are considered to break down the depth of

21 MARCH 2023 PLANNING COMMITTEE

the side elevations, most notably that which would be visible from Holly Bank Road, albeit which would be partly 'filtered' by boundary screening.

20. There was initially some Officer concern in respect of the 'Tudor influence', notably the timber effect framing at first floor level. However, the Computer Generated Images (CGIs) subsequently submitted by the applicant demonstrate that the combination of glazed projecting balconies and inset second floor level terraces (within the front and rear elevations) would imbue a contemporary effect to the design overall, which is thus considered to avoid 'pastiche'. Whilst habitable accommodation would be provided across three storeys the second floor level accommodation would be contained wholly within the roof, served by inset terraces (within the front and rear elevations) and x2 modest, proportionately scaled dormer windows within each side. The front and rear projecting balconies would have clear glazed panels and thus have a similar appearance to those at nearby Woodbank. Thus, they would not appear incongruous within this particular context. The front and rear inset terraces are considered visually acceptable, imbuing a contemporary effect.
21. The proposed building would remain around 8.5m and 15.0m respectively away from the Holly Bank Road site boundary, between around 13.0m and 15.0m respectively away from the Hook Heath Road site boundary (excluding the rear projecting balcony), between around 7.0m and 9.0m respectively away from the common boundary with Pinehurst and between around 20.0m and 22.0m away respectively from the common boundary with Pinewood (excluding the front projecting balcony). As such, the proposed building would not appear visually intrusive or overbearing in views from either Holly Bank Road or Hook Heath Road. Furthermore, views of the proposed building from these roads would be 'filtered' by retained, and new, boundary planting.
22. Whilst the proposed development seeks to replace a single dwelling with an apartment block the site sits at the junction of Holly Bank Road and Hook Heath Road. As such, in this site specific context, there are existing apartment blocks both to the west (Woodbank, on the opposite side of Holly Bank Road) and to the south (Holywell, on the opposite side of Hook Heath Road). Woodbank provides x51 retirement living with care units, together with residents facilities (planning permission refs: PLAN/2015/1064, PLAN/2018/1141 refer), within a single building which provides habitable accommodation across three storeys (maximum ridge height of around 11.2m).
23. Whilst it is acknowledged that the development at Woodbank replaced a care home the former building on that site had a narrower depth and was of a more domestic scale than the building which is now present at Woodbank. Moreover, the development at Woodbank was permitted under the provisions of the Woking Core Strategy (2012) and the HHNP. Woodbank demonstrates a combination of three storey elements and elements whereby the second floor level accommodation is provided within the roof and served by dormer windows. It has a large area of 'crown' roof and there are projecting balconies at first and second floor levels on all elevations (these being formed largely of clear glazed panels). Woodbank takes vehicular access from Holly Bank Road and provides x27 surface parking spaces.
24. Holywell provides x10 apartments across two buildings which both provide three storeys of habitable accommodation, the second floor level largely being provided within the mansard roofs. There are around x13 surface parking

21 MARCH 2023 PLANNING COMMITTEE

spaces towards the front of the site (with further parking in basement level garages to the rear). Whilst the Holywell buildings were permitted in 1987 (pp ref: 87/0153) they nonetheless form part of the existing character of the immediate area.

25. Whilst the 'crown' roof form of the proposed building is acknowledged given that the visual effect of this 'crown' roof would be mitigated by the pitched elements of roof on all sides (and which would be tiled), together with the extent of 'crown' roof at Woodbank and the mansard forms of the Holywell buildings (which result in flat roofs), it is not considered that the 'crown' roof form would cause any material level of visual harm in this specific context, and certainly not a level of visual harm which would be capable of forming a potentially defensible reason for refusal. It is material that, in deciding an appeal against the refusal of a previous proposal at Woodbank (ref: PLAN/2013/1306 - Appeal Ref: APP/A3655/A/14/2221081) the Inspector stated (at para 15) that *"The areas of flat roof would not be visible because they would be set below the ridge lines of the roofs. Most passers-by would probably not appreciate that the sloping roofs of each elevation did not meet up. In principle the flat roofs would be acceptable."* Also, in making a recent (31 January 2023) appeal decision within the Borough (Orchard Cottage, Bracken Close, Woking - Appeal Ref: APP/A3655/W/22/3300723) an Inspector stated that *"while upper floor accommodation would be facilitated by a crown roof and dormer windows, given the variety of dwelling styles within the street, this roof form alone would not result in undue harm to the character and appearance of the area"*. These appeal decisions are considered by Officers to be highly indicative of the approach which an Inspector would take to the proposed roof form in this case, in the event the application was to be refused on this basis.
26. In terms of the grain and pattern of development the width of the proposed building would be comparable to those at Holywell and the depth would be heavily stepped into two main elements which would each be comparable to those at Holywell. In the context of nearby Woodbank and Holywell and considering the space which would remain around all sides of the proposed building, the impact on the grain and pattern of development is considered to be acceptable.
27. The proposed development also includes a bin store and cycle store. Whilst the bin store would be positioned close to the vehicular crossover with Holly Bank Road this would be a modest (c.2.3m high) and clearly ancillary structure, the positioning of which would not be unduly prominent in visual terms, and which would facilitate collection by operatives within the required bin pull distances, as well as suitable convenience for future residents. The bin store would be sufficiently sized to accommodate the required number of bins (x2 660L bins for rubbish, x2 660L bins for recycling & 1x 140L food waste bin). The cycle store would be a more substantial structure (c.3.9m high) providing secure, covered storage for x14 cycles (i.e., x2 per dwelling) albeit would be more discreetly located within the site, being positioned in a similar location to an existing outbuilding to be demolished. It would have a hipped roof, appear readily subordinate to the main building, and also as a clearly ancillary element.
28. Whilst the level of surface car parking (x14 spaces) would readily mark this as an apartment building the amount of surface parking would be less than that at nearby Woodbank (x27 spaces) and readily comparable to the frontage parking at nearby Holywell (x13 spaces) such that it would not appear unduly harmful

21 MARCH 2023 PLANNING COMMITTEE

or discordant in this site specific context. There is also scope (shown indicatively on the proposed site plan - condition 11 refers) to provide new, and 'reinforced', planting along the Holly Bank Road and Pinewood site boundaries so as to 'soften' the car parking area. Appropriate use of ground surfacing materials (i.e., potentially using resin bound gravel or using a different surface material for the parking spaces) would also visually 'break up' the car parking area (condition 11 refers).

29. Policy BE1 of the HHNP requires new development to reflect the height of nearby buildings. The proposed building would have a maximum height of approximately 10.4m (compared to the existing approximate 11.2m) and an eaves height of approximately 6.4m (compared to the existing approximate 5.6m). The maximum height of 10.4m would be lower than that of nearby Woodbank, which measures around 11.2m. Given these combined factors the proposed heights would not have a detrimental impact on the street scenes and character of the area.
30. Overall, in this site specific context, the proposed development is considered a visually and spatially acceptable form of development which would have an acceptable impact on the character, grain and pattern of development within the area. Furthermore, the proposed development would have a public benefit in providing x6 net additional dwellings within a sustainable location within the Urban Area. As such, the proposed development would not conflict with Policy CS21 of the Woking Core Strategy 2012, Policy BE1 of the Hook Heath Neighbourhood Plan (2015-2027), Policy DM10 of the Development Management Policies DPD 2016, the provisions of SPD Design (2015) and the NPPF in respect of design and character.

Neighbouring amenity

31. Policy CS21 of the Woking Core Strategy (2012) states that "*Proposals for new development should...Achieve a satisfactory relationship to adjoining properties, avoiding significant harmful impact in terms of loss of privacy, daylight or sunlight, or an overbearing effect due to bulk, proximity or outlook*" and "*Be designed to avoid significant harm to the environment and general amenity, resulting from noise, dust, vibrations, light or other releases*". More detailed guidance is provided within SPDs Outlook, Amenity, Privacy and Daylight (2022) and Design (2015).
32. The potential loss of enjoyment of a view is not a ground on which planning permission can potentially be refused although the impact of a development on outlook is a material planning consideration and stems on whether the development would give rise to an undue sense of enclosure or overbearing effect to neighbouring/nearby residential properties. There are no established guidelines for what is acceptable or unacceptable in this regard, with any assessment subjective as opposed to empirical, with key factors in this assessment being the existing local context and arrangement of buildings and uses. Paragraph 2.5 of SPD Outlook, Amenity, Privacy and Daylight (2022) states that "*Outlook from a principal window will generally become adversely affected when the height of any vertical facing structure exceeds the separation distance from the window. When a structure is placed too close to a window so that it completely dominates the outlook it will have an overbearing impact*". It must also be noted that Policy CS21 of the Woking Core Strategy (2012) refers to "*significant harmful impact*", this is the threshold which must be reached to

21 MARCH 2023 PLANNING COMMITTEE

form any potentially robust, and defensible, reason for refusal on neighbouring amenity grounds.

33. Appendix 1 of SPD Outlook, Amenity, Privacy and Daylight (2022) sets out minimum separation distances for achieving privacy, those most relevant are shown below:

Number of storeys	Measured Dimension	Distance (metres)
Two	Front to front elevation	10
	Rear to rear elevation	20
	Front or rear to boundary/flank	10
	Side to boundary	1
Three and over	Front to front elevation	15
	Rear to rear elevation	30
	Front or rear to boundary/flank	15
	Side to boundary	2

34. In respect of daylight, and where existing habitable room windows/openings are orientated at 90° in relation to a proposed development, SPD Outlook, Amenity, Privacy and Daylight (2022) states (at para 5.10) that “*they may affect the daylighting of an adjoining dwelling if they project beyond 3 metres of the building elevation, particularly if positioned close to a common boundary. Significant loss of daylight will occur if the centre of the affected window (or a point 1.6m in height above the ground for floor to ceiling windows/patio doors) lies within a zone measured at 45° in both plan and elevation*”. Where existing habitable room windows/openings are located directly opposite a proposed development the SPD (at para 5.9) identifies that suitable daylight is achieved where an unobstructed vertical angle of 25° can be drawn from a point taken from the middle of each of the existing window openings.

35. The key neighbouring amenity impacts to consider in this instance are:

Pinewood, Holly Bank Road:

36. Pinewood is a detached two storey dwelling fronting Holly Bank Road, the front elevation of which faces west and the private garden of which is to the rear (east). The case officer visited Pinewood to inform assessment of the proposal. Part of the side (south) boundary of Pinewood adjoins the site, where it does so Pinewood benefits from an existing detached double garage which is located close to the common boundary, and which presents its (blank) rear elevation to the common boundary. The area to the north/north-west of the Pinewood garage is laid to gravel to accommodate car parking.
37. At its closest (i.e., the two storey front gable projection and the first floor level front balconies) the proposed building would be located around 20.0m away from the common boundary with Pinewood, the ‘main’ part of the building (including the second floor level inset terraces) being located around 22.0m away from the common boundary. Given that these separation distances would very notably exceed the c.10.4m maximum height (and c.6.4m eaves height) of the proposed building no significant harmful overbearing effect, by reason of bulk, proximity or loss of outlook, would arise to Pinewood. Moreover, the proposed building would be positioned opposite the frontage parking area of

21 MARCH 2023 PLANNING COMMITTEE

Pinewood and be screened, in part, by the existing garage at Pinewood. For the preceding combined reasons no significant harmful loss of daylight or sunlight would arise to Pinewood, notwithstanding that the site is located to its south.

38. Due to the orientation of the proposed building the openings (including the balconies and terraces) within the front elevation would face north-west, thus being obliquely orientated in relation to the dwelling of Pinewood. Notwithstanding the approximate 20.0m to 22.0m separation distances retained to the common boundary, which notably exceed the 15.0m front to boundary/flank (three storey) set out within Appendix 1 of the SPD, the outlook from the front elevation openings would generally face across the gravelled frontage parking area of Pinewood and would not overlook the private rear garden of Pinewood. Whilst views from the front elevation openings would be possible towards the side (south) elevation of Pinewood such views would be oblique, and at distances of around 24.0m (from first floor level) and 26.0m (from second floor level), such that they would not result in significant harmful loss of privacy to the dwelling of Pinewood. Moreover, such views would occur at greater (or at least at comparable) distances to those which are achievable from the first floor rear elevation windows of Pinehurst.
39. The proposed bin store would be positioned around 15.0m away from the common boundary with Pinewood and the proposed cycle store further distant still. As such, these elements would not give rise to any neighbouring amenity impacts upon Pinewood given their single storey scale.

Pinehurst, Hook Heath Road:

40. Pinehurst is a detached part two storey, part single storey dwelling fronting Hook Heath Road, the front elevation of which faces south-east and the private garden of which is to the rear (north-west). Within the private rear garden the patio area is set directly behind the two storey form, thus being 'bounded' to the western side by the single storey element, which projects beyond the two storey rear building line of the dwelling. Pinehurst is set behind gates fronting Hook Heath Road and has a very deep frontage (c.30.0m), which is laid to a combination of soft landscaping to both sides and a central driveway which widens in front of the dwelling to provide parking and access to and from the integral garage. The facing side (south-west) elevation of Pinehurst is at single storey level and contains no habitable room windows or other openings (i.e., openings in this elevation all serve non-habitable rooms – integral garage, utility, w/c). The case officer visited Pinehurst to inform assessment of the proposal.
41. The proposed building would be positioned partly forwards of, and partly parallel with, the side (south-west) elevation, of Pinehurst. Where forwards of Pinehurst it would be between around 7.0m, 8.0m and 11.0m respectively away from the common boundary. Where parallel with the side elevation of Pinehurst it would be between around 9.0m and 10.5m respectively away from the common boundary. The separation distances between the proposed building and the common boundary with Pinehurst would always exceed the eaves height (c.6.4m) and, likewise, where it reaches its maximum height (c.10.4m), a comparable, or greater, separation distance would always be achieved to the common boundary. As such, no significant harmful overbearing effect, by reason of bulk, proximity or loss of outlook, would arise to Pinehurst. For the

21 MARCH 2023 PLANNING COMMITTEE

preceding combined reasons no significant harmful loss of daylight or sunlight would arise to Pinehurst, notwithstanding that the site is located to its west/south-west.

42. Where positioned forwards of the dwelling of Pinehurst the proposed building would be opposite the frontage of Pinehurst, which is laid to a combination of soft landscaping to both sides and a central driveway which widens in front of the dwelling to provide parking and access to and from the integral garage. Whilst there would be first floor level windows (serving habitable rooms) within the facing side elevation any overlooking effect of these windows upon the frontage of Pinehurst would not be significantly greater than that of the existing clear-glazed first floor level windows within the dwelling to be demolished. Moreover, due to the layout and use of the frontage of Pinehurst (the private garden of which is located to the rear) any overlooking effects of the opposing first floor level side-facing windows on this frontage are not considered to reach the “*significant harmful impact*” threshold set out in Policy CS21 so as to form any potentially robust, and defensible, reason for refusal on neighbouring amenity grounds. It is also a consideration (albeit not determinative) that views from these first floor level windows would also remain ‘filtered’, to some degree, by retained trees close to this common boundary, and by trees on land at Pinehurst, these including several evergreen species (i.e., G10 - Leyland cypress, T5/6/8 - Lawson cypress & T2/3/7/9 - Pine).
43. The facing side elevation of Pinehurst is at single storey level and contains no habitable room windows or other openings (i.e., openings in this elevation all serve non-habitable rooms – integral garage, utility, w/c). During the application process amended plans have been submitted by the applicant in response to feedback provided by Officers. Amended plans have, inter alia, ‘handed’ (i.e., switched) the internal layout of part of the second floor dwelling (Plot 7) in order to ensure that the second floor level dormer windows facing towards the common boundary with Pinehurst serve non-habitable rooms (i.e., Master en-suite and dressing room). Condition 15 would secure the entire obscure-glazing, and non-opening below 1.7m from FFL, of these dormer windows to protect the privacy of Pinehurst – this is due to the absence of existing second floor level windows facing in this direction towards Pinehurst.
44. Due to the orientation of the proposed building the openings (including the balconies and terraces) within the front elevation would face north-west, thus being obliquely orientated in relation to the dwelling and rear garden of Pinehurst. Whilst views from the front elevation openings would be possible towards the rear garden of Pinehurst such views would be oblique, and at distances of around 9.0m (from first floor level), 10.0m (from first floor front balcony) and 12.0m (from second floor level front terrace). Whilst these separation distances would not be significant, they would also not be notably less than those between existing first and second floor level windows within the existing dwelling to be demolished (including a second floor level window within the north-facing gable) and the rear garden of Pinehurst. The overall width, depth and layout of the rear garden of Pinehurst is also such that the closest part of the rear garden is less sensitive to potential overlooking than areas further east (such as the patio). Taking these factors into account the front elevation openings would not result in significant harmful loss of privacy to the rear garden of Pinehurst.

21 MARCH 2023 PLANNING COMMITTEE

Car parking:

45. The impact of noise arising from the proposed car parking would be inherently limited by the fact that x14 parking spaces would be provided. Moreover, given the residential nature of the proposed development vehicle movements to and from the car parking would be spread over time and as such the noise implications would be limited. They thus would avoid significant harm to the environment and general amenity in accordance with Policy CS21 of the Woking Core Strategy (2012).

Holywell, Hook Heath Road:

46. Holywell is located to the south/south-east (on the opposite side of Hook Heath Road) and provides x10 apartments across two three-storey buildings. There are surface parking spaces towards the front of the site, close to Hook Heath Road.
47. Separation distances of around 26.5m (from the building) and 24.5m respectively (from the first floor rear balcony) would be retained to the front boundary of Holywell with greater distances of at least 40.0m (from the building) and 38.0m respectively (from first floor rear balcony) being retained to the buildings of Holywell. These separation distances, taken together with the 'across-the-street' relationship and the scale and form of the proposed building, are such that no significant harmful overbearing effect, by reason of bulk, proximity or loss of outlook, and no significant harmful loss of privacy, would arise to Holywell. For the same preceding combined reasons no significant harmful loss of daylight or sunlight would arise to Holywell, particularly given (in sunlight terms) that the site is located to the north/north-west of Holywell.

Woodbank, Holly Bank Road:

48. Woodbank is located to the west (on the opposite side of Holly Bank Road) and provides x51 retirement living with care units, together with residents facilities, within a three storey building. The proposed building would be located offset from the south-east elevation of Woodbank and would be positioned, at its closest, around 17.0m and 22.0m respectively away from the boundary of Woodbank. These separation distances, taken together with the 'across-the-street' relationship and the scale and form of the proposed building, are such that no significant harmful overbearing effect, by reason of bulk, proximity or loss of outlook, and no significant harmful loss of privacy, would arise to Woodbank. For the same preceding combined reasons no significant harmful loss of daylight or sunlight would arise to Woodbank.

Other properties:

49. Having regard to the nature, scale, siting and form of the proposed development no material impacts would arise to nearby properties other than those assessed previously.
50. Overall, subject to recommended conditions, the proposed development is considered to result in acceptable neighbouring amenity impacts.

21 MARCH 2023 PLANNING COMMITTEE

Residential amenity of future occupiers

51. Paragraph 130 of the NPPF states, inter alia, that “*Planning...decisions should ensure that developments: f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users*”. Whilst the Council has not adopted the Technical housing standards - nationally described space standard (March 2015) (NDSS) (unless Policy DM11 of the DM Policies DPD (2016) is engaged, which it is not in this instance) they nonetheless remain a useful indicator of the standard of residential accommodation which is proposed. As can be seen from the following table all proposed dwellings would exceed 110 sq.m in gross internal area (GIA), with the 3 bedroom dwelling exceeding 205 sq.m in GIA. As such, all dwellings would very comfortably exceed the relevant minimum gross internal floor area requirement of the NDSS. All bedrooms of all dwellings would be sufficiently sized in accordance with the NDSS.

Plot No.	No. of Bedrooms	GIA (sq.m)	NDSS GIA requirement (sq.m)
1	2	111	61 (3p), 70 (4p)
2	2	113	
3	2	115	
4	2	111	
5	2	113	
6	2	115	
7	3	208	74 (4p), 86 (5p), 95 (6p)

52. All dwellings would benefit from triple-aspect overall with large open-plan living/kitchen/dining rooms being dual-aspect (at ground and first floors) and opening directly onto patio areas (ground floor dwellings), balconies (first floor dwellings) or a terrace (second floor dwelling). All dwellings would benefit from either a patio (ground floor dwellings) or projecting balcony (first floor dwellings) with the second floor dwelling (3 bedroom) benefitting from x3 terraces. A landscape buffer of around 2.5m would be provided between the ground floor front openings and the car parking/footway. As such, a high standard of daylight, outlook and sunlight would be provided to future occupiers of all dwellings.
53. Policy CS21 of the Woking Core Strategy (2012) requires, inter alia, “*appropriate levels of private and public amenity space*”. Policy DM10 of the DM Policies DPD (2016) requires, inter alia, that “*suitable soft landscape is provided for the amenity of each dwelling appropriate in size to both the type of accommodation and the characteristic of the locality*”. SPD Outlook, Amenity, Privacy and Daylight (2022) states (at para 3.18) that “*All forms of dwelling need to have sufficient space around them for general amenity purposes, which should also meet the requirements of outlook, privacy and daylight and integrate the building within its context. It is expected that an area of approximately 30 sqm. for dwellings up to two storeys high and 15 sqm. for each storey thereafter up to four storeys high...would be sufficient for this purpose*”. On this basis an area of approximately 195 sq.m (i.e., 30 sq.m x6 + 15 sq.m) would meet the requirement. The area of soft landscaping in the site would measure around 900 sq.m, this being well above the requirement. Given the immediate existing context provided by both Woodbank and Hollywell the approach to external amenity space provision is acceptable in this site specific

21 MARCH 2023 PLANNING COMMITTEE

circumstance. The proposed site plan shows indicative new planting, condition 11 can secure further details of this.

54. Policy DM7 of the DM Policies DPD 2016 relates to, inter alia, noise, including for noise-sensitive development. The proposed building would be in proximity to an electricity substation (on Hook Heath Road, to the south/south-west). UK Power Networks (UKPN) have been consulted on the application, the proposed building would be positioned between around 12 and 13 metres away from the substation (the cycle store would be closer although non-habitable) and would not directly overlook it (being located offset from it), UKPN access to the substation (which is taken from Hook Heath Road) would not be impeded by the proposal. Having regard to the UKPN consultation response the proximity of the electrical substation is not considered to compromise the residential amenity of future occupiers and it is noted that UKPN have not raised an objection to the application. Overall, the proposed development would provide a high quality of residential amenity of future occupiers.

Highways and parking

55. The site is sustainably located within the Urban Area and within an established residential area. Policy DM10 of the DM Policies DPD 2016 requires that "*the means of access is appropriate in size and design to accommodate vehicles and pedestrians safely and prevent harm to the amenities of adjoining residents and is in keeping with the character of the area*". Paragraph 110 of the NPPF states that, "*In assessing...specific applications for development, it should be ensured that a) appropriate opportunities to promote sustainable transport modes can be - or have been - taken up, given the type of development and its location [and that] d) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree*". Paragraph 111 states that "*Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe*".
56. Vehicular and pedestrian access would be slightly relocated from the existing crossover although would remain onto Holly Bank Road. The proposed development has been considered by the County Highway Authority (Surrey County Council) who, having assessed the application on highway safety, capacity and policy grounds, raise no objection and recommend that conditions be attached in respect of: (i) modified access with Holly Bank Road (condition 16 refers), (ii) provision of parking and turning space within site (condition 17 refers), (iii) EV charging point provision (no condition refers, see below) and (iv) cycle storage provision (condition 13 refers).
57. Policy CS18 of the Woking Core Strategy 2012 states that minimum car parking standards will be set for residential development (outside of Woking Town Centre). SPD Parking Standards (2018) sets out a minimum residential parking standard of 1 space for 2 and 3 bedroom flats, apartments or maisonettes. However, SPD Parking Standards (2018) does not form part of the Development Plan (rather it informs the application of Policy CS18). The HHNP does form part of the Development Plan in this instance (and as such should be afforded greater weight than SPD Parking Standards (2018)). Policy BE2 of the HHNP states that:

21 MARCH 2023 PLANNING COMMITTEE

“Development proposals must provide adequate parking on-plot and are not permitted to rely on on-street parking. Minimum on-plot parking for residential properties in Hook Heath is defined as:

<i>1 bedroom property</i>	<i>1 car space</i>
<i>2 - 3 bedroom property</i>	<i>2 car spaces</i>
<i>4+ bedroom property</i>	<i>3 car spaces</i>

All proposals must demonstrate that development will not result in on-road parking to the detriment of highway safety or adverse impact on the character of the Area”.

58. As can be seen from the following table the proposed development would provide on-plot parking in accordance with the minimum standards set out by Policy BE2 of the HHNP. Because Policy BE2 does not distinguish between parking provision for flats/apartments and that for houses it is considered, given that all x7 dwellings would be apartments, that it is appropriate for parking provision to be at the minimum level required by Policy BE2. In this respect it is material that SPD Parking Standards (2018) states (at p.12-13) that *“for all flat sizes, when compared against the corresponding number of bedroom houses/bungalows, have a lower average level of car ownership”.*

No. of bedrooms	No. of dwellings	HHNP Policy BE2 Parking Standard	Parking Spaces Required	Total Parking Spaces Required	Total Parking Spaces Proposed
2	6	2	12	14	14
3	1	2	2		

59. A swept path drawing has been submitted to demonstrate that vehicles would be able to manoeuvre into, and out of, parking spaces and that a refuse/recycling collection vehicle would be able to enter the site for collection purposes.
60. In respect of cycle parking SPD Parking Standards (2018) requires the provision of *“2 spaces per dwelling”* for *“C3 Dwelling houses”*. Details of the cycle store form part of the application, this structure would provide secure, covered storage for x14 cycles (i.e., x2 per dwelling) in accordance with the SPD requirement (condition 13 refers). Section 6.1 of SPD Climate Change (2013) only requires the provision of electric vehicle (EV) charging points for *“Flats and housing with communal facilities of 20 or more parking spaces”*. Because x14 parking spaces would be provided the proposed development is not required to provide EV charging points by the SPD in planning terms (although may be required to by other regulatory requirements). The bin store would be positioned close to the vehicular crossover with Holly Bank Road to facilitate collection by operatives within the required bin pull distances and convenient access for future residents.
61. Whilst it is acknowledged that numerous letters of representation raise concern in respect of the impact of increased traffic on local roads, and particularly on the nearby junction of Holly Bank Road and Hook Heath Road, in the absence of objection being raised by the County Highway Authority (Surrey CC) on highway safety, capacity and policy grounds, any such potential refusal on this

21 MARCH 2023 PLANNING COMMITTEE

basis would not be robust and would very likely not be defensible. Further, given that the proposed level of on-plot parking provision complies with the minimum requirement of Policy BE1 of the HHNP (that being a higher requirement than that set out within SPD Parking Standards (2018)) there is no cogent evidence that the proposed development would give rise to 'overspill' on-street parking on Holly Bank Road (or on Hook Heath Road), or that any such 'overspill' on-street parking would give rise to an unacceptable impact on highway safety, or that the residual cumulative impacts of the proposal on the road network would be severe. Overall therefore, subject to recommended conditions, the impact upon highways and parking is acceptable.

Arboriculture

62. Policy CS21 of the Woking Core Strategy (2012) states, inter alia, that *"Proposals for new development should... Incorporate landscaping to enhance the setting of the development, including the retention of any trees of amenity value, and other significant landscape features of merit, and provide for suitable boundary treatment/s"*. Policy DM2 of the DM Polices DPD (2016) states that *"Trees, hedgerows and other vegetation of amenity and/or environmental significance or which form part of the intrinsic character of an area must be considered holistically as part of the landscaping treatment of new development. When considering development proposals, the Council will...require landscape proposals for new development to retain existing trees and other important landscape features where practicable...require any trees which are to be retained to be adequately protected to avoid damage during construction...require adequate space to be provided between any trees to be retained and the proposed development (including impervious surfaces)"*.
63. Policy BE1 of the HHNP requires proposals for new development to, inter alia, *"maintain residential privacy and the character of the Area by i. preserving existing grassed verges, front boundary hedges and tree screens; ii. retaining mature or important trees, groups of trees or woodland on site, and replacing any removed trees of recognised importance with trees of a similar potential size and species; iii. not removing boundary treatment which is important to the character and appearance of the Area"*.
64. The application has been submitted with a tree survey and arboricultural impact assessment and a tree protection plan (prepared by GHA Trees). The submitted arboricultural information identifies that G16 (Sorbus and prunus, Low quality) would be removed alongside G19 (Scrub growth, Low quality) and that T12 (Acer ssp, Moderate Quality) would be pruned. The removal of this small number of relatively insignificant (Category C, Low quality) trees and shrubs would not significantly impact the local or wider landscape and would be capable of mitigation through replacement planting (condition 11 refers).
65. The arboricultural information also identifies that the proposed cycle store would be located partly within the Root Protection Areas (RPAs) of T17 and T18 (both Atlas cedars, both High Quality) but that this *"will however be a lightweight structure which will be installed on localised above ground pads to minimise excavations in this area"* and that the main building, relocated site access and bin store all fall outside of RPAs. Whilst a small section of the new parking area would fall within the RPAs of (off-site) T1 (Hornbeam, Moderate quality), T2 and T3 (both Scots Pine, both Moderate quality) the arboricultural information identifies that *"an "up and over" style construction will be*

21 MARCH 2023 PLANNING COMMITTEE

necessary, to ensure that all existing ground levels are retained in their current form, as well as ensuring that satisfactory moisture and oxygen can be obtained from the underlying soil by any tree roots in this area". The arboricultural information also states (at para 7.1) that *"The retained trees are at a satisfactory distance from the proposed new building and highly unlikely to give rise to any inconvenience"* and identifies measures (i.e., temporary ground protection and tree protection fencing) to protect retained trees during the course of site works.

66. The Council's Senior Arboricultural Officer considers the arboricultural implications to be acceptable in principle, albeit further information is required to be submitted for LPA approval prior to the commencement of development (condition 03 refers). Overall, subject to recommended conditions, the arboricultural impacts of the proposed development are acceptable.

Biodiversity and protected species

67. The NPPF states that *"planning...decisions should contribute to and enhance the natural and local environment by... minimising impacts on and providing net gains for biodiversity"* (paragraph 174). Circular 06/05 - Biodiversity and Geological Conservation provides further guidance in respect of statutory obligations for biodiversity and geological conservation and their impact within the planning system and requires the impact of a development on protected species to be established before planning permission is granted. These provisions are reflected within Policy CS7 of the Woking Core Strategy (2012). Paragraph 180 of the NPPF sets out the principles that local planning authorities should apply when determining planning applications.
68. The application has been submitted with a Technical Note: Ecology (dated December 2022) which identifies that lawns dominate the garden, with areas of ornamental planting, hedging and trees also evident, that no evidence of badgers or their setts were recorded on or adjacent to the site, that there were no ponds on the site and therefore, no breeding opportunities for any species of amphibians and that the site, being a residential plot, located in a residential area, does not provide suitable terrestrial habitat for any species of herpetofauna (reptiles and amphibians) and that, in addition, despite a careful search of the site, no species of herpetofauna was seen or recorded sheltering under any refugia lifted. The Technical Note states that, apart from fox and a few common species of birds, either recorded on the site or flying overhead, no other species of any note were recorded during the survey and that the site is of overall low ecological value.

Bats

69. The Technical Note states that no evidence of bats was recorded during the external inspection of the existing property, that the roof tiles were well aligned and tightly sealed, with no obvious access points recorded and that, soffits/fascia's were well-maintained and tightly sealed, lacking any access points. The Technical Note states that during the internal inspection of the property a few (c.10) bat droppings (confirmed by DNA analysis to be brown long-eared bats) were found within the roof space with individual droppings attached to the internal gable wall but that no evidence of bats was recorded during the external and internal inspection of the other buildings recorded on the site (i.e., the front lean-to, rear summer house and detached timber shed),

21 MARCH 2023 PLANNING COMMITTEE

which were all considered to provide negligible roosting opportunities for bats due to their construction type and/or condition, lacking any separate roof voids and/or crevice dwelling opportunities.

70. The Technical Note states that the trees were assessed to provide negligible to low roosting opportunities for bats due to their age and lack of any obvious potential roosting features and that the site itself, dominated by the residential property and previously well-maintained garden, provided only limited foraging opportunities for bats.
71. The Technical Note acknowledges that further surveys are required in order to confirm the initial assessment that the existing dwelling is used by brown long-eared bats as an occasionally used day roost only and that the further follow-up surveys will include a re-check of the buildings and activity surveys at the appropriate time of year and during suitable weather conditions (i.e., May through to August). The results of the additional surveys would confirm the status of the bat roost. The LPA has a duty to consider impacts to bats and due to the present lack of surveys the LPA has insufficient information and cannot be sure that the applicant will be able to maintain the population at favourable condition status because the status of roost(s) is not known.
72. As such, appropriate avoidance, mitigation and compensation measures cannot be determined and therefore the recommendation set out within this report reflects the need for further bat survey work to be provided to the Local Planning Authority by the applicant (the bat survey season commences in May so the applicant is unable to undertake such surveys until May) prior to any grant of planning permission but enables this matter to be delegated to the Development Manager (or authorised deputy) provided that: (i) further bat surveys confirm an absence of bat roosts or (ii) any bat roosting compensation or mitigation measures (if required) can be secured through planning condition(s) (SWT would be consulted again on the receipt of the bat survey work). This approach would ensure that the matter of protected species is correctly addressed, in line with Circular 06/2005, prior to any grant of planning permission.
73. Surrey Wildlife Trust Ecology Planning Advice Service (SWT, the ecology adviser to the LPA) comment that the submitted Technical Note appears appropriate in scope and methodology and has identified the likely absence of active bat roosts within trees due to be impacted by the proposed development although SWT comment that bats are highly mobile, move roost sites frequently and that unidentified bat roosts may still be present. As such, SWT recommend that a precautionary approach to works, such as soft felling, should therefore be implemented (condition 06 refers). SWT also comment that the applicant should be encouraged to incorporate bat roosting opportunities (condition 12 refers) and, because nocturnal species including bats are known to be present at the site (these species being sensitive to any increase in artificial lighting of their roosting and foraging places and commuting routes), that an external lighting condition is attached (condition 18 refers).

Breeding birds

74. SWT comment that the applicant should take action to ensure that development activities such as vegetation or site clearance are timed to avoid the bird nesting season of early March to August inclusive and that, if this is not

21 MARCH 2023 PLANNING COMMITTEE

possible and no large areas of dense vegetation are affected, the site could be inspected for active nests by an ecologist prior to any clearance works. If any active nests are found they should be left undisturbed with a buffer zone around them, until it can be confirmed by an ecologist that the nest is no longer in use (condition 05 refers).

Terrestrial mammals

75. SWT comment that the applicant should ensure that construction activities on site have regard to the potential presence of terrestrial mammals to ensure that these species do not become trapped in trenches, culverts or pipes. All trenches left open overnight should include a means of escape for any animals that may fall in (informative 07 refers).

Invasive species

76. SWT comment that, in order to comply with the relevant legislation, the applicant will need to ensure they do not cause any invasive non-native species to spread as a result of the works associated with the development and that, to prevent its spread, *Rhododendron ponticum* should be eradicated using qualified and experienced contractors and disposed of in accordance with the Environmental Protection Act (Duty of Care) Regulations 1991. Given that this matter is addressed by other (stated) regulatory provisions a planning condition is unnecessary and informative 10 refers.

Biodiversity enhancements

77. SWT comment that the proposed development offers opportunities to restore or enhance biodiversity through the following measures:
- Sedum roof;
 - Bird and bat boxes erected on or integral within the new building and/or on mature trees;
 - Bug hotels;
 - Hedgehog houses (gaps should be included within any close-boarded fencing to allow hedgehog to move freely through the site);
 - Log piles;
 - Pollinator nest sites;
 - Wildflower planting; and
 - Any additional enhancements which may be recommended following full appraisal of the site for roosting bats.
78. Further details of these measures can be secured via condition 12. Whilst SWT also comment that a Landscape and Ecological Management Plan (LEMP) should be secured to detail the management measures required to deliver a biodiversity net gain there is presently no Development Plan, or other statutory, requirement to deliver a biodiversity net gain. As such, it would not meet the 'six tests' for planning conditions (NPPF, Para 56) to secure a LEMP, particularly given that the proposal is not for 'Major' development and constitutes redevelopment of an existing residential curtilage within the Urban Area.

21 MARCH 2023 PLANNING COMMITTEE

Flooding and water management

79. Policy CS9 of the Woking Core Strategy (2012) states that *“The Council will determine planning applications in accordance with the guidance contained within the NPPF. The SFRA will inform the application of the Sequential and Exceptional Test set out in the NPPF”*. Policy CS9 also states that *“The Council expects development to be in Flood Zone 1 as defined in the SFRA”*. Paragraph 159 of the NPPF states that *“Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future)”*.
80. The site falls within the lowest probability of fluvial (i.e., river and sea) flooding, as identified on the Gov.uk Flood map for planning, and therefore no fluvial flooding issues arise. Whilst the Council’s Strategic Flood Risk Assessment (SFRA) (November 2015) identifies a small part of the site to be at ‘Medium’ risk of surface water flooding this area forms a small ‘pooled’ area close to (and spanning across) the northern boundary of the site (in the position of part of the proposed car parking), it does not form part of any wider surface water ‘flow path’ within the area and there are no other areas of surface water flood risk either within or adjacent to the site (including along the adjacent sections of Holly Bank Road and Hook Heath Road). As such, it is not considered necessary to apply the sequential test (due to surface water flood risk) in this instance. It is also a material consideration of some weight that the site shows as ‘Very low risk’ for surface water flooding on the Gov.uk flood risk mapping.
81. Given the combined built footprints of the proposed building, bin store, cycle store, and the hard surfacing which would form the parking area and footways, condition 07 would secure that a sustainable drainage system (SuDS) scheme is implemented and maintained throughout the lifetime of the proposed development. Subject to condition 07 the impact upon flooding and water management is acceptable and complies with Policy CS9 of the Woking Core Strategy (2012), the SFRA (November 2015) and the NPPF.

Thames Basin Heaths Special Protection Area (TBH SPA)

82. The Thames Basin Heaths Special Protection Area (TBH SPA) is an internationally important site of nature conservation and has been given the highest degree of protection under the Conservation of Habitats and Species Regulations 2017, technical changes to which have been made by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 following EU exit. As such EU exit has no bearing on the protection afforded to the TBH SPA.
83. Policy CS8 of the Woking Core Strategy (2012) states that any proposal with potential significant impacts (alone or in combination with other relevant developments) on the TBH SPA will be subject to Habitats Regulations Assessment to determine the need for Appropriate Assessment. Following recent European Court of Justice rulings, a full and precise analysis of the measures capable of avoiding or reducing any significant effects on European sites must be carried out at an ‘Appropriate Assessment’ stage rather than taken into consideration at screening stage, for the purposes the Habitats Directive (as interpreted into English law by the Conservation of Habitats and Species Regulations 2017 (the “Habitat Regulations 2017”)). An Appropriate

21 MARCH 2023 PLANNING COMMITTEE

Assessment has therefore been undertaken for the site as it falls within 5 kilometres of the TBH SPA boundary.

84. Policy CS17 of the Woking Core Strategy (2012) states that “*New residential units within five km of an SPA will be required to provide or contribute to the provision and improvement of Strategic Alternative Natural Greenspace (SANG) which is a component of Green Infrastructure and also its Strategic Access Management and Monitoring (SAMM). This land will be used to mitigate the impact and effect of residential development on the SPA, by providing informal recreation land of appropriate quality across Woking Borough*”.
85. Policy CS8 of the Woking Core Strategy (2012) requires new residential development beyond a 400m threshold, but within 5 kilometres of the TBH SPA boundary, to make an appropriate contribution towards the provision of Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM), to avoid impacts of such development on the SPA. The SANG and Landowner Payment elements of the SPA tariff are encompassed within the Community Infrastructure Levy (CIL), however the SAMM element of the SPA tariff is required to be addressed outside of CIL. The applicant has agreed to make a SAMM contribution of £4,740 in line with the Thames Basin Heaths SPA Avoidance Strategy tariff (April 2022 update) (please refer to following table). This would need to be secured through a Section 106 Legal Agreement.

Size of dwelling (bedrooms)	SAMM contribution per dwelling (i)	Number of dwellings in proposal (ii)	Overall SAMM contribution (i.e., i x ii)
2 bedroom	£790	6	£4,740
3 bedroom	£1,040	1 (0*)	£0
Total SAMM contribution			£4,740

**Note: 0 taking into account the existing dwelling to be demolished which provides 3+ bedrooms*

86. The Appropriate Assessment concludes that there would be no adverse impact on the integrity of the TBH SPA providing the SAMM contribution is secured through a S106 Legal Agreement. For the avoidance of doubt, and as of the date the Appropriate Assessment was completed, sufficient SANG at Brookwood Country Park has been identified to mitigate the impacts of the proposed development.
87. Subject to securing the provision of the SAMM tariff (as secured through a Section 106 Legal Agreement) and an appropriate CIL contribution, and in line with the conclusions of the Appropriate Assessment (as supported by Natural England), the Local Planning Authority is able to determine that the proposed development will not affect the integrity of the TBH SPA either alone or in combination with other plans and projects in relation to urbanisation and recreational pressure effects. The proposed development therefore accords with Policies CS8 and CS17 of the Woking Core Strategy (2012), the Updated Thames Basin Heaths Avoidance Strategy (February 2022), Saved Policy NRM6 of the South East Plan 2009 and the requirements of The Conservation of Habitats and Species Regulations 2017 (as amended).

21 MARCH 2023 PLANNING COMMITTEE

Affordable housing

88. 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 fewer than five new dwellings, the Council will require a financial contribution equivalent to the cost to the developer of providing 10% of the number of dwellings to be affordable on site. However, Paragraph 64 of the NPPF states that “*Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer)*”.
89. Whilst it is considered that weight should still be afforded to Policy CS12 it is considered that more significant weight should be afforded to Paragraph 64 of the NPPF. The proposal is not major development and is not within a designated rural area, therefore no affordable housing contribution is sought.

Energy and water consumption

90. Policy CS22 of the Woking Core Strategy (2012) seeks to require new residential development to achieve Code for Sustainable Homes Level 5 from 2016 onwards. However, a Written Ministerial Statement to Parliament, dated 25 March 2015, sets out the Government’s expectation that any Development Plan policies should not be used to set conditions on planning permissions with requirements above the equivalent of the energy requirement of Level 4 of the (now abolished) Code for Sustainable Homes; this is equivalent to approximately 19% above the requirements of Part L1A of the 2010 Building Regulations. This is reiterated in Planning Practice Guidance (PPG) on Climate Change, which supports the NPPF.
91. Part L of the Building Regulations was updated in June 2022 and now requires an energy performance improvement for new dwellings of 31% compared to the 2010 Building Regulations. The current Building Regulations therefore effectively require a higher energy performance standard than what Policy CS22 would ordinarily require. As such, it is not necessary to recommend a condition relating to energy performance as more stringent standards are required by separate regulatory provisions (i.e., the Building Regulations).
92. However, the LPA requires all new residential development to achieve as a minimum the optional requirement set through Part G of the Building Regulations for water efficiency, which requires estimated water use of no more than 110 litres/person/day (conditions 08 and 10 refer).

Local finance considerations

93. The proposed development would be Community Infrastructure Levy (CIL) liable and would have a CIL chargeable area of 588.00 sq.m (the net additional floorspace following demolition of the existing building(s)). The relevant CIL rate would be £125.00 per sq.m plus indexation (i.e., between 1 Jan ‘23 - 31 Dec ‘23 the indexed rate is £171.33 per sq.m). The relevant CIL charge would therefore be **£100,743.24**.

21 MARCH 2023 PLANNING COMMITTEE

Conclusion

94. In conclusion, the principle of development is acceptable, and, in this site specific context, the proposed development is considered a visually and spatially acceptable form of development which would have an acceptable impact on the character, grain and pattern of development within the area. Furthermore, the proposed development would have a public benefit in providing x6 net additional dwellings within a sustainable location within the Urban Area. Further, subject to recommended conditions and S106 Legal Agreement, the impacts on neighbouring amenity, the residential amenity of future occupiers, highways and parking, arboriculture, biodiversity and protected species, flooding and water management, the Thames Basin Heaths Special Protection Area (TBH SPA), affordable housing and energy and water consumption would be acceptable. The application is therefore recommended for approval in the manner set out within this report.

BACKGROUND PAPERS

Letters of representation

Consultation response from Hook Heath Neighbourhood Forum

Consultation response from Senior Arboricultural Officer

Consultation response from Surrey Wildlife Trust Ecology Planning Advice Service

Consultation response from County Highway Authority (Surrey CC)

Consultation response from UK Power Networks (UKPN)

Consultation response from Contaminated Land Officer

Consultation response from Thames Water Development Planning

RECOMMENDATION

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

- (i) Prior submission of bat survey work confirming an absence of bat roosts from the existing building to be demolished, or any bat roosting compensation or mitigation measures (if required) being secured via planning condition(s) (and subject to no objections being raised by Surrey Wildlife Trust Ecology Planning Advice Service);
- (ii) Planning conditions set out in this report (plus any additional condition(s) which may be required for bat roosting compensation or mitigation measures); and
- (iii) Prior completion of a Section 106 Legal Agreement to secure the required SAMM (TBH SPA) contribution.

Conditions

01. The development hereby permitted must be commenced not later than three years from 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).

21 MARCH 2023 PLANNING COMMITTEE

02. The development hereby permitted must be carried out only in accordance with the following approved plans numbered / titled (all amended plans rec'd by LPA 14.02.2023 unless otherwise stated):

22 - J4106 - LP01 Rev - (Location Plan), dated Oct '22 (rec'd by LPA 21.12.2022)

22 - J4106 - BP01 Rev - (Block Plan), dated Oct '22 (rec'd by LPA 21.12.2022)

22 - J4106 - 01 Rev A (Proposed Site Plan), dated 10.02.23

22 - J4106 - 02 Rev B (Proposed Elevations), dated 15.02.23 (rec'd by LPA 15.02.2023)

22 - J4106 - 03 Rev A (Proposed Ground Floor Plan), dated 10.02.23

22 - J4106 - 04 Rev A (Proposed First Floor Plan), dated 10.02.23

22 - J4106 - 05 Rev A (Proposed Second Floor Plan), dated 10.02.23

22 - J4106 - 06 Rev A (Proposed Roof Plan), dated 10.02.23

22 - J4106 - 07 Rev A (Proposed Street Scenes AA & BB), dated 10.02.23

22 - J4106 - 08 Rev - (Proposed Site Sections C-C & D-D), dated Oct '22 (rec'd by LPA 21.12.2022)

22 - J4106 - 11 Rev - (Proposed Bin & Cycle Store), dated Oct '22 (rec'd by LPA 21.12.2022)

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

03. ++ Notwithstanding the BS 5837:2012 Tree Survey and Arboricultural Impact Assessment and Tree Protection Plan submitted with the application (both prepared by GHA trees) prior to the commencement of the development hereby permitted (including all demolition and preparatory work) a scheme for the protection of the retained trees, in accordance with BS 5837:2012 (or any future equivalent(s)), including a revised Tree Protection Plan(s) (TPP) and an Arboricultural Method Statement (AMS) must be submitted to and approved in writing by the Local Planning Authority. The following specific issues must be addressed within the TPP and AMS:

- a) Details (including a method statement) for the demolition of existing building(s) within the Root Protection Areas of retained trees;
- b) Details and locations of all below ground services/ utilities/ drainage runs (including SuDS), demonstrating that they do not encroach within Root Protection Areas of retained trees;
- c) Details of special engineering of foundations and specialist methods of construction (including a method statement) of the cycle store within the Root Protection Areas of retained trees (T17 and T18) and;
- d) Details (including a method statement) for the footway construction within the Root Protection Areas of retained trees (T3, T17 and T18);
- e) A full specification for the construction of the parking area within the Root Protection Areas of retained trees (T1 and T2), including details of the no-

21 MARCH 2023 PLANNING COMMITTEE

- dig construction and extent of the areas to be constructed using a no-dig specification. Details shall include relevant sections through them;
- f) A specification for protective fencing and ground protection to safeguard trees during both demolition and construction phases and a revised plan (taking account of the amended plans submitted during the planning application process) indicating the alignment of the protective fencing and ground protection;
 - g) A specification for scaffolding and ground protection within tree protection zones (taking account of the amended plans submitted during the planning application process);
 - h) Tree protection during demolition and construction indicated on a revised Tree Protection Plan (taking account of the amended plans submitted during the planning application process) and demolition and construction activities clearly identified as prohibited in these area(s);
 - i) Details of any new / replacement boundary treatments within Root Protection Areas and methods of installation;
 - j) Provision for the convening of a pre-commencement site meeting attended by the developers appointed arboricultural consultant, the site manager/foreman and a representative from the Local Planning Authority to discuss details of the working procedures and agree either the precise position of the approved tree protection measures to be installed or that all tree protection measures have been installed in accordance with the approved tree protection plan;
 - k) Provision for arboricultural supervision and inspection(s) by suitably qualified and experienced arboricultural consultant(s) where required, including for works within Root Protection Areas; and
 - l) Reporting of arboricultural inspection and supervision.

Demolition, site clearance or building operations must not commence until tree and ground protection has been installed in accordance with BS 5837: 2012 (or any future equivalent(s)) and as detailed within the approved TPP and AMS. The development must thereafter only be carried out only in accordance with the approved details, or any variation as may subsequently be first agreed in writing by the Local Planning Authority. All tree protection measures must be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing must be stored or placed in any area fenced in accordance with this condition. Any deviation from the works prescribed or methods agreed will require prior written approval from the Local Planning Authority.

Reason: To ensure the retention and protection of trees in the interests of the visual amenities of the area and the appearance of the development in accordance with Policy CS21 of the Woking Core Strategy (2012), Policy DM2 of the Development Management Policies DPD (2016), Policy BE1 of the Hook Heath Neighbourhood Plan (2015-2027) and the provisions of the National Planning Policy Framework (NPPF). This condition is required to be addressed prior to commencement in order that the Local Planning Authority may be satisfied that the trees to be retained will not be damaged during development works (including demolition works).

04. The development hereby permitted must be carried out only in accordance with the proposed finished floor levels and ground levels as shown on the approved plans listed within this notice unless the Local Planning Authority first agrees in writing to any variation.

21 MARCH 2023 PLANNING COMMITTEE

Reason: In the interests of the visual amenities of the site and surrounding area in accordance with Policy CS21 of the Woking Core Strategy (2012), Policy BE1 of the Hook Heath Neighbourhood Plan (2015-2027), SPD Design (2015) and the National Planning Policy Framework (NPPF).

05. Scrub/hedgerow(s) clearance must be undertaken outside of the period 1st March to 31st August inclusive (i.e., the bird breeding season) unless the applicant has first carried out a survey of such scrub/hedgerow(s) vegetation (undertaken by a suitably qualified and experienced ecologist) immediately prior to clearance works which demonstrates that there are no active bird nests within relevant parts of the application site and any such survey results have first been submitted to and approved in writing by the Local Planning Authority. If any active bird nests are found, they must be left undisturbed with a buffer zone around them until it can be confirmed by a suitably qualified and experienced ecologist that the bird nest is no longer in use.

Reason: To prevent birds being injured or killed during clearance works and to comply with Policy CS7 of the Woking Core Strategy (2012), Circular 06/05 Biodiversity and Geological Conservation and the provisions of the National Planning Policy Framework (NPPF).

06. The removal of trees must be completed under a 'soft fell' precautionary approach, whereby suitably qualified tree surgeons will cut and lower any substantial limbs to the ground to be left overnight to allow bats (if present) to make their way out.

Reason: To prevent bats being injured or killed during site works and to comply with Policy CS7 of the Woking Core Strategy (2012), Circular 06/05 Biodiversity and the National Planning Policy Framework (NPPF).

07. ++ No works pursuant to the development hereby permitted (other than demolition and site clearance) must be undertaken until a surface water drainage scheme for the site based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in writing by the Local Planning Authority. The drainage scheme must demonstrate that the surface water run-off generated up to and including the 1 in 100 plus climate change critical storm will not exceed the run-off from the existing site following the corresponding rainfall event. The drainage scheme details to be submitted for approval must also include:
- i. Calculations demonstrating no increase in surface water runoff rates and volumes discharged from the site compared to the existing scenario up to the 1 in 100 plus climate change storm event;
 - ii. Calculations demonstrating no on site flooding up to the 1 in 30 storm event and that any flooding between the 1 in 30 and 1 in 100 plus climate change storm event will be safely stored on site ensuring no overland flow routes;
 - iii. Detailed drainage plans showing where surface water will be accommodated on site; and

21 MARCH 2023 PLANNING COMMITTEE

- iv. A management and maintenance plan for the lifetime of the development which must include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

The surface water drainage scheme must be fully implemented in accordance with the approved details prior to the first occupation of the development hereby permitted and thereafter be permanently managed and maintained in accordance with the approved details.

Reason: To ensure that surface water is addressed having regard to the resulting additional built footprint and hard surfaced areas and the existence of an area identified by the Strategic Flood Risk Assessment (SFRA) as being at risk of surface water flooding within the site in accordance with Policy CS9 of the Woking Core Strategy (2012) and the provisions of the National Planning Policy Framework (NPPF). This condition is required to be addressed prior to commencement in order that the ability to discharge its requirement is not prejudiced by the carrying out of building works or other operations on the site.

08. ++ Prior to the commencement of superstructure works on the development hereby permitted written evidence must be submitted to, and approved in writing by, the Local Planning Authority demonstrating that dwellings within the development will achieve a maximum water use of no more than 110 litres per person per day as defined in paragraph 36(2b) of the Building Regulations 2010 (as amended), measured in accordance with the methodology set out in Approved Document G (2015 edition). Such evidence must be in the form of a Design Stage water efficiency calculator.

Development must be carried out wholly in accordance with such details as may be approved and the approved details must be permanently maintained and operated for the lifetime of the development unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources in accordance with Policy CS22 of the Woking Core Strategy (2012), SPD Climate Change (2014) and the provisions of the National Planning Policy Framework (NPPF). This condition is required to be addressed prior to commencement in order that the ability to discharge its requirement is not prejudiced by the carrying out of building works or other operations on the site.

09. ++ Notwithstanding the details submitted with the application (including any shown on the approved plans listed within this notice) prior to the application of external materials/finishes to a building/structure hereby permitted (including to the bin store and cycle store hereby permitted), full details of all external facing materials of that building/structure must first be submitted to and approved in writing by the Local Planning Authority. The submitted details must include details of all brickwork (including mortar colour), render, cladding materials (including timber and timber effect elements), roof covering materials, dormer window materials, downpipes/gutters/soffits/fascias (including colour and material) and RAL colour and material for window, door and balcony frames.

The submitted details must generally accord with the type and quality of materials indicated within the application. The building(s)/structure(s) must

21 MARCH 2023 PLANNING COMMITTEE

thereafter be carried out and permanently maintained in accordance with the approved details unless the Local Planning Authority first agrees in writing to any variation.

Reason: To ensure the development respects and makes a positive contribution to the street scenes and the character of the area in which it is situated in accordance with Policy CS21 of the Woking Core Strategy (2012), Policy BE1 of the Hook Heath Neighbourhood Plan (2015-2027), SPD Design (2015) and the National Planning Policy Framework (NPPF).

10. ++ The development hereby permitted must not be first occupied until written documentary evidence has been submitted to and approved in writing by the Local Planning Authority demonstrating that dwellings within the development have achieved a maximum water use of 110 litres per person per day as defined in paragraph 36(2b) of the Building Regulations 2010 (as amended). Such evidence must be in the form of the notice given under Regulation 37 of the Building Regulations.

Such approved details must be permanently maintained and operated for the lifetime of the dwellings unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources in accordance with Policy CS22 of the Woking Core Strategy (2012), SPD Climate Change (2014) and the provisions of the National Planning Policy Framework (NPPF).

11. ++ Notwithstanding any details shown on the approved plans listed within condition 02 of this notice the development hereby permitted must not be first occupied until hard and soft landscaping has been implemented in accordance with details which have first been submitted to and approved in writing by the Local Planning Authority. The submitted details must include:

- a) full details of replacement and additional tree planting, including confirmation of location, species and sizes at planting;
- b) full details of soft planting, including of grassed/turfed areas, shrubs and herbaceous areas detailing species, sizes and numbers/densities;
- c) specifications for operations associated with plant establishment and maintenance that are compliant with best practice;
- d) full details of enclosures including type, dimensions and treatments of any walls, fences, barriers, railings and hedges; and
- e) hard landscaping, including specifications of all ground surface materials, kerbs, edges, steps and any synthetic surfaces.

All plantings must be completed in accordance with the approved details during the first planting season following practical completion of the development hereby permitted or in accordance with a programme otherwise first agreed in writing with the Local Planning Authority. Any new planting which dies, is removed, becomes severely damaged or diseased within five years of planting must be replaced during the following planting season. Unless further specific written permission has first been given by the Local Planning Authority replacement planting must be in accordance with the approved details.

21 MARCH 2023 PLANNING COMMITTEE

Reason: To ensure a high quality development in accordance with Policy CS21 of the Woking Core Strategy (2012), Policy DM2 of the Development Management Policies DPD (2016), Policy BE1 of the Hook Heath Neighbourhood Plan (2015-2027), SPD Design (2015) and the provisions of the National Planning Policy Framework (NPPF).

12. ++ The development hereby permitted must not be first occupied until measures for the enhancement of biodiversity on the site have been submitted to and approved in writing by the Local Planning Authority together with a timetable for the implementation of such measures. Biodiversity enhancements must include, albeit not limited to, the following:

- Providing a wildlife friendly soft landscaping scheme, including using a range of native species when planting new trees and shrubs, preferably of local provenance from seed collected, raised and grown only in the UK, suitable for site conditions and complimentary to surrounding natural habitat. Planting should focus on nectar-rich flowers and/or berries as these can also be of considerable value to wildlife;
- Providing bird boxes erected on or integral within the new building(s) and/or on suitable trees. Their design and placement should follow best practice guidance, details of which must include number, locations and type of boxes;
- Providing bat roosting features erected on or integral within the new building(s) and/or on suitable trees. Their design and placement should follow best practice guidance, details of which must include number, locations and type of features;
- A scheme to ensure that any newly installed or replaced means of enclosure within, and/or surrounding, the application site contain holes/gaps approximately 10x10cm to allow for movement of hedgehogs, common toad, frogs and other wildlife;
- Features for stag beetle and other invertebrates, details of which must include number, locations and type of feature;
- Creation of log piles and hibernacula, details of which must include number, locations and type of feature; and
- Provision of green, brown, sedum roof areas.

The measures as are approved must be implemented in full accordance with the agreed details prior to the first occupation of the development and thereafter be permanently retained for the lifetime of the development unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To ensure that there is a net gain in biodiversity on the site in accordance with Policies CS7 and CS21 of the Woking Core Strategy (2012) and the provisions of the National Planning Policy Framework (NPPF).

13. The development hereby permitted must not be first occupied unless and until the cycle store has been constructed and made available on the site in accordance with the approved plans listed within condition 02 of this notice. The cycle store must thereafter be permanently retained for the lifetime of the development hereby permitted and be made available at all times for use by the occupants of and visitors to the development hereby permitted.

21 MARCH 2023 PLANNING COMMITTEE

Reason: To promote more sustainable modes of transport than the private motor vehicle in accordance with Policy CS18 of the Woking Core Strategy (2012), SPD Parking Standards (2018) and the provisions of the National Planning Policy Framework (NPPF).

14. The development hereby permitted must not be first occupied unless and until the bin store has been constructed and made available on the site in accordance with the approved plans listed within condition 02 of this notice. The bin store must thereafter be permanently retained for the lifetime of the development hereby permitted and be made available at all times for use by the occupants of the development hereby permitted.

Reason: To ensure that sufficient and suitable bin storage provision is made within a location which is accessible to collection operatives and future residents in accordance with Policy CS21 of the Woking Core Strategy (2012), SPD Design (2015) and the provisions of the National Planning Policy Framework (NPPF).

15. Notwithstanding any indication otherwise shown on the approved plans listed within condition 02 of this notice at first installation all east (side) facing second floor level dormer window(s) within the development hereby permitted must be glazed entirely with obscure glass and non-opening unless the parts of the window(s) which can be opened are more than 1.7 metres above the finished floor level of the room(s) in which the window(s) are installed. Once installed the window(s) must be permanently retained in that condition.

Reason: To protect the residential amenity of the occupiers of adjoining Pinehurst, Hook Heath Road in accordance with Policy CS21 of the Woking Core Strategy (2012), Policy BE1 of the Hook Heath Neighbourhood Plan (2015-2027), SPDs Design (2015) and Outlook, Amenity, Privacy and Daylight (2022) and the provisions of the National Planning Policy Framework (NPPF).

16. The development hereby permitted must not be first occupied until and unless the proposed modified access onto Holly Bank Road has been constructed in accordance with the approved plans listed within this notice. Thereafter the visibility zones must be kept permanently clear of any obstruction over 1.05m high.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highways users in accordance with Policy CS18 of the Woking Core Strategy (2012), SPD Parking Standards (2018) and the provisions of the National Planning Policy Framework (NPPF).

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

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highways users in accordance with Policy CS18 of the Woking Core Strategy (2012), SPD Parking Standards (2018) and the provisions of the National Planning Policy Framework (NPPF).

21 MARCH 2023 PLANNING COMMITTEE

18. ++ External lighting must not be installed within the red line of the development hereby permitted (with the exception of any temporary demolition/construction required external lighting) until full details (to include a layout plan with beam orientation and a schedule of equipment in the design (luminaire type, mounting height, aiming angles and luminaire profiles)) and demonstrating compliance with the recommendations of the Bat Conservation Trusts' document entitled "Bats and Lighting in the UK - Bats and The Built Environment Series" (or any future equivalent) have been submitted to and approved in writing by the Local Planning Authority. The external lighting scheme must thereafter be installed and permanently maintained in accordance with the approved details unless otherwise first agreed in writing by the Local Planning Authority.

Reason: Nocturnal animals, including bats, are sensitive to any increase in artificial lighting of their roosting and foraging places and commuting routes. To accord with Policy CS7 of the Woking Core Strategy (2012), the provisions of the National Planning Policy Framework (NPPF) and Circular 06/05 Biodiversity and Geological Conservation.

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

Reason: To ensure that a satisfactory strategy is put in place for addressing any potential contaminated land, making the land suitable for the development hereby permitted without resulting in risk to construction workers, future users of the land, occupiers of nearby land and the environment in accordance with Policy DM8 of the Development Management Policies DPD (2018) and the provisions of the National Planning Policy Framework (NPPF).

20. ++ Prior to installation of any roof mounted solar panels details of the roof mounted solar panels (including positioning, angle of pitch, projection above the roof and specification) must be first submitted to and approved in writing by the Local Planning Authority. The development must thereafter be carried out in accordance with the approved details and permanently maintained unless otherwise first agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual amenities of the site and surrounding area in accordance with Policy CS21 of the Woking Core Strategy (2012), Policy BE1 of the Hook Heath Neighbourhood Plan (2015-2027), SPD Design (2015) and the National Planning Policy Framework (NPPF).

21. No dwelling located at first and/or second floor level(s) hereby permitted must be first occupied unless and until the balcony or roof terrace(s) to that dwelling is available for use in accordance with the approved plans listed within this

21 MARCH 2023 PLANNING COMMITTEE

notice. Thereafter the balcony or roof terrace(s) must be permanently maintained for the lifetime of that dwelling.

Reason: To ensure a good standard of residential amenity in accordance with Policy CS21 of the Woking Core Strategy (2012), SPD Outlook, Amenity, Privacy and Daylight (2022) and the National Planning Policy Framework (NPPF).

Informatives

01. 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 NPPF.
02. The applicant is 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.
03. The applicant's attention is specifically drawn to the conditions above marked ++. These conditions require the submission of details, information, drawings, etc. to the Local Planning Authority PRIOR TO THE RELEVANT TRIGGER POINT(S). Failure to observe this requirement will result in a contravention of the terms of the permission and the Local Planning Authority may serve Breach of Condition Notices (BCNs) to secure compliance. The applicant is advised that sufficient time needs to be given when submitting details in response to conditions, to allow the Local Planning Authority to consider the details and discharge the condition(s). A period of between five and eight weeks should be allowed for.
04. The applicant is advised that the development hereby permitted is subject to a Community Infrastructure Levy (CIL) liability. The Local Planning Authority will issue a Liability Notice as soon as practical after the granting of this permission.

The applicant is advised that, if he/she is intending to seek relief or exemptions from the levy such as for social/affordable housing, charitable development or self-build developments it is necessary that the relevant claim form is completed and submitted to the Council to claim the relief or exemption. In all cases (except exemptions relating to residential exemptions), it is essential that a Commencement Notice be submitted at least one day prior to the starting of the development. The exemption will be lost if a commencement notice is not served on the Council prior to commencement of the development and there is no discretion for the Council to waive payment. For the avoidance of doubt, commencement of the demolition of any existing structure(s) covering any part of the footprint of the proposed structure(s) would be considered as commencement for the purpose of CIL regulations. A blank commencement notice can be downloaded from:

http://www.planningportal.gov.uk/uploads/1app/forms/form_6_commencement_notice.pdf

Claims for relief must be made on the appropriate forms which are available on the Council's website at:
<https://www.woking.gov.uk/planning/service/contributions>

21 MARCH 2023 PLANNING COMMITTEE

Other conditions and requirements also apply and failure to comply with these will lead to claims for relief or exemption being rendered void. The Local Planning Authority has no discretion in these instances.

For full information on this please see the guidance and legislation here:

<https://www.gov.uk/guidance/community-infrastructure-levy>

<http://www.legislation.gov.uk/all?title=The%20Community%20Infrastructure%20Levy%20Regulations%20>

Please note this informative provides general advice and is without prejudice to the Local Planning Authority's role as Consenting, Charging and Collecting Authority under the Community Infrastructure Levy Regulations 2010 (as amended).

05. The applicant is advised that adequate control precautions should be taken to control noise emissions from any fixed plant, including generators, on site during demolition / construction activities. This may require the use of quiet plant or ensuring that the plant is sited appropriately and / or adequately attenuated. Exhaust emissions from such plant should be vented to atmosphere such that fumes do not ingress into any property. Due to the proximity of residential accommodation, there should be no burning of waste material on site. During demolition or construction phases, adequate control precautions should be taken to control the spread of dust on the site, to prevent a nuisance to residents within the locality. This may involve the use of dust screens and/ or utilising water supply to wet areas of the site to inhibit dust.
06. The applicant is advised that under the Control of Pollution Act 1974, works which will be audible at the site boundary will be restricted to the following hours: 8.00 a.m. - 6.00 p.m. Monday to Friday; 8.00 a.m. - 1.00 p.m. Saturday; and not at all on Sundays and Bank Holidays.
07. The applicant is advised that any excavations left open overnight should include a ramped means of escape for any animals that may fall in and that any open pipework should be capped overnight to avoid species becoming trapped.
08. The applicant is expected to ensure the safe operation of all construction traffic in order to prevent unnecessary disturbance obstruction and inconvenience to other highway users. Care should be taken to ensure that the waiting, parking, loading and unloading of construction vehicles does not hinder the free flow of any carriageway, footway, bridleway, footpath, cycle route, right of way or private driveway or entrance. Where repeated problems occur the Highway Authority may use available powers under the terms of the Highways Act 1980 to ensure the safe operation of the highway.
09. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future Electric Vehicle Charing Point demands and that any power balancing technology is in place if required.
10. The applicant is advised that to prevent its spread any Rhododendron species present that is listed under Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) should be eradicated using qualified and experienced contractors and disposed of in accordance with the Environmental Protection Act (Duty of Care) Regulations 1991. Further information on this species can be obtained from the GB Non-native Species Secretariat at

21 MARCH 2023 PLANNING COMMITTEE

www.nonnativespecies.org. In order to comply with the relevant legislation, the applicant will need to ensure they do not cause any invasive non-native species to spread as a result of the works associated with the development.

11. The applicant is advised that, in accordance with the Town Improvement Clause Act 1987 Sections 64 & 65 and the Public Health Act 1925 Section 17, Woking Borough Council is the authority responsible for the numbering and naming of properties and new streets. You should make a formal application electronically to Woking Borough Council using the following link: www.woking.gov.uk/planning-and-building-control/street-naming-and-numbering/about-street-naming-and-numbering before addressing any property or installing or displaying any property name or number or street name in connection with any development the subject of this Planning Permission.

Please note that from April 2023 Woking Borough Council will be introducing Street Naming and Numbering (SNN) fees. This is to ensure that administrative costs incurred by the Council to provide this statutory function are recovered.

12. In respect of submitting details pursuant to the surface water drainage condition the applicant is advised that the SuDS hierarchy should be followed, this hierarchy is listed below together with further information on each disposal technique:
 1. Infiltration
 2. Discharge to a watercourse - this is dependent on location
 3. Surface water sewer

1. Infiltration:

Infiltration and the use of soakaways is the preferred form of surface water discharge. However, the ground has to be suitable for infiltration for this method to be used. Soakaways are not always suitable due to the varying ground conditions throughout Woking. Soakaways must also be located 5 metres away from buildings. A percolation or infiltration test are required to be undertaken and passed to show that infiltration is a viable option for surface water discharge. Information on how to conduct a percolation test can be found in Building Regulations H. Section H2 1.34 - 1.38 explain the test and section H3 3.23 - 3.30 detail how to determine the infiltration rate. If the infiltration rate shows that infiltration is viable then details of the test (including calculations of the infiltration rate) should be submitted as evidence along with a plan of the proposed drainage system and calculations. The plan should include the location and size of the proposed soakaway(s). To determine the size of the soakaway required the UK SuDS website created by HR Wallingford (<https://www.uksuds.com/>) can be used. It is free to register and easy to use. All soakaways should be designed to cope with the 1 in 100 year plus climate change (40%) storm and must have a half drain time of less than 24 hours.

2. Discharge to a watercourse - this is dependent on location:

If the infiltration tests fail and infiltration is not viable at the site (details of the percolations or infiltration test must be submitted as evidence), then alternative methods of surface water discharge must be utilised. It would be acceptable to discharge surface water to a watercourse if there is one in the vicinity. The flow rate at which surface water enters the watercourse will need to be restricted to ensure flood risk is not increased to the site or the surrounding area. If you are conducting works within 9 metres of a watercourse, then you may require Land Drainage Consent.

21 MARCH 2023 PLANNING COMMITTEE

3. Discharge to a Surface Water Sewer:

If there are no watercourses in close proximity to the development, then it will be acceptable to discharge to a Thames Water Surface Water Sewer. As with discharging into a watercourse, the flow rate must be restricted. This can be done through flow controls on pipes and attenuation, or it can be controlled on the surface by using rain gardens and planters. All SuDS features should be designed to cope with the 1 in 100 years + 40% climate change storm, calculations must be submitted. The UK SuDS website has a number of useful tools available to assist in sizing storage areas.

13. If the developer proposes to discharge surface water to a public sewer, prior approval from Thames Water Developer Services will be required. There are public sewers crossing or close to the proposed development site. If the developer is planning significant work near Thames Water sewers, it's important that they minimize the risk of damage. Thames Water will need to check that the development doesn't limit repair or maintenance activities or inhibit the services Thames Water provide in any other way. Please see: <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes>
14. With regard to water supply, this comes within the area covered by the Affinity Water Company. For your information the address to write to is - Affinity Water Company The Hub, Tamblin Way, Hatfield, Herts, AL10 9EZ - Tel - 0845 782 3333.
15. The permission hereby granted must 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 (Surrey County Council) before any works are carried out on any footway, footpath, carriageway, or verge to form a vehicle crossover to install dropped kerbs. Please see: www.surreycc.gov.uk/roads-and-transport/permits-and-licences/vehicle-crossovers-or-dropped-kerbs
16. The developer is advised that as part of the detailed design of the highway works required by the above conditions, the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
17. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
18. No building materials should be left in a position where they might compromise the security of the adjoining substation or could be used as climbing aids to get over the substation surround. There may be underground cables on the site associated with the substation and these run in close proximity to the proposed development. Prior to commencement of work accurate records should be obtained from the UKPN Plan Provision Department at UK Power Networks,

21 MARCH 2023 PLANNING COMMITTEE

Fore Hamlet, Ipswich, IP3 8AA. All works should be undertaken with due regard to Health & Safety Guidance notes HS(G)47 Avoiding Danger from Underground services. This document is available from local HSE offices. Should any diversion works be necessary as a result of the development then enquiries should be made to the UKPN Customer Connections department. The address is UK Power Networks, Metropolitan house, Darkes Lane, Potters Bar, Herts, EN6 1AG.

19. This decision notice must be read in conjunction with the related Section 106 Legal Agreement.