

## 20 FEBRUARY 2024 PLANNING COMMITTEE

6b PLAN/2023/1037

WARD: Canalside

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

**PROPOSAL:** Section 73 application to vary Condition 4 (approved plans - relating only to the NIA plan for Parcel B (Phase Red) to alter the affordable/market housing split for Phase Red only) of planning permission PLAN/2018/0337 for the redevelopment of the Sheerwater Estate (please see PLAN/2018/0337 for the original description).

**APPLICANT:** Thameswey Developments Ltd

**OFFICER:** Joanne Hollingdale

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### REASON FOR REFERRAL TO COMMITTEE

The application is required to be determined by the Planning Committee as the applicant is a company wholly owned by Woking Borough Council.

### SUMMARY OF PROPOSED DEVELOPMENT

The application seeks permission to vary Condition 4 (approved plans - relating only to the NIA plan for Parcel B (Phase Red) to alter the affordable/market housing split for Phase Red only) of planning permission PLAN/2018/0337 for the redevelopment of the Sheerwater Estate.

For Phase Red only, the **approved split** between affordable and market housing is given below:

HOUSING MIX	Market	Affordable	Total
1 bed specialist	0	68	68
1 bed	0	20	20
2 bed	1	18	19
3 bed	16	1	17
4 bed	0	0	0
<b>Total</b>	<b>17 (14%)</b>	<b>107 (86%)</b>	<b>124</b>

For Phase Red only, the current application proposes to change the split between affordable and market housing as follows:

HOUSING MIX	Market	Affordable	Total
1 bed specialist	0	68	68
1 bed	20	0	20
2 bed	19	0	19
3 bed	17	0	17
4 bed	0	0	0
<b>Total</b>	<b>56 (45%)</b>	<b>68 (55%)</b>	<b>124</b>

The 39no. units proposed to be swapped from affordable to market units, are all contained in a single apartment block (known as Block 1) which faces the open space and is located to the west of the specialist block (known as Elderly Care) and to the north of the maisonettes (known as Block 2).

### PLANNING STATUS

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- Urban area
- Thames Basin Heaths SPA Zone b 400m-5km
- Tree Preservation Order
- Basingstoke Canal SSSI
- Basingstoke Canal Conservation Area
- Flood Zone 1 and 2
- Priority Place
- Urban Open Space
- Local Centre

### **RECOMMENDATION**

It is recommended to **GRANT** planning permission for the application subject to:

1. the prior completion of a S106 Legal Agreement/Deed of Variation to vary the existing legal agreements in accordance with the changes approved as part of this application/report;
2. the prior completion of an Executive Undertaking to vary the existing Executive Undertakings in accordance with the changes approved as part of this application/report; and
3. Subject to conditions (and any minor amendments to those conditions).

### **SITE DESCRIPTION**

Whilst this section 73 application relates to the whole of the Sheerwater Regeneration as was originally included in application PLAN/2018/0337, the specific change proposed by this application relates only to phase Red.

Phase Red is the second phase of the development for the Sheerwater Regeneration and comprises the specialist accommodation, the energy centre, ground floor non-residential uses, apartments, mews dwellings and maisonettes. This phase is located diagonally opposite Asda and lies between Albert Drive, Dartmouth Avenue and includes part of Dartmouth Green.

The new buildings in this phase are generally complete externally but no building is occupied. Phase Purple (first phase) is completed and is occupied. Phase Yellow (third phase) is under construction and Phase 1c (also known as Phase Copper) (granted permission under PLAN/2018/0374 and PLAN/2015/1260) is partly complete and some of the dwellings in this phase are occupied.

### **RELEVANT PLANNING HISTORY**

The relevant planning history for this application is as follows:

**PLAN/2018/0337** - Hybrid planning application (part outline, part full planning application) for the demolition of 573 residential units and existing non-residential buildings and redevelopment of the site to be implemented in phases to provide a mixed-use development comprising of 869 residents units (Class C3), 134 specialist residential units (Class C3/C2), 904 sqm community centre (Class D1), 929 sqm nursery/children's centre (Class D1), 312 sqm health centre (Class D1), 290 sqm additional classrooms (Class D1), 1,728 sqm of retail (flexible use within Class A1 and/or A2 and/or A3 and/or A4 and/or A5), 117sqm management office (flexible use within Class A1 and/or A2 and/or A3 and/or A4 and/or A5 and/or B1a and/or SG), and 132 sqm dentist (flexible use within Class A1 and/or A2 and/or A3 and/or A4

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

To note, the planning permission which granted Phase 1c (also known as Phase Copper) is:

**PLAN/2018/0374** - Section 73 application to remove Condition 26 (bund), to vary Condition 4 (approved plans insofar as they relate to the Leisure Centre and sports pitches), Condition 23 (phase 1b playing fields timeline), to submit details to satisfy Condition 21 (on/off-site drainage works), Condition 27 (drainage details for phase 1a(i)), Condition 28 (drainage details for phase 1a(ii)), Condition 29 (drainage details for phase 1a(iii)), Condition 30 (drainage details for phase 1b), Condition 52 (external materials for Leisure Centre), Condition 53 (details of finished floor levels for Leisure Centre), Condition 54 (sustainability - substitution of combined heat and power plant with a ground source heat pump) and amendments to wording of Condition 36 (phase 1c details of front boundary enclosures), Condition 38 (phase 1c biodiversity enhancement measures), Condition 43 (phase 1c external materials), Condition 45 (phase 1c details of bin storage areas), Condition 46 (phase 1c details of photovoltaic panels), Condition 47 (phase 1c sustainability measures), Condition 49 (protection of residential properties from noise), Condition 51 (phase 1c details of play area/trim trail delivery) to alter the timing for the submission of details for approval, of planning permission PLAN/2015/1260 for the redevelopment of the Sheerwater Estate. Permitted 18.04.2019 subject to a S106 Legal Agreement and Executive Obligations.

### **CONSULTATIONS**

**WBC Housing Services:** Housing Services supports the alteration of 39 units of affordable housing in red phase to market tenure in the context that, following the issue of the S114 notice on 7 June 2023, the Council decided that the delivery of the Sheerwater Regeneration Project should be brought to an end; only those phases under construction (including red) would continue to be delivered by ThamesWey. A review of the tenure mix of these remaining phases in this reduced scheme supports the proposed change of tenure for reasons of tenure sustainability and management.

#### **Supporting evidence:**

The original consent for the whole scheme would have delivered a sustainable tenure mix of 46% affordable and 54% market tenure.

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Red Phase as consented, consists of a total of 124 homes of which 107 (86%) would have been affordable and 17 (14%) were market tenure. This proportion of affordable would have been significantly higher than that for the overall scheme of 46% affordable and under the reduced scheme would not have been considered as sustainable.

Including the proposed changes to red phase tenure numbers with the other phases that are under construction or are completed, i.e. purple, copper, yellow and red, these together will deliver a tenure mix as shown in the table below:

Phase	Affordable Tenure	Market Tenure	Total
Purple	46	46	92
Copper*	13	75	88
Yellow	102	66	168
Red Proposed	68	56	124
Totals	229	243	472
Percentages	49%	51%	

\*Copper will deliver 88 houses rather than the 92 consented; the 4 remaining houses were dependent on a new road being constructed at a later stage. Since the issue of the S114 Notice, the project is being brought to an end by the Council and as a result these 4 dwellings will not be delivered.

This table shows that the tenure mix that would be delivered by the reduced scheme with this change, to be 49% affordable and 51% market, which is more in line with the original scheme's consented mix of 46% affordable and 54% market tenure.

ThamesWey is proposing the tenure of an entire block of 39 affordable flats in the red phase be swapped to market tenure, allowing for easier management of the block, which seems a reasonable choice to make.

### **In respect of the proposed alteration of social equivalent rent levels to affordable rent levels for Phases Red and Yellow (for the affordable units only) the following comments have been made:**

Housing Services has no objection to ThamesWey seeking an amendment to the Executive Undertakings and the S106 Agreement to change all the Social Equivalent rent levels in both red and yellow phases to Affordable rent levels, at 80% of market rates, on the condition that:

- The Affordable Rents (inclusive of service charges) be capped at the Local Housing Allowance (LHA) rate to ensure affordability to new tenants.
- Properties be advertised on the Council's Choice Based Lettings scheme.
- That properties be let on a 7 year Assured Shorthold Tenancy (AST) or Assured Tenancy.

This is in accordance with the decision of the Council in July 2023 at which it was acknowledged that this change was required in order to improve the viability of the curtailed development.

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**WBC Open Spaces Officer:** No comments on the proposal.

**WBC Arboricultural Officer:** No arboricultural objections raised.

**WBC Contaminated Land Officer:** No comments to make.

**Joint Waste Solutions:** No comments to make on this application.

**SCC County Highway Authority:** No comments received.

**SCC LLFA:** As there is no change to the drainage strategy or surface water drainage system we would have no further comments.

**SCC County Archaeologist:** No objections to these modified plans.

**SCC County Planning:** No comments on this application.

**Surrey Fire and Rescue:** Response provides advice regarding fire safety legislation.

**Environment Agency:** Do not wish to be consulted.

**Natural England:** No comments received.

**Thames Water:** No comments to make.

**National Gas Asset Protection:** There are no National Gas Transmission assets affected in this area.

**Historic England:** No advice offered.

**Network Rail:** No comments on this application.

**Fairoaks Airport:** No safeguarding objections to the proposed development.

**Health and Safety Executive:** Proposal does not lie within the consultation distance of a major hazard site and no consultation is required.

**Runnymede Borough Council –** No comments on this specific application.

### **REPRESENTATIONS**

No representations have been received in respect of this application.

### **RELEVANT PLANNING POLICIES**

#### **National Planning Policy Framework (NPPF) (2023)**

##### **South East Plan 2009:**

Saved Policy NRM6 – Thames Basin Heaths SPA

##### **Woking Core Strategy 2012:**

CS1 – A Spatial Strategy for Woking

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CS4 – Local Centres  
CS5 – Priority Places  
CS7 – Biodiversity and Nature Conservation  
CS8 – Thames Basin Heaths SPA  
CS9 – Flooding and Water Management  
CS10 – Housing provision and distribution  
CS11 – Housing Mix  
CS12 – Affordable Housing  
CS13 – Older people and vulnerable groups  
CS15 – Sustainable Economic development  
CS16 – Infrastructure Delivery  
CS17 – Open Space, Green Infrastructure, Sport and Recreation  
CS18 – Transport and Accessibility  
CS19 – Social and Community Infrastructure  
CS20 – Heritage and Conservation  
CS21 – Design  
CS22 – Sustainable Construction  
CS24 – Woking's Landscape and Townscape  
CS25 – Presumption in favour of sustainable development

### **Site Allocations Development Plan Document (DPD) 2021:**

Policy UA24 – Land within Sheerwater Priority Place, Albert Drive, Woking

### **Development Management (DM) Policies DPD 2016:**

DM1 – Green Infrastructure Opportunities  
DM2 – Trees and Landscaping  
DM3 – Outdoor Recreation and Sport Facilities  
DM4 – Development in the vicinity of Basingstoke Canal  
DM5 – Environmental Pollution  
DM6 – Air and Water Quality  
DM7 – Noise and Light Pollution  
DM8 – Land Contamination and Hazards  
DM10 – Development on Garden Land  
DM16 – Servicing Development  
DM17 – Public Realm  
DM20 – Heritage Assets and their Settings

### **Supplementary Planning Documents:**

Heritage of Woking 2000  
Outlook, Amenity, Privacy and Daylight 2022  
Woking Character Study 2010  
Thames Basin Heaths SPA Avoidance Strategy 2022  
Climate Change 2023  
Affordable Housing Delivery 2023  
Design 2015  
Parking Standards 2018

## **BACKGROUND**

### **Environmental Impact Assessment (EIA) Development**

An Environmental Statement (ES) was submitted with the permitted 2018 hybrid planning application (PLAN/2018/0337). This application does not propose any changes to the built development or the quantum of development previously

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approved. The proposal is limited to seeking permission to change 39no. affordable units in phase Red to market units. It is therefore considered that this Section 73 application does not raise any new environmental considerations, beyond those already assessed as part of the original planning permission. As such it is not considered necessary to require any updates to the submitted ES.

### Appropriate Assessment (put in planning issues)

No new units are proposed by this permission above that approved by the original permission PLAN/2018/0337. In addition the SAMM financial contribution for the units in phases Purple, Red and Yellow (and Copper) have already been paid.

As there is no increase to the number of residential units proposed by this application in line with the previous conclusions on the original application, the Local Planning Authority is able to determine that the development will not adversely affect the integrity of the TBH SPA either alone or in combination with other plans and projects in relation to air quality, urbanisation and recreational pressure effects, subject to the SAMM provisions in the S106 Legal agreement and Executive Undertaking. The development therefore accords with Policy CS8 of Woking Core Strategy (2012), the measures set out in the Thames Basin Heaths SPA Avoidance Strategy, and the requirements of the Habitat Regulations 2017.

### PLANNING ISSUES

1. The main planning issues to consider in determining this planning application are the impact of the proposal on affordable housing provision having regard to the relevant policies of the Development Plan and other material planning considerations.
2. Since the consideration of the original hybrid application PLAN/2018/0337, the Site Allocations DPD 2021 has been adopted and thus forms part of the Development Plan, the Affordable Housing Delivery SPD has been updated, as has the NPPF. Where relevant these documents will be referred to below.

### Affordable Housing Provision

3. The NPPF supports the delivery of affordable homes as part of establishing housing need in an area and creating mixed and sustainable communities. Policy CS12 of the Woking Core Strategy states that all new residential development on previously developed land will be expected to contribute to the provision of affordable housing in accordance with the criteria set out in the policy. Policy CS5 seeks to redress the tenure imbalance in the Priority Place area by requiring new affordable homes to be family homes and also gives priority to the intermediate rent and shared ownership tenures.
4. Policy UA24 of the adopted Site Allocations DPD 2021, relates specifically to the Sheerwater Regeneration area, and in relation to affordable housing states that development of the site will be required to:
  - *Ensure no net loss of affordable housing on site. Any proposed housing mix should reflect the specific need for family accommodation (two or more bedrooms) in the area as set out in Core Strategy Policies CS5 and CS12.*

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5. It is important to note that Policy UA24 requires there to be no net loss of affordable housing on the site (from that existing originally). The newly adopted Affordable Housing SPD 2023, does not have any specific guidance relating to the Sheerwater Regeneration area as the planning permission had already been granted and was being built out at the time the current Affordable Housing Delivery SPD was updated. However it is worth noting the guidance in the previous Affordable Housing SPD as stated in the Officer report to Planning Committee for application PLAN/2018/0337:

*40. The Affordable Housing Delivery SPD (Oct 2014) provides further guidance in respect of the delivery of affordable housing in the Priority Place areas. Section 5.5, states that “the Council will allow some flexibility to the on-site requirements for affordable housing in the Council’s regeneration areas and other major allocated sites, where the Council considers there is an issue of tenure imbalance in the existing community.” It is advised that in these circumstances the Council may decide on an alternative tenure mix and lower or higher percentage provision as appropriate. The Affordable Housing Delivery SPD also requires a “higher proportion of new affordable homes should be family homes”.*

### Affordable housing – split (with market housing) and number

6. There were 448no. previously existing affordable housing units within the application site. The previously existing split between market and affordable housing within the application site was 22% market housing and 78% affordable housing which highlighted the significant imbalance in the area.
7. Under PLAN/2018/0337, 499no. affordable housing units were proposed and this would have represented a net increase of 51no. units. If phase 1c (Phase Copper under construction) and phase 1e (not now to be constructed) of planning permission PLAN/2015/1260 (Section 73 permission – PLAN/2018/0374) were included it would represent a net increase of 75no. affordable units across the site. The previous Officer report to Planning Committee for PLAN/2018/0337 also noted that:

*When considered with the approved phase 1c and proposed phase 1e from permission PLAN/2015/1260, 54% of the proposed new development being market housing (619 units) and 46% being affordable housing (523 units). The proposed development would still therefore result in a more recognised/balanced level i.e. between 45-50% of affordable housing provision which Policy CS12 normally seeks to achieve on development sites.*

8. It was also noted in the Officer report to Planning Committee for PLAN/2018/0337 that, “the first three phases would provide more affordable housing units than market housing units” and “with any phased scheme there is always potential that only part of the development will be delivered. In this case however it is likely that if the later phases of development are not delivered then the existing affordable housing units on the site would be retained.” For phases Purple, Red, Yellow and Phase 1c (Copper) the approved delivery of affordable units was as follows:



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<b>Phasing</b>	<b>Total Units</b>	<b>Affordable Units</b>	<b>Market Units</b>	<b>% of Affordable units per phase</b>
<b>Purple</b>	92	46	46	50%
<b>Red</b>	124	107	17	86%
<b>Yellow</b>	168	102	66	61%
<b>*Copper (phase 1c)</b>	92	13	79	14%
<b>Total</b>	<b>476</b>	<b>268 (56%)</b>	<b>208 (44%)</b>	<b>-</b>

Note - \* details provided for information only as outside red line area for this application as approved under PLAN/2015/1260 and PLAN/2018/0374.

9. These aspects of the previous proposal were accepted in the granting of the planning permission PLAN/2018/0337. For reasons not related to planning, only the current phases under construction will be completed and no further phases will be commenced.
10. As noted in the table above the earlier phases of the development had higher levels of affordable housing provision (56%) than market housing provision (44%) in comparison to the approved level for the Sheerwater Regeneration as a whole (46% affordable housing and 54% market housing). In addition it should also be noted that a significant number of existing affordable units on the site will now be retained.
11. As the development is to cease, this application is submitted to alter 39no. units in phase Red from affordable to market units, so that the development to be completed will better reflect the overall approved affordable housing and market housing split and result in a more balanced housing provision in the area, as follows:

<b>Phasing</b>	<b>Total Units</b>	<b>Affordable Units</b>	<b>Market Units</b>	<b>% of Affordable units per phase</b>
<b>Purple</b>	92	46	46	50%
<b>Red</b>	124	68	56	55%
<b>Yellow</b>	168	102	66	61%
<b>*Copper (phase 1c)</b>	88**	13	75**	15%
<b>Total</b>	<b>472</b>	<b>229 (49%)</b>	<b>243 (51%)</b>	<b>-</b>

Note - \* details provided for information only as outside red line area for this application as approved under PLAN/2015/1260 and PLAN/2018/0374. \*\*4 approved dwellings cannot be constructed until Spencer Close is demolished.

12. It can be noted from the above table that despite the overall tenure mix for the Sheerwater Regeneration area altering, as proposed, the split between the affordable and market housing provision would still exceed that which would have been delivered had the whole development been completed i.e. 49% affordable housing instead of 46% affordable housing. However the proposed alteration of the 39no. units from affordable to market would still contribute to a more balanced tenure in the development which will be completed in comparison to the existing situation.

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13. Notwithstanding the loss of the 39no. units from the affordable housing stock, (and the overall need for affordable housing), had these 39no. units been retained as affordable units then the development to be completed for the current phases (as the development will thereafter stop) would not reflect the overall end resulting split had the development continued and would also deviate from the one of the main objectives of the scheme which was to re-balance the tenure in the Sheerwater Regeneration Area (as identified in Policy CS5 and the original application) as well as replacing poor quality and outdated housing stock. It should also be noted that 344no. affordable units would be retained in the regeneration area/phases which will not now be completed.
14. To facilitate the construction of these phases to date, 104no. of affordable units and 38no. market units have been demolished for the redevelopment. For the phases to be completed, this would result in a net increase of 125no. affordable units on the site in comparison to those demolished. This figure of 125no. affordable units exceeds the net increase in the number of affordable housing units that would have resulted had the whole development been completed (75no.) This also complies with the requirements of Policy UA24 of the Site Allocations DPD 2021 in ensuring there is “*no net loss of affordable housing on the site*”.

### Affordable housing mix

15. In the Officer report to Planning Committee for PLAN/2018/0337, in relation to the affordable housing mix it was stated that:

*“across the whole regeneration area, 64% of the proposed affordable dwellings would have at least 2 bedrooms (excluding the specialist accommodation). This would be an increase from 46% as shown in the first table above. This increase in family accommodation would contribute to providing more affordable family dwellings in the regeneration area and would comply with Policy CS5 of the Core Strategy.”*
16. Part of the specialist accommodation occurs (referred to in the application as Elderly care) in phase Red and this accommodation was excluded from some of the calculations of housing mix as it met a specific need (i.e. providing specialist accommodation in accordance with the Housing Allocations Policy) and was controlled by planning condition to be restricted to provide specialist accommodation only (in accordance with the Housing Allocations policy) to those persons who qualify. No changes are proposed to this accommodation block by this application, it will remain as specialist accommodation, as affordable housing units and with a planning condition restricting occupancy.
17. However the above paragraph explains why the proposed 68no. 1 bed specialist accommodation units are not included in the table below, when calculating the affordable housing mix as approved in comparison to that which would result from the proposed change:

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<b>Unit Size</b>	<b>2015 SHMA – Woking</b>	<b>Number of existing affordable housing units (%)</b>	<b>Number of proposed affordable units – PLAN/2018/0337 excluding specialist accommodation</b>	<b>Number of proposed affordable units – Phases to be completed (As approved) excluding specialist accommodation</b>	<b>Number of proposed affordable units – Phases to be completed (As proposed) excluding specialist accommodation</b>
<b>1 bed</b>	50.3%	244 (54%)	142 (39%)	94 (47%)	74 (46%)
<b>2 bed</b>	24.4%	70 (16%)	145 (40%)	83 (42%)	65 (40%)
<b>3 bed</b>	22.3%	128 (29%)	69 (19%)	23(11%)	22 (14%)
<b>4+ bed</b>	2.9%	6 (1%)	9 (2%)	0	0
<b>Total</b>	<b>100%</b>	<b>448</b>	<b>365</b>	<b>200</b>	<b>161</b>

Note - The phases to be completed are Phases Purple, Red, Yellow and Copper

18. Had this permission (PLAN/2018/0337) been completed in its entirety 61% of the proposed affordable dwellings would have at least 2 bedrooms (excluding the specialist accommodation). This would be an increase from 46% as shown in the third column of the table above. The Officer report to Planning Committee for PLAN/2018/0337 commented that *“this increase in family accommodation would contribute to providing more affordable family dwellings in the regeneration area and would comply with Policy CS5 of the Core Strategy.”* If the development stopped without any change to the affordable/market housing split then 53% of the affordable units would have at least 2 bedrooms. With the proposed changes this increases slightly to 54%.
  
19. Although it is noted that the current proposal would result in less 1 bed provision than that stated in the 2015 SHMA, a further objective of the Sheerwater Regeneration was to provide more affordable family dwellings in the regeneration area. Even with the change proposed, the resulting housing mix would still provide more family sized dwellings with at least 2 bedrooms in comparison to the existing situation, thus still meeting the requirement of Policy CS5 of the Core Strategy to provide more affordable family dwellings. As noted above there would be no change to the provision of specialist accommodation within Phase Red.
  
20. The Officer report to Planning Committee for PLAN/2018/0337 commented that *“with any phased scheme there is always potential that only part of the development will be delivered. In this case however it is likely that if the later phases of development are not delivered then the existing affordable housing units on the site would be retained.”*
  
21. In this case it is understood that only the current phases will be completed, and the above assessment in terms of the alteration of the 39no. units from affordable to market is acceptable, providing the remainder of the development is not implemented. If the remainder of the development were to be implemented then to comply with policy and to maintain the originally approved split (between affordable and market housing), the reminder of the development phases would need to provide more affordable housing to maintain the originally approved number of affordable units (an additional obligation will be included to the S106 Legal agreement/Executive Undertaking to this effect).

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Nonetheless it is understood that the remainder of the development is not to be progressed and therefore it is more straightforward to include in the Deed of Variation to the S106 Legal agreement and Executive Undertaking obligation(s) for both applications (PLAN/2018/0337 and PLAN/2018/0374) which prevent the implementation of any further phases in the development beyond phases Purple, Red, Yellow and Copper. No phases beyond these phases will be able to be implemented. This will ensure that the affordable/market split remains as assessed above. However it is considered prudent to include both obligations in the alterations to the S106 Legal Agreement/Executive Undertaking for the avoidance of doubt. Any new application submitted for any further development within the regeneration area will be assessed as normal and on its own merits, having regard to the Development Plan and any material planning considerations relevant at the time of any application.

22. No objections have been raised to the proposed changes by WBC Housing Services. Subject to the new planning obligation(s), overall, the proposed change for phase Red would still result in a more recognised/balanced level i.e. between 45-50% of affordable housing provision which Policy CS12 normally seeks to achieve on development sites and which is supported by Policy CS5. The proposal would still result in a more balanced split of the new units to be provided on the site, would still deliver predominantly more family sized dwellings with at least 2 bedrooms in comparison to the existing situation and there would be a net increase in the number of affordable units on the site in compliance with Policy UA24 of the Site Allocations DPD. It is therefore considered that the proposed change to the 39no. units in Phase Red from affordable to market is acceptable.

### **Other Matters**

23. The proposal itself does not result in any changes to the built structure of phase Red or any alterations to the assessment of all other planning matters such as parking provision, refuse collection, surface water drainage, amenity of neighbouring and future occupiers etc. All other aspects of the development remain as previously approved.
24. The effect of the granting of a Section 73 application is the issue of a new planning permission. Therefore it is necessary to re-impose all previously imposed conditions incorporating any changes to the conditions which may result from this proposal e.g. change to the approved plan relating to this proposal in condition 4.
25. It should also be noted that non-material amendments (NMA) applications have previously been approved for phases Purple, Red and Yellow and therefore the plans approved by these previous NMAs will be incorporated into condition 4, along with any changes to conditions which still remain relevant by any NMA approval. A typographical error in condition 77 is corrected (to match with the figures in the S106 legal agreement(s)). It is also considered reasonable and necessary to include conditions to require the development in phases Purple, Red and Yellow to be completed and retained in accordance with the condition approval applications granted for these phases unless otherwise approved in writing by the LPA.

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### Local finance considerations

26. The Council introduced the Community Infrastructure Levy (CIL) on 1 April 2015. As part of the calculation of the CIL Liability for Phase Red, social housing relief was granted for all of the affordable units in phase Red. In the event that planning permission is granted for the change of the 39no. units from affordable to market, then those units will no longer be eligible for social housing relief. The floorspace of those units is approximately 3248.1sqm and this would result in an additional liability of approximately £313,209.62 (above that of the original CIL Liability Notice).

### Other proposed change to Affordable Housing in the S106 Legal agreement (and Executive Undertaking)

27. The rent levels for the affordable units are controlled by the obligations in the S106 Legal agreement and also the corresponding Executive Undertaking (which match the provisions of the Legal agreement). The S106 Legal agreement relates to land within Thamesway's ownership and the Executive Undertaking relates to land within WBC's ownership.
28. The applicant has also requested a further change to the terms of the S106 Legal agreement and that is to alter all of the affordable units in both phases Red and Yellow to an Affordable Rent level. The current S106 Legal agreement (and Executive Undertaking) limits the number and type of units which can be let at an Affordable Rent level to 84no. 1 bed apartments. All other affordable units were to have rent levels of the equivalent of Social Rent (referred to in the S106 Legal agreement as "Social Rent (Kingsmoor)").
29. For Phase Red, given the change referred to above, there would be 68no. 1 bed specialist units (referred to as Elderly Care) remaining. For phase Yellow there would be 102 affordable units (60no. 1 bed, 36no. 2 beds and 6no. 3 beds).
30. WBC Housing Services has not raised any objection to this proposed change subject to three points as below:
- The Affordable Rents (inclusive of service charges) be capped at the Local Housing Allowance (LHA) rate to ensure affordability to new tenants.
  - Properties be advertised on the Council's Choice Based Lettings scheme.
  - That properties be let on a 7 year Assured Shorthold Tenancy (AST) or Assured Tenancy.
31. Affordable Rent is defined in the S106 Legal agreement (and the Executive Undertaking) as *"means a rent no higher than 80% of the local market rent including service charges, which rent shall not exceed the Local Housing Allowance"*. No change is proposed to this definition. Point 1 above is therefore already included in the S106 Legal agreement and Executive Undertaking. Points 2 and 3 are not covered in the current S106 Legal agreement or Executive Undertaking and therefore it is recommended that these matters are now included. The applicant requested that reference to the Council's Choice Based Lettings scheme also include reference to any equivalent scheme as may be included in any Nominations Agreement be included (in the event that the Choice Based Lettings Scheme changed) and WBC Housing Services has

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raised no objection to this additional wording which is included in the recommendation below.

32. There are no policies in the Development Plan (e.g. Core Strategy, Site Allocations DPD) which require the rent levels for affordable housing to be for social rent instead of affordable rent. In the original application, the rent levels in the S106 Legal agreement reflected what was proposed in the application. The recently adopted Affordable Housing SPD (2023) advises that social rent remain a priority tenure and will prioritise social rented homes where possible. However there is no overriding policy requirement to provide social rented affordable housing units (or equivalent of social rent levels) instead of those to be let at an affordable rent level. In this case all the affordable housing units will remain as rented units with the units in phases Red and Yellow being for Affordable Rent.
33. As there is no planning policy objection to this change, the proposal is considered acceptable in planning terms.

### **Conclusion**

34. Subject to the new planning obligation(s) (as detailed below), it is considered that the proposal to alter the 39no units in phase Red from affordable units to market units is acceptable in planning terms and would comply with the relevant policies in the Development Plan which seek to provide a more balanced community on the site. The proposed affordable housing mix would still deliver predominantly more family sized dwellings with at least 2 bedrooms and the alteration to the rent levels for units in phases Red and Yellow would also be policy compliant. The proposal would therefore comply with Policies CS5 and CS12 of the Woking Core Strategy 2012, Policy UA24 of the Site Allocations DPD 2021 and the SPD Affordable Housing Delivery SPD 2023.

### **Alterations to the Section 106 Legal agreement/Executive Undertaking requirements**

- To alter the 39no. apartments in phase Red from affordable to market (i.e. to remove these 39no. units from the affordable housing provision required for phase Red in the S106 Legal agreement/Executive Undertaking. For the avoidance of doubt the other existing clauses relating to total affordable housing provision will remain with an additional obligation to ensure the originally approved number of affordable units would be maintained).
- To alter the terms to enable all the affordable units in phases Red and Yellow to be let at Affordable Rent levels; to ensure that these properties are advertised on the Council's Choice Based Lettings scheme (or any equivalent scheme as set out in any Nomination agreement and as approved by the LPA) and that these properties are let on a 7 year Assured Shorthold Tenancy or Assured Tenancy.
- To prevent any further development beyond phases Purple, Red, Yellow and Copper from occurring on the site. (This obligation relates to both the S106 Legal agreements and Executive Undertakings for both applications PLAN/2018/0337 and PLAN/2018/0374).

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### **BACKGROUND PAPERS**

Planning file PLAN/2023/01037

### **RECOMMENDATION**

It is recommended to **GRANT** planning permission for the application subject to:

1. the prior completion of a S106 Legal agreement/Deed of Variation to vary the existing S106 Legal agreements in accordance with the changes approved as part of this application/report (as detailed above);
2. the prior completion of an Executive Undertaking to vary the existing Executive Undertakings in accordance with the changes approved as part of this application/report (as detailed above); and
3. the following conditions (and any minor amendments to those conditions):

#### **Conditions**

1. Application for the approval of the first reserved matters shall be made to the Local Planning Authority not later than 17<sup>th</sup> April 2022, and the application for approval of all remaining reserved matters shall be made on or before 17<sup>th</sup> April 2024.

Reason: To comply with the provisions of Section 92(2) of The Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be begun not later than two years from the date of approval of the first reserved matters application to be approved, and development of any subsequent phase shall be begun not later than two years from the date of approval of the reserved matters for that phase.

Reason: To comply with the provisions of Section 92(2) of The Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

3. The development hereby permitted for the phases comprising the application for full planning permission shall be commenced not later than 17<sup>th</sup> April 2022.

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).

4. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Except where stated otherwise all plans approved were approved under PLAN/2018/0337 with their original received date stated.

#### Outline Parameter Plans

Application Boundary - SHE-BDP-00-XX-PL-L-90-000 Rev P07 rec 29.03.18

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Open Space, Recreation and Play Typologies - SHE-TRI-00-XX-PL-L-90-0101  
Rev P00 rec 13.03.2023 Approved by NMA AMEND/2023/0007  
Access and Movement - SHE-BDP-00-XX-PL-L-90-0102 Rev P10 rec 07.03.19  
Building Heights - SHE-BDP-00-XX-PL-L-90-0103 Rev P10 rec 07.03.19  
Site Levels - SHE-BDP-00-XX-PL-L-90-0104 Rev P10 rec 07.03.19  
Land Use - SHE-BDP-00-XX-PL-L-90-0105 Rev P11 rec 07.03.19  
Phasing - plan by Hester Architects Ltd – SHE-BDP-00-XX-PL-L-90-0106 Rev  
P09 received by the LPA on 11.03.2022 Approved by NMA AMEND/2022/0015  
Outline Tree Removal and Retention Plan - SHE-BDP-00-XX-PL-L-90-0111 Rev  
P05 rec 07.03.19

### Parcel A/Phase Purple - Approved by NMA - AMEND/2020/0025 except for General Arrangement Plan (see below)

GA Plan Level 00 - SHE-WIA-P0-00-PL-A-01\_0100 Rev B rec 09.07.2020  
GA Plan Level 01 - SHE-WIA-P0-01-PL-A-01\_0101 Rev B rec 09.07.2020  
GA Plan Level 02 - SHE-WIA-P0-02-PL-A-01\_0102 Rev B rec 09.07.2020  
GA Plan Level 03 - SHE-WIA-P0-03-PL-A-01\_0103 Rev B rec 09.07.2020  
GA Plan Level 04 - SHE-WIA-P0-04-PL-A-01\_0104 Rev B rec 09.07.2020  
GA Plan Level 05 - SHE-WIA-P0-05-PL-A-01\_0105 Rev B rec 09.07.2020  
GA Plan Roof - SHE-WIA-P0-RF-PL-A-01\_0106 Rev C rec 09.07.2020  
GA Sections - SHE-WIA-P0-XX-SE-A-01\_0107 Rev A rec 04.06.2020  
GA South and West Elevations – SHE-WIA-P0-XX-EL-A-01\_0108 Rev A rec  
04.06.2020  
GA North and East Elevations – SHE-WIA-P0-XX-EL-A-01\_0109 Rev A rec  
04.06.2020  
GA Podium Elevations – SHE-WIA-P0-XX-EL-A-01\_0110 Rev A rec 04.06.2020  
3D Massing View Phase Purple – SHE-WIA-P0-XX-IS-A-01\_0111 Rev B rec  
09.07.2020  
Apartment Strip Elevation – SHE-WIA-P0-XX-VS-A-01\_0112 Rev B rec  
03.07.2020  
South and West Elevations – SHE-WIA-P0-XX-VS-A-01\_0113 Rev A rec  
04.06.2020  
North and East Elevations – SHE-WIA-P0-XX-VS-A-01\_0114 Rev B rec  
03.07.2020  
Access Strategy – SHE-WIA-P0-00-PL-A-01\_0115 Rev B rec 09.07.2020  
Parking Strategy – SHE-WIA-P0-00-PL-A-01\_0116 Rev B rec 09.07.2020  
Refuse Strategy – SHE-WIA-P0-XX-PL-A-01\_0117 Rev C rec 15.07.2020  
GIA Plans – SHE-WIA-P0-XX-PL-A-01\_0118 Rev B rec 09.07.2020  
NIA Plans – SHE-WIA-P0-XX-PL-A-01\_0119 Rev B rec 09.07.2020  
General Arrangement – Phase Purple First Floor Podium Landscape – SHE-TRI-  
00-01-PL-L-90-2003 Rev P01 rec 09.07.2020

General Arrangement Plan - SHE-BDP-00-00-PL-L-90-0103 Rev P08 rec  
24.10.18

### Parcel A House Type/Phase Red – Townhouse - Approved by NMA - AMEND/2020/0025

Townhouse Plans – SHE-WIA-P2-XX-PL-A-01\_0120 Rev C rec 09.07.2020  
Townhouse Elevation – SHE-WIA-P2-XX-EL-A-01\_0121 Rev C rec 09.07.2020  
Townhouse Sections – SHE-WIA-P2-XX-SE-A-01\_0122 Rev C rec 09.07.2020  
Townhouse Isometric – SHE-WIA-P2-XX-IS-A-01\_0123 Rev A rec 04.06.2020  
Townhouse Street Elevation – SHE-WIA-P2-XX-EL-A-01\_0124 Rec C rec  
09.07.2020



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### Parcel A/Phase Purple - Approved by NMA - AMEND/2021/0007

26386-PP-SKR000 Rev C1 – Rain Garden Areas received on 11.02.2021  
26386-PP-SK7006 Rev C6 – Temporary S278 Works received on 24.05.2021  
26386-PP-SK7001 Rev C1 – Temporary S278 Works Hatching Plan received on 11.02.2021  
26386-PP-SK7200 Rev C1 – S278 Temporary Road Cross Sections Sheet 1 received on 11.02.2021  
26386-PP-SK7201 Rev C1 - S278 Temporary Road Cross Sections Sheet 2 received on 11.02.2021  
26386-PP-SK7010 Rev P1 – S278 Impermeable Areas received on 11.02.2021  
26386 PM Phase Purple Surface Water and Level Technical Note Rev 2 (Document) received on 30.03.2021  
26386-PP-SK8000 Rev C1 – S278 Temporary Drainage Layout received on 11.02.2021  
26386-PP-SK7150 Rev C1 – S278 Temporary Road Longitudinal Sections Sheet 1 received on 11.02.2021  
26386-PP-Building Levels\_1 received on 11.02.2021  
SHE-LE-GEN-XX-DR-CE-201 – Purple Phase NMA plan received on 30.03.2021  
Additional comments from applicant team in email trail various dates uploaded on 07.05.2021  
Emails received 19.05.2021 and 24.05.2021

### Parcel B/Phase Red

General Arrangement Plan - SHE-BDP-00-00-PL-L-90-0104 Rev P09 rec 24.10.18 (retained as an approved plan except for the details shown for phase Red).

NIA Plans – SHE-WIA-R0-XX-PL-A-01\_1026 Rev H rec 14.12.2023 (submitted as part of this application)

### Parcel B/Phase Red

#### Plans and Documents Approved by NMA - AMEND/2022/0022

General Arrangement Plan Level 03 - SHE-WIA-R0-03-PL-A-01\_1004 Rev F rec 19.05.2022  
General Arrangement Plan Level 04 - SHE-WIA-R0-04-PL-A-01\_1005 Rev E rec 19.05.2022  
General Arrangement Plan Level 05 - SHE-WIA-R0-05-PL-A-01\_1006 Rev F rec 19.05.2022  
General Arrangement Plan Level 06 - SHE-WIA-R0-06-PL-A-01\_1007 Rev E rec 17.03.2022 (roof plan)  
GA Sections - SHE-WIA-R0-XX-SE-A-01\_1018 Rev F rec 17.03.2022  
GA Elevations Sheet 2 – SHE-WIA-R0-XX-EL-A-01\_1014 Rev F rec 17.03.2022  
3D Massing View Phase Red – SHE-WIA-R0-XX-IS-A-01\_1019 Rev E rec 19.05.2022  
Rendered GA Elevations – SHE-WIA-R0-XX-VS-A-01\_1022 Rev D rec 17.03.2022  
Rendered Strip Elevation – Elderly Care – SHE-WIA-R3-XX-VS-A-01\_1020 Rev E rec 17.03.2022  
Rendered Strip Elevation – Apartments – SHE-WIA-R1-XX-VS-A-01\_1021 Rev E rec 17.03.2022  
Access Strategy – SHE-WIA-R0-00-PL-A-01\_1029 Rev F rec 17.03.2022  
Parking Strategy – SHE-WIA-R0-00-PL-A-01\_1028 Rev G rec 19.05.2022  
Refuse Strategy – SHE-WIA-R0-XX-PL-A-01\_1027 Rev G rec 17.03.2022  
GIA Plans – SHE-WIA-R0-XX-PL-A-01\_1025 Rev F rec 17.03.2022

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Mews Houses GA Elevations – Typical House – SHE-WIA-R4-XX-EL-A-01\_1016  
Rev F rec 19.05.2022  
Mews Houses GA Plan – (Typical) – Level 00 – SHE-WIA-R4-00-PL-A-01\_1008  
Rev F rec 17.03.2022  
Mews Houses GA Plan – (Typical) – Level 01 – SHE-WIA-R4-01-PL-A-01\_1009  
Rev D rec 17.03.2022  
Rendered Elevations – Mews Typical House – SHE-WIA-R4-XX-VS-A-01\_1023  
Rev D rec 17.03.2022  
Mews House GA Elevations – 2 Bed – SHE-WIA-R4-XX-EL-A-01\_1017 Rev F  
rec 19.05.2022  
Mews House GA Plan (2 Bed) – Level 00 – SHE-WIA-R4-00-PL-A-01\_1010 Rev  
E rec 17.03.2022  
Mews House GA Plan (2 Bed) – Level 01 – SHE-WIA-R4-01-PL-A-01\_1011 Rev  
E rec 17.03.2022  
Rendered Elevations – Mews 2 Bed House – SHE-WIA- R4-XX-VS-A-01\_1024  
Rev D rec 17.03.2022  
Mews Houses – Visibility and Privacy Sight Lines – SHE-WIA-R4-XX-PL-A-  
01\_1012 Rev F rec 17.03.2022

Detail – Retaining Wall to south of Maisonette Building W10(F7) – SHE-TRI-R0-  
00-DT-L-90-1250 Rev P01 rec 19.05.2022  
Energy Strategy Update by Ramboll dated 01.04.2022 rec 05.04.2022 and  
Energy Strategy Calculations rec 05.04.2022  
Email Confirmation of party wall/ceiling insulation rec 11.05.2022  
Gas cabinet information and email rec 23.05.2022

### Parcel B/Phase Red

#### Plans and Documents Approved by NMA - AMEND/2022/0044

General Arrangement Plan Ground Floor – SHE-WIA-R0-00-PL-A-01\_1001 Rev J  
rec 20.10.2022  
General Arrangement Plan Level 01 - SHE-WIA-R0-01-PL-A-01\_1002 Rev G rec  
20.10.2022  
General Arrangement Plan Level 02 - SHE-WIA-R0-02-PL-A-01\_1003 Rev I rec  
20.10.2022  
GA Elevations Sheet 1 – SHE-WIA-R0-XX-EL-A-01\_1013 Rev I rec 04.11.2022  
GA Elevations Sheet 3 – SHE-WIA-R0-XX-EL-A-01\_1015 Rev I rec 04.11.2022  
General Arrangement – Phase Red Level 01 Podium Landscape – SHE-TRI-R0-  
01-PL-L-90-0001 Rev C05 rec 09.11.2022  
General Arrangement – Phase Red Level 00 Landscape & Public Realm – SHE-  
TRI-R0-00-PL-L-90-2001 Rev P07 rec 20.10.2022  
Section Arrangement – T29 G10 Root Protection Area – SHE-TRI-R0-00-SE-L-  
90-1011 Rev P04 rec 16.11.2022  
Section Arrangement – Boundary Elevation with No.1 St Michaels Road – SHE-  
TRI-R0-00-SE-L-90-1012 Rev P04 rec 16.11.2022  
Rain Garden Detail – Under Drained Type -SHE-TRI-R0-00-DT-L-90-1262 Rev  
P01 rec 20.10.2022  
Rain Garden Detail – Free Draining Type - SHE-TRI-R0-00-DT-L-90-1263 Rev  
P01 rec 20.10.2022  
Thermal Store Changes – SHE-WIA-R3-SK-A-0199 Rev B rec 20.10.2022  
Detail – Retaining Wall to West of Maisonette Building Sheet 1 of 2 – SHE-TRI-  
R0-00-DT-L-90-2251 Rev P01 rec 20.10.2022  
Detail – Retaining Wall to West of Maisonette Building Sheet 2 of 2 – SHE-TRI-  
R0-00-DT-L-90-2251 Rev P01 rec 20.10.2022

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General Arrangement Level 00 Planting Plan - SHE-TRI-R0-00-PL-L-90-1081  
Rev P05 rec 20.10.2022  
General Arrangement Level 01 Planting Plan - SHE-TRI-R0-01-PL-L-90-1081  
Rev P04 rec 20.10.2022  
General Arrangement Tree Planting Plan - SHE-TRI-R0-00-PL-L-90-1071 Rev  
P05 rec 20.10.2022  
Section Arrangement – Albert Drive Foot/Cycleway and Retaining Wall – SHE-  
TRI-R0-00-SE-L-90-2013 Rev P01 rec 20.10.2022  
Planting Schedule – SHE-TRI-R0-XX-SC-L-90-2001 Rev P00 rec 20.10.2022  
Drainage Technical Note SHE-MLM-R0-XX-TN-D-98-0100 rec 26.10.2022  
Below Ground Drainage Layout – SHE-MLM-R0-XX-DR-D-98-0100 Rev C14 rec  
26.10.2022  
Detail – PL5 Artificial grass – SHE-TRI-R0-01-DT-L-90-0203 Rev C00 rec  
09.11.2022  
Details contained in Agent emails received 09.11.2022

### Parcel C

GA Plan Level 00 - SHE-BDP-3C-00-PL-A-20-0001 Rev P09 rec 24.10.18  
GA Plan Level 01 - SHE-BDP-3C-01-PL-A-20-0001 Rev P09 rec 24.10.18  
GA Plan Roof - SHE-BDP-3C-XX-PL-A-20-0001 Rev P05 rec 24.10.18  
NIA Plans - SHE-BDP-3C-XX-PL-A-20-0002 Rev P05 rec 24.10.18  
Refuse Strategy - SHE-BDP-3C-XX-PL-A-90-0003 Rev P07 rec 07.03.19  
Parking Strategy - SHE-BDP-3C-XX-PL-A-90-0001 Rev P07 rec 24.10.18  
Bin Store Type 1 - SHE-BDP-3X-XX-PL-A-90-0004 Rev P02 rec 24.10.18  
3D Massing View - SHE-BDP-3C-XX-SK-A-20-0001 Rev P07 rec 24.10.18  
Street Elevation - SHE-BDP-3C-XX-EL-A-20-0001 Rev P05 rec 24.10.18  
General Arrangement Plan - SHE-BDP-00-00-PL-L-90-0105 Rev P09 rec  
07.03.19

### House Type 0.3 - End Terrace House

GA Elevations - SHE-BDP-3X-XX-EL-A-20-0302 Rev P04 rec 24.10.18  
GA Plans - SHE-BDP-3X-XX-PL-A-20-0302 Rev P03 rec 24.10.18  
GA Sections - SHE-BDP-3X-XX-SE-A-20-0302 Rev P03 rec 24.10.18  
Strip Elevation - SHE-BDP-3X-XX-VS-A-20-0302 Rev P04 rec 24.10.18  
Isometric - SHE-BDP-3X-XX-IS-A-20-0302 Rev P01 rec 24.10.18

### House Type 0.3 - Mid Terrace House

GA Elevations - SHE-BDP-3X-XX-EL-A-20-0301 Rev P05 rec 24.10.18  
GA Plans - SHE-BDP-3X-XX-PL-A-20-0301 Rev P04 rec 24.10.18  
GA Sections - SHE-BDP-3X-XX-SE-A-20-0301 Rev P04 rec 24.10.18  
Strip Elevation - SHE-BDP-3X-XX-VS-A-20-0301 Rev P05 rec 24.10.18  
Isometric - SHE-BDP-3X-XX-IS-A-20-0301 Rev P04 rec 24.10.18

### Parcel D/Phase Yellow - Approved by NMA AMEND/2022/0023 except for Nursery Canopy study plan (see below)

GA Plan Y1-Y4-Level 00 - SHE-WIA-Y0-00-DR-A-01-1000 Rev D rec 25.10.2022  
GA Plan Y1-Y4-Level 01 - SHE-WIA-Y0-01-DR-A-01-1001 Rev D rec 25.10.2022  
GA Plan Y1-Y4-Level 02 - SHE-WIA-Y0-02-DR-A-01-1002 Rev D rec 25.10.2022  
GA Plan Y1-Y4-Level 03 - SHE-WIA-Y0-03-DR-A-01-1003 Rev D rec 25.10.2022  
GA Plan Y1-Y4-Level 04 - SHE-WIA-Y0-04-DR-A-01-1004 Rev D rec 25.10.2022  
GA Plan Y1-Y4-Level 05 - SHE-WIA-Y0-05-DR-A-01-1005 Rev E rec 25.10.2022  
GA Plan Y1-Y4-Roof Plan - SHE-WIA-Y0-06-DR-A-01-1006 Rev F rec  
25.10.2022  
NIA Plans - SHE-WIA-Y0-XX-DR-A-01-1302 Rev C rec 25.10.2022

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Refuse Strategy - SHE-WIA-Y0-00-DR-A-01-1306 Rev D rec 25.10.2022  
Parking Strategy - SHE-WIA-Y0-00-DR-A-01-1304 Rev C rec 25.10.2022  
Access Strategy - SHE-WIA-Y0-00-DR-A-01-1305 Rev C rec 25.10.2022  
GA North and East Elevations Y1-Y4 - SHE-WIA-Y0-XX-DR-A-01-1200 Rev E  
rec 25.10.2022  
GA South and West Elevations Y1-Y4 - SHE-WIA-Y0-XX-DR-A-01-1201 Rev D  
rec 25.10.2022  
GA Podium Elevations Y1-Y4 (1 of 2) - SHE-WIA-Y0-XX-DR-A-01-1202 Rev C  
rec 25.10.2022  
GA Podium Elevations Y1-Y4 (2 of 2) - SHE-WIA-Y0-XX-DR-A-01-1203 Rev E  
rec 25.10.2022  
GA Sections Y1-Y4 - SHE-WIA-Y0-XX-DR-A-01-1100 Rev C rec 25.10.2022  
3D Massing View - SHE-WIA-Y0-XX-DR-A-01-1301 Rev E rec 25.10.2022  
GIA and GEA Plans - SHE-WIA-Y0-XX-DR-A-01-1303 Rev C rec 25.10.2022  
Strip Elevation - SHE-WIA-Y3-XX-DR-A-01-1204 Rev C rec 17.03.2022  
Rendered North and South Elevations Y1-Y4 - SHE-WIA-Y0-XX-DR-A-01-1205  
Rev D rec 25.10.2022  
Rendered East and West Elevations Y1-Y4 - SHE-WIA-Y0-XX-DR-A-01-1206  
Rev E rec 25.10.2022  
General Arrangement Phase Yellow Level 01 Podium External Landscape - SHE-  
TRI-Y0-00-PL-L-90-2001 P04 rec 25.10.2022  
General Arrangement Parcel D and N - SHE-TRI-Y0-00-PL-L-90-2011 P02 rec  
17.11.2022  
Photo of reconstituted stone panel and joint rec 25.07.2022  
Parcel D Balcony Privacy Screens Y1 (two plans) - SHE-WIA-Y1-SK-A-1063  
(Sheet 1 of 2) and SHE-WIA-Y1-SK-A-1063 (Sheet 2 of 2) rec 25.07.2022

General Arrangement Plan – Park Sheet 1 of 2 - SHE-TRI-Y0-00-PL-L-90-2012  
P01 rec 25.07.2022  
General Arrangement Phase Yellow Level 00 – External Landscape Park  
Interface - SHE-TRI-Y0-00-PL-L-90-2002 P01 rec 17.03.2022  
General Arrangement Phase Yellow Level 00 – External Landscape - SHE-TRI-  
Y0-00-PL-L-90-2001 P05 rec 25.10.2022  
Section Arrangement – Access Road Between Y4 and Y5 (Sheet 1) - SHE-TRI-  
Y0-00-SE-L-90-0001 P00 rec 17.11.2022  
Section Arrangement – Access Road Between Y4 and Y5 (Sheet 2) - SHE-TRI-  
Y0-00-SE-L-90-0001 P00 rec 17.11.2022  
Agent email dated 24.10.2022 received on 25.10.2022 detailing changes.  
Agent email received 26.10.2022 regarding drainage details for planters  
Energy Strategy Report (Ramboll dated 25.10.2022) and associated sample SAP  
calculations and non-residential unit BRUKL details all received on 26.10.2022  
Agent email dated 02.12.2022 and excel spreadsheet confirming all apartments  
over the 19% reduction.

Nursery Canopy Study - SHE-BDP-3D-XX-DT-A-21-0003 Rev P04 rec 24.10.18

### Parcel E

Ground Floor Plan - SHE-BDP-3E-00-PL-A-20-0001 Rev P06 rec 24.10.18  
First Floor Plan - SHE-BDP-3E-01-PL-A-20-0001 Rev P06 rec 24.10.18  
Second Floor Plan - SHE-BDP-3E-02-PL-A-20-0001 Rev P06 rec 24.10.18  
Third Floor Plan - SHE-BDP-3E-03-PL-A-20-0001 Rev P06 rec 24.10.18  
Fourth Floor Plan - SHE-BDP-3E-04-PL-A-20-0001 Rev P06 rec 24.10.18  
Roof Plan - SHE-BDP-3E-05-PL-A-20-0001 Rev P06 rec 24.10.18  
Areas Plan - SHE-BDP-3E-XX-PL-A-20-0002 Rev P04 rec 24.10.18

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Refuse Strategy - SHE-BDP-3E-XX-PL-A-90-0003 Rev P06 rec 07.03.19  
Parking Strategy - SHE-BDP-3E-XX-PL-A-90-0001 Rev P06 rec 24.10.18  
Access Strategy - SHE-BDP-3E-XX-PL-A-90-0002 Rev P04 rec 24.10.18  
Elevations Sheet 1 of 4 - SHE-BDP-3E-XX-EL-A-20-0001 Rev P05 rec 24.10.18  
Elevations Sheet 2 of 4 - SHE-BDP-3E-XX-EL-A-20-0002 Rev P04 rec 24.10.18  
Elevations Sheet 3 of 4 - SHE-BDP-3E-XX-EL-A-20-0003 Rev P01 rec 24.10.18  
Elevations Sheet 4 of 4 - SHE-BDP-3E-XX-EL-A-20-0004 Rev P03 rec 07.03.19  
Sections Sheet 1 of 2 - SHE-BDP-3E-XX-SE-A-20-0001 Rev P05 rec 24.10.18  
Sections Sheet 2 of 2 - SHE-BDP-3E-XX-SE-A-20-0002 Rev P04 rec 24.10.18  
Visibility and Privacy Sight Lines Podium Mews Houses - SHE-BDP-3E-XX-PL-A-90-0004 Rev P04 rec 24.10.18  
3D Massing View - SHE-BDP-3E-XX-IS-A-20-0001 Rev P04 rec 24.10.18  
GA Elevations - SHE-BDP-3E-XX-VS-A-20-0002 Rev P02 rec 24.10.18  
Strip Elevation - SHE-BDP-3E-XX-VS-A-20-0003 Rev P03 rec 24.10.18

### House Type 1.7 Park Facing Corner House

GA Elevations - SHE-BDP-3X-XX-EL-A-20-1701 Rev P02 rec 24.10.18  
GA Plans - SHE-BDP-3X-XX-PL-A-20-1701 Rev P03 rec 24.10.18  
GA Sections - SHE-BDP-3X-XX-SE-A-20-1701 Rev P03 rec 24.10.18  
Isometric - SHE-BDP-3X-XX-IS-A-20-1701 Rev P03 rec 24.10.18

### Parcel F

Ground Floor Plan - SHE-BDP-3F-00-PL-A-20-0001 Rev P06 rec 24.10.18  
First Floor Plan - SHE-BDP-3F-01-PL-A-20-0001 Rev P06 rec 24.10.18  
Second Floor Plan - SHE-BDP-3F-02-PL-A-20-0001 Rev P06 rec 24.10.18  
Third Floor Plan - SHE-BDP-3F-03-PL-A-20-0001 Rev P06 rec 24.10.18  
Fourth Floor Plan - SHE-BDP-3F-04-PL-A-20-0001 Rev P06 rec 24.10.18  
Roof Plan - SHE-BDP-3F-05-PL-A-20-0001 Rev P06 rec 24.10.18  
Areas Plan - SHE-BDP-3F-XX-PL-A-20-0002 Rev P04 rec 24.10.18  
Refuse Strategy - SHE-BDP-3F-XX-PL-A-90-0003 Rev P06 rec 07.03.19  
Parking Strategy - SHE-BDP-3F-XX-PL-A-90-0001 Rev P05 rec 24.10.18  
Access Strategy - SHE-BDP-3F-XX-PL-A-90-0002 Rev P04 rec 24.10.18  
GA Elevations Sheet 1 of 4 - SHE-BDP-3F-XX-EL-A-20-0001 Rev P04 rec 24.10.18  
GA Elevations Sheet 2 of 4 - SHE-BDP-3F-XX-EL-A-20-0002 Rev P05 rec 24.10.18  
GA Elevations Sheet 3 of 4 - SHE-BDP-3F-XX-EL-A-20-0003 Rev P01 rec 24.10.18  
GA Elevations Sheet 4 of 4 - SHE-BDP-3F-XX-EL-A-20-0004 Rev P03 rec 07.03.19  
GA Sections Sheet 1 of 2 - SHE-BDP-3F-XX-SE-A-20-0001 Rev P04 rec 24.10.18  
GA Sections Sheet 2 of 2 - SHE-BDP-3F-XX-SE-A-20-0002 Rev P04 rec 24.10.18  
3D Massing View - SHE-BDP-3F-XX-VS-A-20-0004 Rev P04 rec 24.10.18  
GA Elevations - SHE-BDP-3F-XX-VS-A-20-0001 Rev P02 rec 24.10.18  
Strip Elevation - SHE-BDP-3F-XX-VS-A-20-0003 Rev P04 rec 24.10.18

### Apartments Type 2.2

GA Elevations - SHE-BDP-3X-XX-EL-A-20-2201 Rev P03 rec 07.03.19  
GA Plans, Elevations and Section - SHE-BDP-3X-XX-PL-A-20-2201 Rev P03 rec 24.10.18  
GA Sections - SHE-BDP-3X-XX-SE-A-20-2201 Rev P01 rec 24.10.18  
Isometric - SHE-BDP-3X-XX-IS-A-20-2201 Rev P01 rec 24.10.18

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### Parcel E and F

General Arrangement Plan Podium Streets - SHE-BDP-00-01-PL-L-90-0104 Rev P06 rec 24.10.18

General Arrangement Plan (Parcel E and F) - SHE-BDP-00-00-PL-L-90-0107 Rev P08 rec 07.03.19

### House Type 0.4 - Podium Top Mews

Strip Elevation - SHE-BDP-3X-XX-VS-A-20-0401 Rev P02 rec 24.10.18

GA Elevations - SHE-BDP-3X-XX-EL-A-20-0401 Rev P02 rec 24.10.18

GA Plans - SHE-BDP-3X-XX-PL-A-20-0401 Rev P02 rec 24.10.18

GA Sections - SHE-BDP-3X-XX-SE-A-20-0401 Rev P02 rec 24.10.18

Isometric - SHE-BDP-3X-XX-IS-A-20-0401 Rev P02 rec 24.10.18

### House Type 0.5 - Podium Top Mews

Strip Elevation - SHE-BDP-3X-XX-VS-A-20-0501 Rev P02 rec 24.10.18

GA Elevations - SHE-BDP-3X-XX-EL-A-20-0501 Rev P02 rec 24.10.18

GA Plans - SHE-BDP-3X-XX-PL-A-20-0501 Rev P02 rec 24.10.18

GA Sections - SHE-BDP-3X-XX-SE-A-20-0501 Rev P02 rec 24.10.18

Isometric - SHE-BDP-3X-XX-IS-A-20-0501 Rev P02 rec 24.10.18

### House Type 1.2 - Watergarden Podium

Strip Elevation - SHE-BDP-3X-XX-VS-A-20-1201 Rev P02 rec 24.10.18

GA Elevations - SHE-BDP-3X-XX-EL-A-20-1201 Rev P02 rec 24.10.18

GA Plans - SHE-BDP-3X-XX-PL-A-20-1201 Rev P02 rec 24.10.18

GA Sections - SHE-BDP-3X-XX-SE-A-20-1201 Rev P02 rec 24.10.18

Isometric - SHE-BDP-3X-XX-IS-A-20-1201 Rev P02 rec 24.10.18

### House Type 1.3 - Watergarden Podium

Strip Elevation - SHE-BDP-3X-XX-VS-A-20-1301 Rev P02 rec 24.10.18

GA Elevations - SHE-BDP-3X-XX-EL-A-20-1301 Rev P02 rec 24.10.18

GA Plans - SHE-BDP-3X-XX-PL-A-20-1301 Rev P02 rec 24.10.18

GA Sections - SHE-BDP-3X-XX-SE-A-20-1301 Rev P02 rec 24.10.18

Isometric - SHE-BDP-3X-XX-IS-A-20-1301 Rev P02 rec 24.10.18

### House Type 1.4 - Watergarden Podium

GA Elevations - SHE-BDP-3X-XX-EL-A-20-1401 Rev P02 rec 24.10.18

GA Plans - SHE-BDP-3X-XX-PL-A-20-1401 Rev P02 rec 24.10.18

GA Sections - SHE-BDP-3X-XX-SE-A-20-1401 Rev P02 rec 24.10.18

Isometric - SHE-BDP-3X-XX-IS-A-20-1401 Rev P02 rec 24.10.18

### House Type 1.5 - Park Facing Houses

Strip Elevation - SHE-BDP-3X-XX-VS-A-20-1501 Rev P02 rec 24.10.18

GA Elevations - SHE-BDP-3X-XX-EL-A-20-1501 Rev P02 rec 24.10.18

GA Plans - SHE-BDP-3X-XX-PL-A-20-1501 Rev P03 rec 24.10.18

GA Sections - SHE-BDP-3X-XX-SE-A-20-1501 Rev P02 rec 24.10.18

Isometric - SHE-BDP-3X-XX-IS-A-20-1501 Rev P03 rec 24.10.18

### House Type 1.6 - Park Facing Houses

Strip Elevation - SHE-BDP-3X-XX-VS-A-20-1601 Rev P02 rec 24.10.18

GA Elevations - SHE-BDP-3X-XX-EL-A-20-1601 Rev P02 rec 24.10.18

GA Plans - SHE-BDP-3X-XX-PL-A-20-1601 Rev P03 rec 24.10.18

GA Sections - SHE-BDP-3X-XX-SE-A-20-1601 Rev P03 rec 24.10.18

Isometric - SHE-BDP-3X-XX-IS-A-20-1601 Rev P03 rec 24.10.18

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### Apartments Type 2.1

GA Elevations - SHE-BDP-3X-XX-EL-A-20-2101 Rev P03 rec 07.03.19  
GA Plans - SHE-BDP-3X-XX-PL-A-20-2101 Rev P02 rec 24.10.18  
GA Sections - SHE-BDP-3X-XX-SE-A-20-2101 Rev P01 rec 24.10.18  
Isometric - SHE-BDP-3X-XX-IS-A-20-2101 Rev P01 rec 24.10.18

### Parcel N/Part Phase Yellow/Part Cyan - Approved by NMA AMEND/2022/0023 except for house type plans (see below)

GA Plan Level 00 Block 1 - SHE-WIA-Y5-00-DR-A-01-1001 Rev E rec  
25.10.2022  
GA Plan Level 01 Block 1 - SHE-WIA-Y5-01-DR-A-01-1002 Rev F rec  
31.01.2023  
GA Plan Level 02 Block 1 - SHE-WIA-Y5-02-DR-A-01-1003 Rev E rec  
25.10.2022  
GA Plan Level 03 Block 1 - SHE-WIA-Y5-03-DR-A-01-1004 Rev E rec  
25.10.2022  
GA Plan Level 04 Block 1 - SHE-WIA-Y5-04-DR-A-01-1005 Rev E rec  
25.10.2022  
GA Plan – Roof - SHE-WIA-Y5-05-DR-A-01-1006 Rev E rec 25.10.2022  
NIA Plans - SHE-WIA-Y5-XX-DR-A-01-1012 Rev B rec 25.10.2022  
Refuse Strategy - SHE-WIA-Y5-XX-DR-A-01-1007 Rev D rec 25.10.2022  
Parking Strategy - SHE-WIA-Y5-00-DR-A-01-1009 Rev C rec 25.10.2022  
Access Strategy - SHE-WIA-Y5-00-DR-A-01-1008 Rev C rec 25.10.2022  
GA Elevations Sheet 01 - SHE-WIA-Y5-XX-DR-A-01-1020 Rev C rec 25.10.2022  
GA Elevations Sheet 02 - SHE-WIA-Y5-XX-DR-A-01-1021 Rev B rec 25.10.2022  
GA Elevations Sheet 03 - SHE-WIA-Y5-XX-DR-A-01-1022 Rev C rec 25.10.2022  
GA Elevations Sheet 04 - SHE-WIA-Y5-XX-DR-A-01-1023 Rev C rec 25.10.2022  
3D Massing View - SHE-WIA-Y5-XX-DR-A-01-1027 Rev D rec 25.10.2022  
GIA Plans - SHE-WIA-Y5-XX-DR-A-01-1011 Rev B rec 25.10.2022  
Strip Elevation - SHE-WIA-Y5-XX-DR-A-01-1026 Rev B rec 25.10.2022  
GA Elevations (coloured) - SHE-WIA-Y5-XX-DR-A-01-1024 Rev B rec  
25.10.2022  
GA Elevations (coloured) - SHE-WIA-Y5-XX-DR-A-01-1025 Rev C rec  
25.10.2022  
GA Sections - SHE-WIA-Y5-XX-DR-A-01-1010 Rev B rec 25.10.2022  
General Arrangement Parcel D and N - SHE-TRI-Y0-00-PL-L-90-2011 P02 rec  
17.11.2022

### House Type 0.6 Park Facing Terraced House

Strip Elevation - SHE-BDP-3X-XX-VS-A-20-0601 Rev P02 rec 24.10.18  
GA Elevations - SHE-BDP-3X-XX-EL-A-20-0601 Rev P03 rec 24.10.18  
GA Plans - SHE-BDP-3X-XX-PL-A-20-0601 Rev P03 rec 24.10.18  
GA Sections - SHE-BDP-3X-XX-SE-A-20-0601 Rev P02 rec 24.10.18  
Isometric - SHE-BDP-3X-XX-IS-A-20-0601 Rev P02 rec 24.10.18

### Apartments Type 2.3

GA Elevations - SHE-BDP-3X-XX-EL-A-20-2301 Rev P05 rec 07.03.19  
GA Plans - SHE-BDP-3X-XX-PL-A-20-2301 Rev P03 rec 24.10.18  
GA Sections - SHE-BDP-3X-XX-SE-A-20-2301 Rev P01 rec 24.10.18  
Isometric - SHE-BDP-3X-XX-IS-A-20-2301 Rev P01 rec 24.10.18

### Low rise residential plans

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Proposed site layout plan - low rise masterplan - SHE-BMA-20-XX-LR-A-01-002  
Rev P1 rec 07.03.19  
Proposed site layout plan - ground floor level - SHE-BMA-20-XX-LR-A-02-001  
Rev P2 rec 07.03.19  
Proposed site layout plan - roof plan - SHE-BMA-20-XX-LR-A-02-002 Rev P2 rec  
07.03.19  
Proposed bin strategy - SHE-BMA-20-XX-LR-A-02-003 Rev P- rec 07.03.19  
Housing Distribution Plan - SHE-BMA-20-XX-2B-A-02-0003 Rev P2 rec 26.03.19  
Tenure Plan - SHE-BMA-20-XX-2B-A-02-0004 Rev P2 rec 26.03.19  
Proposed Garage - SHE-BMA-20-XX-XX-A-03-GARA001 rec 24.10.18  
Proposed Bin store details (1 of 3) - SHE-BMA-20-XX-XX-A-90-401 Rev P3 rec  
24.10.18  
Proposed Bin store details (2 of 3) - SHE-BMA-20-XX-XX-A-90-402 Rev P3 rec  
24.10.18  
Proposed Bin store details (3 of 3) - SHE-BMA-20-XX-XX-A-90-403 Rev P2 rec  
24.10.18  
Street Scene (Section A-A) - SHE-BMA-20-XX-2B-A-05-SS01 Rev P- rec  
24.10.18  
Street Scene (Section B-B) - SHE-BMA-20-XX-2B-A-05-SS02 rec 24.10.18  
Street Scene (Section F-F) - SHE-BMA-20-XX-2B-A-05-SS03 rec 24.10.18  
Street Scene (Section G-G) - SHE-BMA-20-XX-2B-A-05-SS04 rec 29.03.18  
Street Scene (Section H-H) - SHE-BMA-20-XX-2B-A-05-SS05 rec 29.03.18  
Street Scene (Section I-I) - SHE-BMA-20-XX-2B-A-05-SS06 rec 29.03.18  
Low rise Accommodation schedule rev C rec 26.03.19

### Low rise house type plans (plans and elevations only)

House Type B GA floor plans - SHE-BMA-20-XX-2B-A-03-B001 rec 29.03.18  
House Type B GA elevations - SHE-BMA-20-XX-2B-A-05-B001 rec 29.03.18  
House Type D GA floor plans - SHE-BMA-20-XX-2B-A-03-D001 rec 29.03.18  
House Type D GA elevations - SHE-BMA-20-XX-2B-A-05-D001 rec 29.03.18  
House Type E GA floor plans - SHE-BMA-20-XX-2B-A-03-E001 rec 29.03.18  
House Type E GA elevations - SHE-BMA-20-XX-2B-A-05-E001 rec 29.03.18  
House Type F GA floor plans - SHE-BMA-20-XX-2B-A-03-F001 rec 29.03.18  
House Type F GA elevations - SHE-BMA-20-XX-2B-A-05-F001 rec 29.03.18  
House Type J GA floor plans (plots 180-185) - SHE-BMA-20-XX-2B-A-03-J001  
rec 29.03.18  
House Type J GA elevations (plots 180-185) - SHE-BMA-20-XX-2B-A-05-J001  
rec 29.03.18  
House Type J GA floor plans (plots 169, 170, 190-193) - SHE-BMA-20-XX-2B-A-  
03-J002 rec 29.03.18  
House Type J GA elevations (plots 169, 170, 190-193) - SHE-BMA-20-XX-2B-A-  
05-J002 rec 29.03.18  
House Type J GA floor plans (plots 144, 188, 194) - SHE-BMA-20-XX-2B-A-03-  
J003 rec 29.03.18  
House Type J GA elevations (plots 144, 188, 194) - SHE-BMA-20-XX-2B-A-05-  
J003 rec 29.03.18  
House Type J GA floor plans (plots 145, 189, 195) - SHE-BMA-20-XX-2B-A-03-  
J004 rec 29.03.18  
House Type J GA elevations (plots 145, 189, 195) - SHE-BMA-20-XX-2B-A-05-  
J004 rec 29.03.18  
House Type K GA floor plans - SHE-BMA-20-XX-2B-A-03-K001 rec 29.03.18  
House Type K GA floor plans - SHE-BMA-20-XX-2B-A-03-K002 rec 29.03.18  
House Type K GA elevations - SHE-BMA-20-XX-2B-A-05-K001 rec 29.03.18  
House Type K GA elevations - SHE-BMA-20-XX-2B-A-05-K002 rec 29.03.18



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House Type L GA floor plans - SHE-BMA-20-XX-2B-A-03-L001 rec 29.03.18  
House Type L GA floor plans - SHE-BMA-20-XX-2B-A-03-L002 rec 29.03.18  
House Type L GA elevations - SHE-BMA-20-XX-2B-A-05-L001 rec 29.03.18  
House Type L GA elevations - SHE-BMA-20-XX-2B-A-05-L002 rec 29.03.18  
House Type M GA floor plans - SHE-BMA-20-XX-2B-A-03-M001 rec 29.03.18  
House Type M GA elevations - SHE-BMA-20-XX-2B-A-05-M001 rec 29.03.18  
House Type T GA floor plans - SHE-BMA-20-XX-2B-A-03-T001 rec 29.03.18  
House Type T GA elevations - SHE-BMA-20-XX-2B-A-05-T001 rec 29.03.18

### Detailed plans site wide

Site Location Plan - SHE-BDP-00-XX-PL-L-90-0109 Rev P05 rec 24.10.18  
Detailed Planning Application boundary - SHE-BDP-00-XX-PL-L-90-0108 Rev P07 rec 24.10.18  
Site Plan - SHE-BDP-00-XX-PL-L-90-0112 Rev P11 rec 07.03.19  
Site-wide Open Space, Recreation & Play Typologies - SHE-BDP-00-XX-PL-L-90-0107 Rev P07 rec 07.03.19  
Canal Buffer Zone Plan - SHE-BDP-00-XX-PL-L-90-0132 Rev P07 rec 07.03.19  
Canal Buffer Zone Extent - SHE-BDP-00-XX-PL-L-90-0137 Rev P01 rec 14.03.19  
Road and Footpath Material Strategy - SHE-BDP-00-XX-PL-L-90-0133 Rev P08 rec 07.03.19  
Parking Allocation - SHE-BDP-00-XX-PL-L-90-0134 Rev P04 rec 07.03.19  
Sustainable Drainage Design Layout - SHE-BDP-00-XX-PL-L-90-0135 Rev P05 rec 07.03.19  
Landscape General Arrangement Plan - sheet 1 of 3 - SHE-BDP-00-00-PL-L-90-0100 Rev P08 rec 07.03.19  
Landscape General Arrangement Plan - sheet 2 of 3 - SHE-BDP-00-00-PL-L-90-0101 Rev P10 rec 14.03.19  
Landscape General Arrangement Plan - sheet 3 of 3 - SHE-BDP-00-00-PL-L-90-0102 Rev P09 rec 07.03.19  
General Arrangement Plan- Park Sheet 1 of 2 - SHE-TRI-Y0-00-PL-L-90-2012 P01 rec 25.07.2022 Approved by NMA AMEND/2022/0023  
General Arrangement Plan - Park - sheet 2 of 2 - SHE-BDP-00-00-PL-L-90-0109 Rev P08 rec 07.03.19  
General Arrangement Plan - Low Rise Residential - SHE-BDP-00-00-PL-L-90-0110 Rev P07 rec 07.03.19  
General Arrangement Plan - Leisure Centre Car Park - SHE-BDP-00-00-PL-L-90-0112 Rev P05 rec 07.03.19  
General Arrangement Plan - Devonshire Avenue and Leisure Centre Access - SHE-BDP-00-00-PL-L-90-0111 Rev P05 rec 24.10.18  
General Arrangement Plan - Devonshire Avenue Retained Existing Gardens Option - SHE-BDP-00-00-PL-L-90-0113 Rev P01 rec 24.10.18  
Tree Retention and Removal - SHE-BDP-00-XX-PL-L-90-0116 Rev P05 rec 07.03.19  
Landscape General Arrangement Plan - Level 01 - SHE-BDP-00-01-PL-L-90-0100 Rev P06 rec 24.10.18  
Planting Plan - Podium Gardens - SHE-BDP-00-01-PL-L-90-0105 Rev P04 rec 24.10.18  
Planting Plan - sheet 1 of 3 - SHE-BDP-00-XX-PL-L-90-0113 Rev P08 rec 07.03.19  
Planting Plan - sheet 2 of 3 - SHE-BDP-00-XX-PL-L-90-0114 Rev P08 rec 07.03.19  
Planting Plan - sheet 3 of 3 - SHE-BDP-00-XX-PL-L-90-0115 Rev P05 rec 24.10.18

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Landscape Sections - sheet 1 of 3 - SHE-BDP-00-XX-SE-L-90-0100 Rev P05 rec 07.03.19  
Landscape Sections - sheet 2 of 3 - SHE-BDP-00-XX-SE-L-90-0101 Rev P05 rec 07.03.19  
Landscape Sections - sheet 1 of 3 - SHE-BDP-00-XX-SE-L-90-0102 Rev P05 rec 07.03.19  
Tree Protection Plan Sheet 1 - SHE-BDP-00-XX-PL-L-90-0117 Rev A rec 07.03.19  
Planting Schedule - SHE-BDP-XX-XX-QT-L-90-0010 Rev P04 rec 07.03.19  
Typical Garden Wall Enclosure - SHE-BDP-3X-XX-DT-A-90-2010 Rev P01 rec 24.10.18  
Park Kiosk - SHE-BDP-30-XX-DT-A-20-0001 Rev P01 rec 24.10.18  
Site Context Elevations - SHE-BDP-30-XX-VS-A-90-0100 Rev P01 rec 24.10.18  
Aerial View - SHE-BDP-30-XX-VS-A-90-0001 Rev P01 rec 24.10.18  
Community View - SHE-BDP-30-XX-VS-A-90-0002 Rev P01 rec 24.10.18  
Park View - SHE-BDP-30-XX-VS-A-90-0003 Rev P01 rec 24.10.18  
Raingarden View - SHE-BDP-30-XX-VS-A-90-0004 Rev P01 rec 24.10.18  
Topographical Survey Plans 3327 (1 of 4, 2 of 4, 3 of 4, 4 of 4) rec 07.03.19  
External Lighting Plan - SHE-RBL-00-XX-DT-E-63-0001 Rev T03 rec 24.10.18

### Phasing plans

Phasing Strategy by Month - plan by Hester Architects Ltd – SHE-BDP-00-XX-PL-L-90-0201 Rev P03 received by the LPA on 09.03.2022 Approved by NMA AMEND/2022/0015  
Phasing Strategy by Month - 0 - SHE-BDP-00-XX-PL-L-90-0202 P03 rec 07.03.19  
Phasing Strategy by Month - 1 - SHE-BDP-00-XX-PL-L-90-0203 P03 rec 07.03.19  
Phasing Strategy by Month - 2 - SHE-BDP-00-XX-PL-L-90-0204 P03 rec 07.03.19  
Phasing Strategy by Month - 10 - SHE-BDP-00-XX-PL-L-90-0205 P03 rec 07.03.19  
Phasing Strategy by Month - 13 - SHE-BDP-00-XX-PL-L-90-0206 P03 rec 07.03.19  
Phasing Strategy by Month - 17 - SHE-BDP-00-XX-PL-L-90-0207 P03 rec 07.03.19  
Phasing Strategy by Month - 19 - SHE-BDP-00-XX-PL-L-90-0208 P03 rec 07.03.19  
Phasing Strategy by Month - 20 - SHE-BDP-00-XX-PL-L-90-0209 P03 rec 07.03.19  
Phasing Strategy by Month - 22 - SHE-BDP-00-XX-PL-L-90-0210 P03 rec 07.03.19  
Phasing Strategy by Month - 24 - SHE-BDP-00-XX-PL-L-90-0211 P03 rec 07.03.19  
Phasing Strategy by Month - 28 - SHE-BDP-00-XX-PL-L-90-0212 P03 rec 07.03.19  
Phasing Strategy by Month - 34 - SHE-BDP-00-XX-PL-L-90-0213 P03 rec 07.03.19  
Phasing Strategy by Month - 35 - SHE-BDP-00-XX-PL-L-90-0214 P03 rec 07.03.19  
Phasing Strategy by Month - 37 - SHE-BDP-00-XX-PL-L-90-0215 P03 rec 07.03.19  
Phasing Strategy by Month - 41 - SHE-BDP-00-XX-PL-L-90-0216 P03 rec 07.03.19

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Phasing Strategy by Month - 44 - SHE-BDP-00-XX-PL-L-90-0217 P03 rec  
07.03.19  
Phasing Strategy by Month - 47 - SHE-BDP-00-XX-PL-L-90-0219 P03 rec  
07.03.19  
Phasing Strategy by Month - 51 - SHE-BDP-00-XX-PL-L-90-0220 P03 rec  
07.03.19  
Phasing Strategy by Month - 56 - SHE-BDP-00-XX-PL-L-90-0221 P02 rec  
07.03.19  
Phasing Strategy by Month - 57 - SHE-BDP-00-XX-PL-L-90-0222 P02 rec  
07.03.19  
Phasing Strategy by Month - 59 - SHE-BDP-00-XX-PL-L-90-0223 P02 rec  
07.03.19  
Phasing Strategy by Month - 64 - SHE-BDP-00-XX-PL-L-90-0224 P02 rec  
07.03.19  
Phasing Strategy by Month - 66 - SHE-BDP-00-XX-PL-L-90-0225 P02 rec  
07.03.19  
Phasing Strategy by Month - 68 - SHE-BDP-00-XX-PL-L-90-0226 P02 rec  
07.03.19  
Phasing Strategy by Month - 71 - SHE-BDP-00-XX-PL-L-90-0227 P02 rec  
07.03.19  
Phasing Strategy by Month - 72 - SHE-BDP-00-XX-PL-L-90-0228 P01 rec  
07.03.19  
Phasing Strategy by Month - 75 - SHE-BDP-00-XX-PL-L-90-0229 P01 rec  
07.03.19

### Road plans

Existing Site Levels - SHE-PRM-00-XX-SK-D-95-0005 Veer 1 rec 29.03.18  
Proposed Adoptable Highways - SHE-PRM-00-XX-SK-D-95-1070 Ver 2 rec  
24.10.18  
Road Longitudinal Sections Sheet 1 - SHE-PRM-00-XX-SK-D-95-1071 Ver 1 rec  
29.03.18  
Road Longitudinal Sections Sheet 2 - SHE-PRM-00-XX-SK-D-95-1072 Ver 1 rec  
29.03.18  
Road Longitudinal Sections Sheet 3 - SHE-PRM-00-XX-SK-D-95-1073 Ver 1 rec  
29.03.18  
Road Longitudinal Sections Sheet 4 - SHE-PRM-00-XX-SK-D-95-1074 Ver 1 rec  
29.03.18  
Road Longitudinal Sections Sheet 5 - SHE-PRM-00-XX-SK-D-95-1075 Ver 1 rec  
29.03.18  
Road Longitudinal Sections Sheet 6 - SHE-PRM-00-XX-SK-D-95-1076 Ver 1rec  
29.03.18  
Road Design Layout Overall Plan - SHE-PRM-00-XX-SK-D-95-1050 Ver 3 rec  
24.10.18  
Road Design Layout Sheet 1 - SHE-PRM-00-XX-SK-D-95-1051 Ver 3 rec  
24.10.18  
Road Design Layout Sheet 2 - SHE-PRM-00-XX-SK-D-95-1052 Ver 3 rec  
24.10.18  
Road Design Layout Sheet 3 - SHE-PRM-00-XX-SK-D-95-1053 Ver 3 rec  
24.10.18  
Road Design Layout Sheet 4 - SHE-PRM-00-XX-SK-D-95-1054 Ver 3 rec  
24.10.18  
Road Design Layout Sheet 5 - SHE-PRM-00-XX-SK-D-95-1055 Ver 3 rec  
24.10.18

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Road Design Layout Sheet 6 - SHE-PRM-00-XX-SK-D-95-1056 Ver 3 rec 24.10.18  
Road Design Layout Sheet 7 - SHE-PRM-00-XX-SK-D-95-1057 Ver 3 rec 24.10.18  
Road Design Layout Sheet 8 - SHE-PRM-00-XX-SK-D-95-1058 Ver 3 rec 24.10.18  
Road Design Layout Sheet 9 - SHE-PRM-00-XX-SK-D-95-1059 Ver 3 rec 24.10.18  
Road Design Layout Sheet 10 - SHE-PRM-00-XX-SK-D-95-1060 Ver 3 rec 24.10.18  
Road Design Layout Sheet 11 - SHE-PRM-00-XX-SK-D-95-1061 Ver 3 rec 24.10.18  
Road Design Layout Sheet 12 - SHE-PRM-00-XX-SK-D-95-1062 Ver 3 rec 24.10.18  
Road Design Layout Sheet 13 - SHE-PRM-00-XX-SK-D-95-1063 Ver 3 rec 24.10.18  
Auto Tracking Sheet 1 - SHE-PRM-00-XX-SK-D-95-0301 Ver 3 rec 24.10.18  
Auto Tracking Sheet 2 - SHE-PRM-00-XX-SK-D-95-0302 Ver 3 rec 24.10.18  
Auto Tracking Sheet 3 - SHE-PRM-00-XX-SK-D-95-0303 Ver 3 rec 24.10.18  
Auto Tracking Sheet 4 - SHE-PRM-00-XX-SK-D-95-0304 Ver 3 rec 24.10.18  
Auto Tracking Sheet 5 - SHE-PRM-00-XX-SK-D-95-0305 Ver 3 rec 24.10.18  
Auto Tracking Sheet 6 - SHE-PRM-00-XX-SK-D-95-0306 Ver 3 rec 24.10.18

### Drainage plans

Overall Below Ground Drainage Strategy - SHE-PRM-00-XX-SK-D-98-1000 Ver 5 rec 07.03.19  
Below Ground Drainage Layout Sheet 1 - SHE-PRM-00-XX-SK-D-98-1001 Ver 5 rec 07.03.19  
Below Ground Drainage Layout Sheet 2 - SHE-PRM-00-XX-SK-D-98-1002 Ver 5 rec 07.03.19  
Below Ground Drainage Layout Sheet 3 - SHE-PRM-00-XX-SK-D-98-1003 Ver 5 rec 07.03.19  
Below Ground Drainage Layout Sheet 4 - SHE-PRM-00-XX-SK-D-98-1004 Ver 4 rec 07.03.19  
Below Ground Drainage Layout Sheet 5 - SHE-PRM-00-XX-SK-D-98-1005 Ver 5 rec 07.03.19  
Below Ground Drainage Layout Sheet 6 - SHE-PRM-00-XX-SK-D-98-1006 Ver 5 rec 07.03.19  
Below Ground Drainage Layout Sheet 7 - SHE-PRM-00-XX-SK-D-98-1007 Ver 4 rec 07.03.19  
Below Ground Drainage Layout Sheet 8 - SHE-PRM-00-XX-SK-D-98-1008 Ver 5 rec 07.03.19  
Below Ground Drainage Layout Sheet 9 - SHE-PRM-00-XX-SK-D-98-1009 Ver 4 rec 07.03.19  
Below Ground Drainage Layout Sheet 10 - SHE-PRM-00-XX-SK-D-98-1010 Ver 4 rec 07.03.19  
Below Ground Drainage Layout Sheet 11 - SHE-PRM-00-XX-SK-D-98-1011 Ver 4 rec 07.03.19  
Below Ground Drainage Layout Sheet 12 - SHE-PRM-00-XX-SK-D-98-1012 Ver 4 rec 07.03.19  
Below Ground Drainage Layout Sheet 13 - SHE-PRM-00-XX-SK-D-98-1013 Ver 4 rec 07.03.19  
Below Ground Drainage Layout Sheet 14 - SHE-PRM-00-XX-SK-D-98-1014 Ver 5 rec 07.03.19

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Below Ground Drainage Layout Sheet 15 - SHE-PRM-00-XX-SK-D-98-1015 Ver 4 rec 07.03.19

Below Ground Drainage Layout Sheet 16 - SHE-PRM-00-XX-SK-D-98-1016 Ver 4 rec 07.03.19

Below Ground Drainage Layout Sheet 17 - SHE-PRM-00-XX-SK-D-98-1017 Ver 4 rec 07.03.19

Phasing Detailed Drainage Layout Sheet 1 (Purple) - SHE-PRM-00-XX-SK-D-98-1301 Ver 2 rec 15.03.19

Phasing Detailed Drainage Layout Sheet 2 (Yellow) - SHE-PRM-00-XX-SK-D-98-1302 Ver 2 rec 15.03.19

Phasing Detailed Drainage Layout Sheet 3 (Red) - SHE-PRM-00-XX-SK-D-98-1303 Ver 2 rec 15.03.19

Phasing Detailed Drainage Layout Sheet 4 (Green 1 of 3) - SHE-PRM-00-XX-SK-D-98-1304 Ver 2 rec 15.03.19

Phasing Detailed Drainage Layout Sheet 5 (Green 2 of 3) - SHE-PRM-00-XX-SK-D-98-1305 Ver 2 rec 15.03.19

Phasing Detailed Drainage Layout Sheet 6 (Green 3 of 3) - SHE-PRM-00-XX-SK-D-98-1306 Ver 2 rec 15.03.19

Phasing Detailed Drainage Layout Sheet 7 (Cyan 1 of 2) - SHE-PRM-00-XX-SK-D-98-1307 Ver 2 rec 15.03.19

Phasing Detailed Drainage Layout Sheet 8 (Cyan 2 of 2) - SHE-PRM-00-XX-SK-D-98-1308 Ver 2 rec 15.03.19

Phasing Detailed Drainage Layout Sheet 9 (Ex Road 1 of 2) - SHE-PRM-00-XX-SK-D-98-1309 Ver 2 rec 15.03.19

Phasing Detailed Drainage Layout Sheet 10 (Ex Road 2 of 2) - SHE-PRM-00-XX-SK-D-98-1310 Ver 2 rec 15.03.19

Phasing Detailed Drainage Layout Sheet 11 (Emerald) - SHE-PRM-00-XX-SK-D-98-1311 Ver 2 rec 15.03.19

Phasing Detailed Drainage Layout Sheet 12 (Blue 1 of 2) - SHE-PRM-00-XX-SK-D-98-1312 Ver 2 rec 15.03.19

Phasing Detailed Drainage Layout Sheet 13 (Blue 2 of 2) - SHE-PRM-00-XX-SK-D-98-1313 Ver 2 rec 15.03.19

Phasing Detailed Drainage Layout Sheet 14 (Orange 1 of 2) - SHE-PRM-00-XX-SK-D-98-1314 Ver 2 rec 15.03.19

Phasing Detailed Drainage Layout Sheet 15 (Orange 2 of 2) - SHE-PRM-00-XX-SK-D-98-1315 Ver 2 rec 15.03.19

Phasing Detailed Drainage Layout Sheet 16 (Copper 1 of 3) - SHE-PRM-00-XX-SK-D-98-1316 Ver 2 rec 15.03.19

Phasing Detailed Drainage Layout Sheet 17 (Copper 2 of 3) - SHE-PRM-00-XX-SK-D-98-1317 Ver 2 rec 15.03.19

Phasing Detailed Drainage Layout Sheet 18 (Copper 3 of 3) - SHE-PRM-00-XX-SK-D-98-1318 Ver 2 rec 15.03.19

Phasing Detailed Drainage Layout Sheet 19 (Gold 1 of 3) - SHE-PRM-00-XX-SK-D-98-1319 Ver 2 rec 15.03.19

Phasing Detailed Drainage Layout Sheet 20 (Gold 2 of 3) - SHE-PRM-00-XX-SK-D-98-1320 Ver 2 rec 15.03.19

Phasing Detailed Drainage Layout Sheet 21 (Gold 3 of 3) - SHE-PRM-00-XX-SK-D-98-1321 Ver 2 rec 15.03.19

Phasing Detailed Drainage Layout Sheet 22 (Pink) - SHE-PRM-00-XX-SK-D-98-1322 Ver 2 rec 15.03.19

Phasing Detailed Drainage Layout Sheet 23 (Bronze 1 of 2) - SHE-PRM-00-XX-SK-D-98-1323 Ver 2 rec 15.03.19

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Phasing Detailed Drainage Layout Sheet 24 (Bronze 2 of 2) - SHE-PRM-00-XX-SK-D-98-1324 Ver 2 rec 15.03.19

Phasing Detailed Drainage Layout Sheet 25 (Platinum) - SHE-PRM-00-XX-SK-D-98-1325 Ver 2 rec 15.03.19

Phasing Detailed Drainage Layout Sheet 26 (Cobalt) - SHE-PRM-00-XX-SK-D-98-1326 Ver 2 rec 15.03.19

### Approved Documents

Environmental Statement and Appendices received with the application  
Non-Technical Summary

Addendum to the Environmental Statement Oct 2018 rec 24.10.18

Further Air Quality Information dated 29.01.19 rec 07.03.19

Technical Note - Daylighting/Sunlighting rec 07.03.19

Technical Note - Daylighting for phase 5 (Red) rec 12.03.19

Daylighting information - email clarification rec 19.03.19

Flood Risk Assessment March 2019 rec 07.03.19

Principal Designer (CDM) Statement rec 07.03.19

Additional Drainage Supporting Information rec 14.03.19

Transport Assessment rec 29.03.18

Travel Plan 29.03.18

Phasing and Decant Plan rec 07.03.19

Contamination Information rec 14.05.18

Arboricultural Method Statement rec 24.10.18

Planning Clarification Report October 2018 rec 24.10.18

Planning Clarification Report 2019 rec 07.03.19

Additional information rec 12.03.19

Design and Access Statement (Site Wide) rec 24.10.18

Design and Access Statement (Medium Rise) rec 24.10.18

Design and Access Statement (Low Rise) rec 12.11.18

Affordable Housing Statement rec 12.03.19

Design Code rec 24.10.18

Demolition Statement rec 24.10.18

Energy Centre and District Heating Network Report rec 24.10.18

Habitat Regulations Screening Assessment rec 24.10.18

Ventilation and Extract Statement rec 24.10.18

Waste Management Plan rec 24.10.18

Utility Assessment rec 24.10.18

Retail Statement rec 29.03.18

Statement of Community Involvement rec 29.03.18

External Lighting Impact Assessment rec 29.03.18

Applicant's response to EA comments on PLAN/2018/0337 - Native Plant

Species of Local Provenance rec 27.09.18

Sustainable Design and Construction Statement rec 24.10.18

Reason: For the avoidance of doubt and to ensure that the development is completed in accordance with the approved plans.

5. The development hereby approved shall be commenced, implemented and completed in full in accordance with the approved Phasing Plans and the approved Phasing and Decant Plan (schedule). No variations to the approved Phasing (phasing plans and Phasing and Decant Plan (schedule)) shall take place save where the applicant can demonstrate that it is unlikely to give rise to any new or significant environmental effects in comparison with the development as approved and as assessed in the Environmental Statement and any proposed

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changes to the Phasing shall have been first submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in full in accordance with the order as specified on any approved revised Phasing Plan/schedule.

Reason: To ensure that the development is carried out in an appropriate sequence in accordance with the range and scale of impacts measured and assessed in the Environmental Statement.

6. Details of the appearance, landscaping, layout and scale, (hereinafter called "the reserved matters") in any phase, shall be submitted to and approved in writing by the Local Planning Authority before any development in that phase begins and the development shall be carried out as approved. For the avoidance of doubt any reserved matters application shall include details of all reserved matters to be approved.

Reason: To comply with Article 6 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

7. All Reserved Matters applications shall accord with the following approved plans, documents and parameters:
  - i. Land use
  - ii. Building heights
  - iii. Site levels (excluding the note on the plan - +/-300mm annotation)
  - iv. Open space, Recreation and Play Typologies
  - v. Phasing
  - vi. Access and Movement
  - vii. Design code

Each Reserved Matters application shall include a statement of compliance against each of the Parameter Plans and the individual sections of the Design Code. The development shall be implemented in accordance with such details as approved. No variations to the parameter plans shall take place save where the applicant can demonstrate that it is unlikely to give rise to any new or significant environmental effects in comparison with the development as approved and as assessed in the Environmental Statement and any such changes shall have been first approved in writing by the Local Planning Authority.

Reason: For the avoidance of doubt and to ensure that the development accords with the outline planning permission and to comply with Policies CS1, CS4, CS5, CS7, CS9, CS13, CS16, CS17, CS18, CS19, CS21 and CS24 of the Woking Core Strategy 2012 and the policies in the NPPF.

8. With each Reserved Matters application the following information shall be submitted for approval for that phase:
  - (i) Existing and proposed ground levels and finished floor levels of all levels of each dwelling or building proposed;
  - (ii) Cross sections showing new development in relation to any newly built, previously approved development, where relevant the canal and the existing development adjoining but outside of the application site;
  - (iii) Details of all parking and cycle parking facilities to be provided for each phase;

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- (iv) Details of all refuse/recycling/food waste bin storage areas to be provided for each part of the development including details of the servicing of such areas;
- (v) Details of all boundary treatments/means of enclosure relevant to each phase;
- (vi) Demolition statement for each phase including any necessary surveys e.g. asbestos;
- (vii) Details of the number of affordable housing units to be wheelchair accessible in each phase;
- (viii) Details of the sustainability strategy for the development; and
- (ix) Daylight and sunlight assessment for all residential dwellings.

The development of that Reserved Matters Phase shall not be carried out otherwise than in accordance with the approved details.

Reason: In the interests of the character and appearance of the site, to safeguard the amenities of nearby occupiers and to comply with Policies CS18, CS21 and CS24 of the Woking Core Strategy and the policies in the NPPF.

9. With all Reserved Matters applications Arboricultural Information including an Arboricultural Method Statement shall be submitted for approval for that phase which shall include the following information :
- i. Plans showing the location of all existing trees, shrub masses and hedges clearly showing the trees to be removed and the trees to be retained and the crown spread of each retained tree;
  - ii. Details of any proposed pruning of any retained tree;
  - iii. A tree constraints plan that identifies root protection areas of retained trees within, adjacent to, or which overhang the development site;
  - iv. Existing site contours and details of any proposed alterations in existing ground levels, and of the position of any proposed excavation within the recommended protective distance referred to in BS5837: 2012 (or subsequent updates);
  - v. The precise location and design details for the erection of protective tree barriers and any other physical protection measures including protection to any retained tree outside of the site boundary that may be affected by construction access and associated works.;
  - vi. Details of the location, extent and depth of all excavations for drainage and services (Gas and Electricity) and rainwater gardens within the root protection area of any tree within that phase;
  - vii. Full construction details/methodology of any construction works within the root protection areas of any retained tree;
  - viii. Details for convening a pre-commencement meeting with the Council's Arboricultural Officer prior to the commencement of any development in each phase and an agreed programme of site monitoring visits by the project Arboriculturalist; and
  - ix. Tree pit details (underground structures in hard surfaced areas).

The development shall be implemented in accordance with the approved details and only the trees shown to be removed in the Reserved Matters approval shall be removed. Prior to the commencement of any works on the phase to which the Reserved Matters approval relates, the approved tree protection measures shall be implemented and maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition nor shall any fires be started,



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no tipping, refuelling, disposal of solvents or cement mixing carried out and ground levels within those areas shall not be altered, nor shall any excavation or vehicular access be made, without the prior written consent of the Local Planning Authority.

Reason: In the interests of amenity and biodiversity and to preserve and enhance the character and appearance of the locality in accordance with Policies CS7, CS17, CS21 and CS24 of the Woking Core Strategy 2012 and the NPPF.

10. As part of the submission of each Reserved Matters application for each phase of the development hereby permitted, details of a scheme for disposing of surface water by means of a sustainable drainage system for that phase shall be submitted to and approved in writing by the Local Planning Authority in accordance with the approved discharge rates contained within the Flood Risk Assessment dated March 2019 (version 4) received 07.03.19. The scheme shall be implemented in full in accordance with the approved details prior to completion or first occupation of any dwelling in the relevant phase whichever is the earlier. The submitted details shall:

- provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters. This shall also include the following information:

- o Limits the surface water discharge rate for each phase as proposed within the submitted Flood Risk Assessment dated March 2019 (version 4) received 07.03.19;
- o Demonstration that the proposed surface water drainage system does not surcharge in for the 1 in 1 critical storm duration, Flood in the 1 in 30 critical storm duration or the 1 in 100 critical storm duration for the proposed agreed discharge rates;
- o Demonstration that any flooding that occurs when taking into account climate change for the 1 in 100 storm event in accordance with NPPF does not leave the site via overland flow routes.

- include a timetable for its implementation; and
- provide a detailed management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

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

11. As part of the submission of each reserved matters application for each phase of the development hereby permitted, construction drawings of the surface water drainage network, associated sustainable drainage components, flow control mechanisms and a construction method statement for that phase shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall then be constructed in accordance with the approved submitted drawings and calculations. No alteration to the approved drainage scheme shall occur without the prior written approval from the Local Planning Authority.

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

12. As part of each Reserved Matters application for each phase of the development full details of the reptile, badger and breeding bird surveys and findings, which shall have first been undertaken on the site for that phase, shall be submitted. The findings of the surveys shall also include any proposed recommendations, mitigation measures and biodiversity enhancements. Once approved in writing by the Local Planning Authority the development shall be carried out in accordance with any approved recommendations, mitigation measures and biodiversity enhancements contained therein.

Reason: To ensure the provision of suitable ecological mitigation as specified in the application and to comply with Policy CS7 of the Woking Core Strategy 2012, Circular 06/05 Biodiversity and Geological Conservation and the policies in the NPPF.

13. The submission of the Reserved Matters application for each phase of the development shall include the details and findings of bat surveys (comprising full bat activity surveys undertaken in accordance with the application details) which shall have first been undertaken on site for that phase. The findings of the surveys shall also include any proposed recommendations, mitigation measures and biodiversity enhancements. Once approved in writing by the Local Planning Authority the development shall be carried out in accordance with any approved recommendations, mitigation measures and biodiversity enhancements contained therein.

Reason: To ensure the provision of suitable ecological mitigation as specified in the application and to comply with Policy CS7 of the Woking Core Strategy 2012, Circular 06/05 Biodiversity and Geological Conservation and the policies in the NPPF.

14. As part of each Reserved Matters application full design details (including any play equipment, ancillary structures e.g. benches, waste bins and a timetable for their delivery and availability for use by the public) of any proposed open space, recreation and play space to be provided within that phase shall be submitted for approval by the Local Planning Authority. The open space, recreation and play space as relevant to each phase shall be implemented in accordance with the approved details and timetable for their delivery and availability for use by the public. Thereafter open space, recreation and play space as relevant to each phase shall be retained and maintained in accordance with the approved details and shall be made available for public use at all times, unless otherwise first approved in writing by the Local Planning Authority.

Reason: To ensure the provision and proper maintenance of such areas within the development, in the interests of amenity and to comply with Policy CS17 of the Woking Core Strategy 2012 and the policies in the NPPF.

15. Prior to the commencement of the development (save for demolition) of any phase where piling is to be used for any part of the method of construction for that phase, full details of the measures to minimise the impact of vibration from any piling on existing properties, in accordance with the principles set out in paragraphs 8.150-8.159 of the Addendum to the Environmental Statement dated

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October 2018 shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be implemented in accordance with the approved details.

Reason: To ensure the development is undertaken in accordance with the mitigations set out in the Addendum to the Environmental Statement and to comply with policy CS21 of the Woking Core Strategy 2012 and the policies in the NPPF.

16. No development in any phase shall take place, including any works of demolition until a Construction Environmental Management Plan (CEMP), for that phase of development has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall accord with and give effect to the principles for such a Plan proposed in the Environmental Statement submitted with the application. The CEMP shall include as a minimum the following matters:

- i. Contractors' access arrangements for vehicles, plant and personnel including the location of construction traffic routes to, from and within the site, details of their signing, monitoring and enforcement measures, along with location of parking for contractors and construction workers;
- ii. Delivery and collection times for demolition and construction;
- iii. Hours of working on the site;
- iv. Dust management - measures to control the emission of dust/dirt during demolition and construction including wheel washing and measures to control dust/dirt on the public highway by providing a Dust Management Plan in accordance with Section A9.4 of Air Quality Technical Appendix of the submitted Environmental Statement March 2018 and the Addendum to the Environmental Statement dated October 2018;
- v. Measures to control noise and vibration during demolition and construction and the use of best practical means to minimise noise and vibration disturbance from works in accordance with the measures included in Chapter 8 of the submitted Addendum to the Environmental Statement dated October 2018;
- vi. Measures to prevent ground and water pollution from contaminants on site/a scheme to treat and remove suspended solids from surface water run-off during construction, including the use of settling tanks, oil interceptors and bunds;
- vii. Soil management measures;
- viii. Identification of areas/containers for the storage of fuels, oils and chemicals;
- ix. Details of any temporary lighting to be used for demolition/construction purposes including confirmation from the project Ecologist that the temporary lighting would not be harmful to the ecology of the site and measures for monitoring of such lighting;
- x. Details of measures to mitigate the impact of demolition and construction activities on ecology on and adjacent to the site including the Basingstoke Canal SSSI in accordance with a Construction Ecological Management Plan (prepared by the Ecological Clerk of Works) to be submitted as part of the CEMP;
- xi. Site fencing/hoarding and security measures;
- xii. The prohibition of burning of materials and refuse on site;
- xiii. Management of materials and waste;
- xiv. External safety and information signing and notices;
- xv. Liaison, consultation and publicity arrangements including dedicated points of contact and contact details;
- xvi. Complaints procedures, including complaints response procedures;

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- xvii. Access and protection arrangements around the site for pedestrians, cyclists and other road users including temporary routes;
- xviii. Procedures for interference with public highways, permanent and temporary realignment, diversions and road closures; and
- xix. Construction management plan for surface water run-off during the construction period.

Reason: To ensure the proposed development does not prejudice the amenities of occupiers of adjoining residential properties, the adjacent SSSI and in the interests of highway and pedestrian safety and to protect the environmental interests and the amenity of the area and to comply with Policies CS7, CS9 and CS21 of the Woking Core Strategy 2012 and the NPPF.

17. No development shall commence in any phase until a Construction Transport Management Plan(s) for that phase, to include details of:
- (a) parking for vehicles of site personnel, operatives and visitors
  - (b) loading and unloading of plant and materials
  - (c) on-site turning for construction vehicles
  - (d) storage of plant and materials
  - (e) programme(s) for the decommissioning and construction of works on existing and proposed public highways
  - (f) provision of boundary hoarding behind any visibility zones
  - (g) routing of heavy goods vehicles between A-class public roads and the development site
  - (h) proposals to prevent the deposit of materials on the public highway
  - (i) before and after construction condition surveys of the affected public roads within the Sheerwater estate, together with proposals to repair any damage associated with the construction of the development to those public roads, and
  - (j) proposals to minimise the movement of heavy goods vehicles associated with the construction of the development during the hours and days when children arrive at and depart the schools located within the Sheerwater estate

has been submitted to and approved in writing by the Local Planning Authority and then the development shall be constructed in accordance with the approved details.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highways users and to comply with Policy CS18 of the Woking Core Strategy 2012 and the NPPF.

18. Prior to the commencement of development in any phase full details of the existing properties to become/remain vacant or to be demolished (either within or adjacent to phase) to facilitate the implementation of that phase shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: To ensure the proposed development does not prejudice the amenities of occupiers of adjoining residential properties and in the interests of highway and pedestrian safety and to protect the environmental interests and the amenity of the area and to comply with Policies CS18 and CS21 of the Woking Core Strategy 2012 and the NPPF.

19. Prior to the commencement of any development on the site, full details of the proposed air quality monitoring (including locations of monitoring, type of

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monitoring, commencement and completion dates of monitoring, length of monitoring period, details of when and how the results of monitoring will be reported to the Local Planning Authority and any mitigation measures as may be required and their timescale for implementation) shall be submitted to and approved in writing by the Local Planning Authority. The monitoring, reporting and any subsequent mitigation measures required shall be implemented in accordance with the approved details.

Reason: To ensure acceptable air quality and to comply with the NPPF.

20. Prior to the commencement of development in any phase (save demolition) construction drawings of the surface water drainage network, associated sustainable drainage components, flow control mechanisms and a construction method statement for that phase shall be submitted to and approved in writing by the Local Planning Authority. The development/drainage scheme shall not be implemented/constructed other than in accordance with the approved drawings/details and method statement for that phase. No alteration to the approved drainage scheme shall occur without prior written approval from the Local Planning Authority.

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

21. Any existing hard surface (and its associated sub-base) within any area of the site to be utilised as gardens and public open space as part of the development hereby approved, shall be demolished and all debris removed from the approved open space, a verification report, appended with substantiating evidence shall be submitted to and approved in writing by the Local Planning Authority prior to the first use of these areas within any phase.

Reason: These areas are intended to be free-draining and to ensure the drainage strategy set out in the application is adhered to, to reduce flood risk and to comply with Policy CS9 of the Woking Core Strategy 2012 and the NPPF.

22. All development shall be constructed in accordance with the submitted and approved Flood Risk Assessment dated March 2019 (version 4) received 07.03.19 and all new residential dwellings/residential units shall have a finished floor level raised a minimum of 150mm above the adjacent surrounding proposed ground level unless otherwise first approved in writing with the Local Planning Authority.

Reason: To ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and Policy CS9 of the Woking Core Strategy 2012.

23. The development hereby permitted shall be carried out in accordance with the following mitigation measures:

- o Finished floor levels will be set at least 150millimetres above ground level.
- o Flood resilience and resistance measures will be installed into the design of the buildings in accordance with details which shall have first been submitted to and approved in writing by the Local Planning Authority for each phase.

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The scheme shall be fully implemented and subsequently maintained, in accordance with the timing/phasing arrangements embodied within the scheme or within any other period as may subsequently be first approved in writing by the Local Planning Authority.

Reason: To reduce the risk of flooding to the proposed development and future users. In accordance with the NPPF.

24. Prior to first use/occupation of any development in any phase, a verification report, appended with substantiating evidence demonstrating the approved drainage construction details and specifications have been implemented for that phase, shall be submitted to and approved in writing by the Local Planning Authority. This report shall include photographs of excavations and soil profiles/horizons, any installation of any surface water structure and Control mechanism.

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

25. No development shall take place within any phase of the development hereby permitted until a scheme to deal with contamination of the site for that phase has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:-

- (a) a contaminated land desk study and suggested site assessment methodology;
- (b) a site investigation report based upon (a);
- (c) a remediation action plan based upon (a) and (b);
- (d) a "discovery strategy" dealing with unforeseen contamination discovered during construction; and
- (e) a "validation strategy" identifying measures to validate the works undertaken as a result of (c) and (d).

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

Reason: To ensure that a satisfactory strategy is put in place for addressing contaminated land before development commences and to make the land suitable for the development without resulting in risk to construction workers, future users of the land, occupiers of nearby land and the environment generally in accordance with Policies CS9 and CS21 of the Woking Core Strategy 2012 and the NPPF.

26. No development (including any ground preparation and any works causing below ground disturbance) (save for above ground demolition) shall take place within any phase until the applicant (or their heirs and successors in title) has secured the implementation of a programme of archaeological evaluation for that phase in accordance with a Written Scheme of Investigation for that phase which has been submitted and approved in writing by the Local Planning Authority.

Reason: To allow the site to be investigated for archaeological purposes and to comply with Policy CS20 of the Woking Core Strategy 2012 and the NPPF.

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27. The parts of the development hereby approved, which involve the permanent use of public highway land for private purposes, shall not be commenced unless and until the affected parts of that public highway have been stopped-up to extinguish the highway rights existing on that public highway land.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy CS18 of the Woking Core Strategy 2012 and the NPPF.

28. No development hereby approved shall be commenced, unless and until proposals for the phasing of the construction of the development, to include information about:

- (a) the decommissioning of existing public roads,
- (b) the design of temporary access roads; and
- (b) the construction and commissioning of the proposed roads

has been submitted to and approved in writing by the Local Planning Authority (the Approved Construction Phasing Details). The development shall then be constructed in accordance with the Approved Construction Phasing Details.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy CS18 of the Woking Core Strategy 2012 and the NPPF.

29. Prior to the first occupation of any residential dwelling on the development hereby approved, a 'Keep Clear' road markings shall be laid on the westbound lanes of Albert Drive at its junction with Monument Way East, unless otherwise first approved in writing by the Local Planning Authority.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy CS18 of the Woking Core Strategy 2012 and the NPPF.

30. Prior to the first occupation of the 1000th dwelling/residential unit including any Class C3 unit and Class C2/C3 unit hereby approved and any unit approved/delivered under PLAN/2015/1260, the signal controllers for:

- (a) the Monument Road / Walton Road / Albert Drive signal junction,
- (b) the Sheerwater Road / Albert Drive signal junction,
- (c) the pedestrian crossing on Maybury Hill immediately to the south of the railway bridge, and
- (d) the pedestrian crossing on Maybury Hill adjacent to the junction with Princess Road,

shall be re-calibrated and updated with current traffic survey movement data.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy CS18 of the Woking Core Strategy 2012 and the NPPF.

31. Prior to 28th February 2023, a study to assess the potential closure of Arnold Road to through traffic shall be completed, in accordance with a methodology which shall have first been submitted to and approved in writing by the Local Planning Authority in consultation with Surrey County Council, and the study shall be submitted to and approved in writing by the Local Planning Authority. Should the study conclude positively, then a scheme for the proposed works shall be submitted to and approved in writing by the Local Planning Authority in

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consultation with Surrey County Council and works shall be implemented in full in accordance with the approved details prior to the signal controller re-calibration as set out in condition 30.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy CS18 of the Woking Core Strategy 2012 and the NPPF.

32. No residential unit in any phase of the development shall be occupied unless and until facilities for the secure parking of cycles for that residential unit within that phase have been provided and are available for use in accordance with details which shall have first been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved facilities shall be retained and maintained in accordance with the approved details.

Reason: To promote sustainable modes of transport in accordance with Policy CS18 of the Woking Core Strategy 2012 and the NPPF.

33. Prior to the commencement of the residential development (save for demolition and ground works) hereby approved a Residential Travel Plan, produced from the sustainable travel intentions included in the application "Framework Travel Plan", dated 20th March 2018 and produced by Motion Consultants Ltd, shall be submitted for the written approval of the Local Planning Authority ("the Approved Residential Travel Plan"). The Approved Residential Travel Plan shall be implemented not later than occupation of the first residential dwelling hereby approved and for each and every subsequent residential occupation, and thereafter the Approved Residential Travel Plan shall be retained, maintained and developed in accordance with the approved document unless otherwise first approved in writing by the Local Planning Authority.

Reason: To promote sustainable modes of transport in accordance with Policy CS18 of the Woking Core Strategy 2012 and the NPPF.

34. No development in phases Orange, Emerald, Blue, Red, Yellow, Purple, Cyan and Pink, hereby approved, shall be first occupied unless and until the proposed accesses to Dartmouth Avenue, Bunyard Drive or Blackmore Crescent as relevant to serve that phase have been constructed and provided with visibility zones in accordance with a scheme which shall have been first submitted to and approved in writing by the Local Planning Authority for that phase and thereafter the visibility zones shall 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 and to comply with Policy CS18 of the Woking Core Strategy 2012 and the NPPF.

35. No development in phases Orange, Emerald, Blue, Red, Yellow, Cyan and Pink, hereby approved, shall be first occupied unless and until the proposed modifications to the adjacent sections of Dartmouth Avenue, Devonshire Avenue, Bunyard Drive and Blackmore Crescent as relevant to serve that phase have been constructed and provided with visibility zones in accordance with a scheme which shall have been first submitted to and approved in writing by the Local Planning Authority for that phase and thereafter the visibility zones shall be kept permanently clear of any obstruction over 1.05m high.



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Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highways users and to comply with Policy CS18 of the Woking Core Strategy 2012 and the NPPF.

36. All footways forming part of phase Blue, Emerald, Red, Yellow, Purple, Cyan, Pink and Green, which are to remain within public highway or to be adopted as public highway are to be constructed to a minimum width of 2m.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highways users and to comply with Policy CS18 of the Woking Core Strategy 2012 and the NPPF.

37. The:

(a) part of the housing development hereby granted full planning permission shall not be first occupied unless and until space has been laid out within the site of the housing development hereby granted full planning permission, in accordance with the approved plans for vehicles to be parked and for vehicles to turn around, and  
(b) the remainder of the development hereby approved shall not be first occupied unless and until space has been laid out within that remainder of the development site, in accordance with proposal(s) to be submitted to and approved in writing by the Local Planning Authority for vehicles and cycles to be parked and for vehicles to turn around.

Thereafter the vehicle and cycle parking area(s) and the vehicle turning area(s) shall be retained and maintained for their designated purpose(s).

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highways users and to comply with Policy CS18 of the Woking Core Strategy 2012 and the NPPF.

38. The development hereby permitted shall only take place in accordance with the details specified in Chapter 7 of the submitted Environmental Statement March 2018 and the Addendum to the Environmental Statement October 2018, its respective appendices, in particular the recommended actions in the Preliminary Ecological Appraisal (PEA) by MLM Group dated 19.03.18 (Appendix to Chapter 7 of the Environmental Statement and Addendum), and as expanded by the recommendations made in the individual species reports (Bats and Reptiles) provided in the appendix to Chapter 7. The development shall be undertaken in accordance with the mitigation details, biodiversity enhancements and timescales specified, unless otherwise first approved in writing by the Local Planning Authority.

Reason: In accordance with the terms of the application and to ensure the provision of suitable ecological mitigation as specified in the application and to comply with Policy CS7 of the Woking Core Strategy 2012, Circular 06/05 Biodiversity and Geological Conservation and the NPPF.

39. Prior to the clearance of any areas of trees/woodland within the application site the ground layer of the area to be cleared should be checked by a suitably experienced ecologist for signs of stag beetle and stag beetle larvae. Any dead and rotting branches lying on the ground that may provide potential habitat for stag beetles should be carefully removed to adjacent areas of woodland which are to be retained.

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Reason: In accordance with the terms of the application and to ensure the provision of suitable ecological mitigation as specified in the application and to comply with Policy CS7 of the Woking Core Strategy 2012, Circular 06/05 Biodiversity and Geological Conservation and the NPPF.

40. Prior to the commencement of any development in any phase hereby approved bat activity surveys including building inspections, transect surveys, roost emergence and re-entry surveys and tree inspections (in accordance with the details in the Preliminary Ecological Appraisal (PEA) by MLM Group dated 19.03.18 (Appendix to Chapter 7 of the Environmental Statement and Addendum)) shall be undertaken on site for that phase. All survey results and full details of any recommendations, mitigation measures and biodiversity enhancements shall be submitted to and approved in writing by the Local Planning Authority. Once approved in writing by the Local Planning Authority the development shall be carried out in accordance with the approved details. Any biodiversity enhancements shall, once installed, be retained and maintained on site in accordance with the approved details.

Reason: In accordance with the terms of the application and to ensure the provision of suitable ecological mitigation as specified in the application and to comply with Policy CS7 of the Woking Core Strategy 2012, Circular 06/05 Biodiversity and Geological Conservation and the NPPF.

41. Prior to the commencement of any development in any phase hereby approved further reptile survey work of suitable habitats in gardens affected by the development shall undertaken on site for that phase. All survey results and full details of any recommendations, mitigation measures and biodiversity enhancements shall be submitted to and approved in writing by the Local Planning Authority. Once approved in writing by the Local Planning Authority the development shall be carried out in accordance with the approved details. Any biodiversity enhancements shall, once installed, be retained and maintained in accordance with the approved details.

Reason: In accordance with the terms of the application and to ensure the provision of suitable ecological mitigation as specified in the application and to comply with Policy CS7 of the Woking Core Strategy 2012, Circular 06/05 Biodiversity and Geological Conservation and the NPPF.

42. Prior to the commencement of any superstructure works in any phase for which full planning permission has been granted details of the proposed biodiversity enhancement measures in accordance with the application details for that phase (including a timescale for their provision on site) and details of an interpretation board (including size, content and position on the site) to be provided within the site in close proximity to the footpath link(s) to the canal towpath (where this is to be provided in the phase) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the proposed development shall be implemented in accordance with the approved details and the biodiversity enhancements shall be retained and maintained on the site.

Reason: In accordance with the terms of the application and to ensure the provision of suitable ecological mitigation as specified in the application and to comply with Policy CS7 of the Woking Core Strategy 2012, Circular 06/05 Biodiversity and Geological Conservation and the policies in the NPPF.

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43. No development shall take place in any phase abutting/adjoining the Basingstoke Canal area until a scheme for the provision and management of a minimum 10 metre buffer zone alongside the Basingstoke Canal has been submitted to and approved in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the Local Planning Authority. The buffer zone scheme shall be free from built development including lighting, domestic gardens and formal landscaping.

The schemes shall include:

- o Plans showing the fence line to the buffer zone within the application site, the extent and layout of the buffer zone and distance from the development. This buffer zone will relate to the areas alongside the Basingstoke Canal that are located within the development site as shown in drawing number SHE-BDP-00-XX-PL-L-90-0137, revision P01, dated 12 March 2019. The plan delineating the buffer zone boundary shall be provided at a scale no less than 1:100.
- o Details of enhancements including:
  - the removal of non-native rhododendron;
  - the structural edge planting should only include native species appropriate to this location;
  - the removal of selected trees alongside the Basingstoke Canal to reduce the impact of shading on the SSSI which has a detrimental impact on the marginal vegetation in the canal and is currently contributing to its unfavourable condition.
  - Details of the positioning and materials forming the fence line.
  - Details demonstrating how the buffer zone will be protected during construction of the development and details of how the buffer zone will be managed/maintained over the longer term;
  - Details of any proposed lighting adjacent to the buffer zone. Artificial lighting disrupts the natural diurnal rhythms of a range of wildlife using and inhabiting the river and its corridor habitat;
  - Details of any proposed footpaths, cycleways or fencing within or adjacent to the buffer zone. The buffer zone should be protected by appropriate fencing and suitably located access points that limit disturbance to the woodland and adjacent Basingstoke Canal.

Reason: This condition is sought in accordance with paragraph 175 of the NPPF to ensure that the Basingstoke Canal (SSSI) is protected and enhanced. The buffer zone will increase the area of open space and create wider habitat corridors. Paragraph 175 states that the planning system should aim to conserve and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures. Paragraph 170 of the NPPF also states that if significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused and that opportunities to incorporate biodiversity in and around developments should be encouraged. Article 10 of the Habitats Directive also stresses the importance of natural networks of linked habitat corridors to allow the movement of species between suitable habitats, and promote the expansion of biodiversity. River

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corridors are particularly effective in this way. Such networks and corridors may also help wildlife adapt to climate change.

44. No development shall take place until a Landscape and Ecological Management Plan on a phase-by-phase basis, including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas shall be submitted to and approved in writing by the Local Planning Authority. The landscape and ecological management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the Local Planning Authority. This plan will be enforced through the construction phase and on and after completion. Depending on the time period between the completed ecological surveys and the commencement of development activities, updated survey works may be required prior to drafting this plan. The plan should incorporate all of the Green Infrastructure within the proposed development and include the mitigation and enhancement measures as outlined in Chapter 7 of the Environmental Statement. The scheme shall include the following elements:
- o A map of proposed enhancement and restoration measures, including the location of formal and informal paths;
  - o Detail extent and type of new planting (NB planting to be of native species of local provenance unless otherwise approved in writing by the Local Planning Authority);
  - o Detail how new habitats will be created:
    - Wildflower grassland;
    - Wetland creation - wildlife friendly design specifications should be provided for the newly created swales including variable bank profiles, water depths and islands/inlets to encourage a diversity of emergent, submergent and floating aquatic plants to establish, that also provide refuge for wildlife;
    - Orchard;
  - o Details of maintenance regimes for the following, supported by a detailed map:
    - Orchard management
    - Grassland management
    - Woodland management
    - Control of invasive species
    - Management of access, recreation and dog fouling
    - Up-to-date ecological survey work to further shape the Management Plan
    - Details of management responsibilities.
  - o Removal or the long-term management/control of any invasive non-native species
  - o Measures to ensure that any soils brought to the site are free of the seeds / root / stem of any invasive plant listed under the Wildlife and Countryside Act 1981, as amended.

Reason: This condition is sought in accordance with paragraph 175 of the NPPF to ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site. This condition is also necessary to prevent the spread of Japanese Knotweed, Rhododendron, Himalayan Balsam and False Acacia which are invasive species. Without it, avoidable damage could be caused to the nature conservation value of the site. Paragraph 170 of the NPPF states that the planning system should aim to conserve and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible.

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Paragraph 175 of the NPPF also states that if significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused and that opportunities to incorporate biodiversity in and around developments should be encouraged.

45. Prior to the application/installation of any external facing materials to any building in any phase, details and samples of the materials to be used for the external surfaces of all buildings (including any new sub-stations), garden walls and hard surfaced areas for that phase shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details.

Reason: In the interests of visual amenity of the site in accordance with Policies CS21 and CS24 of the Woking Core Strategy 2012 and the NPPF.

46. The development hereby permitted shall be carried out only in accordance with the proposed finished floor levels and ground levels as shown on the approved plans unless otherwise first approved in writing with the Local Planning Authority.

Reason: To ensure that the development is carried out at suitable levels in relation to the highway and adjoining land having regard to drainage, gradient of access, the amenities of the area and neighbouring occupiers and the health of any trees or vegetation in accordance with Policies CS21 and CS24 of the Woking Core Strategy 2012 and the NPPF.

47. Prior to the first occupation of any residential unit in any phase the proposed refuse stores shall have been provided and be available for use and a refuse management plan for that phase shall have been submitted to and approved in writing by the Local Planning Authority. The refuse management plan to be submitted for approval shall include details of the allocation of each residential unit to a bin store (to prevent overuse of any bin store), measures to secure/restrict access to non-allocated residents, measures to control odour and vermin etc, management arrangement details for collection of refuse and details of any proposed dropped kerbs shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details and the facilities for each residential unit shall be provided and made available for use prior to the first occupation of each residential unit to which they relate. The refuse and recycling bin storage areas shall thereafter be retained for use at all times.

Reason: In the interests of amenity and to ensure the provision of satisfactory facilities for the storage and recycling of refuse in accordance with Policy CS21 of the Woking Core Strategy 2012 and the NPPF.

48. Prior to the first occupation of any residential unit in any phase the means of enclosure to the residential garden boundaries for that phase shall have been provided in accordance with full design details (in general accordance with the approved plans) which shall have first been submitted to and approved in writing by the Local Planning Authority. The means of enclosure shall thereafter be retained and maintained in accordance with the approved plans and shall not be altered in any way without the prior written approval of the Local Planning Authority.

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Reason: In the interests of visual and neighbouring amenity and to comply with Policy CS21 of the Woking Core Strategy 2012 and the NPPF.

49. No unit (residential or non-residential unit) to be served by the Energy Centre in accordance with the application details shall be occupied until either:
- (a) the Energy Centre hereby approved has been constructed, commissioned and is available for use by the development; or
  - (b) a temporary solution has been provided in accordance with full details of any proposed temporary solution (to meet the energy requirements set out in the application) and a timetable for the temporary provision which shall have first been submitted to and approved in writing by the Local Planning Authority. The temporary provision shall be provided and available for use in accordance with the approved details until the Energy Centre is available for use in accordance with the approved details.

Reason: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources and to comply with Policies CS21 and CS22 of the Woking Core Strategy 2012 and the NPPF.

50. Prior to the commencement of any works above ground floor level in any phase where photovoltaic panels and as relevant solar water collectors are proposed in accordance with the submitted application details, full design details of the proposed photovoltaic panels and as relevant solar water collectors and their position(s) on the roof of each relevant building for that phase shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details, prior to the first occupation of any building and the photovoltaic panels and solar water collectors shall be retained and maintained operational thereafter.

Reason: In the interests of visual amenity in accordance with Policies CS21, CS24 and CS22 of the Core Strategy 2012.

51. Prior to the commencement of development in any phase (save for demolition, below ground works, ground works and structural frame) full details of the electric car charging points for that phase (in accordance with the application details) shall be submitted to and approved in writing by the Local Planning Authority. The electric car charging points for that phase shall be made available before the first occupation of any dwelling in that phase. The development shall be carried out in accordance with the approved details and be so retained.

Reason: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources and to comply with Policies CS21 and CS22 of the Woking Core Strategy 2012 and the NPPF.

52. Prior to the commencement of development in any phase (save for demolition and below ground works), written evidence shall be submitted to and approved in writing by the Local Planning Authority demonstrating that the development will for that phase:
- a. Achieve a minimum of a 19% improvement in the dwelling emission rate over the target emission rate, as defined in the Building Regulations for England Approved Document L1A: Conservation of Fuel and Power in New Dwellings (2013 edition). Such evidence shall be in the form of a Design Stage Standard Assessment Procedure (SAP) Assessment, produced by an accredited energy assessor; and,

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b. 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 shall be in the form of a Design Stage water efficiency calculator.

Development shall be carried out wholly in accordance with the agreed details and maintained as such in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources and to comply with Policy CS22 of the Woking Core Strategy 2012 and the NPPF.

53. No residential development shall be occupied in any phase until written documentary evidence has been submitted to and approved in writing by the Local Planning Authority demonstrating that the development has for that phase:

a. Achieved a minimum of a 19% improvement in the dwelling emission rate over the target emission rate, as defined in the Building Regulations for England Approved Document L1A: Conservation of Fuel and Power in New Dwellings (2013 edition). Such evidence shall be in the form of an As Built Standard Assessment Procedure (SAP) Assessment, produced by an accredited energy assessor; and

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

Development shall be carried out wholly in accordance with the agreed details and maintained as such in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources and to comply with Policy CS22 of the Woking Core Strategy 2012 and the NPPF.

54. No development works within any phase shall be undertaken on site until updated Arboricultural Information including an Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority for that phase which shall include the following information:

(i) Plans showing the location of all existing trees, shrub masses and hedges clearly showing the trees to be removed and the trees to be retained and the crown spread of each retained tree;

(ii) Details of any proposed pruning of any retained tree;

(iii) A tree constraints plan that identifies root protection areas of retained trees within, adjacent to, or which overhang the development site;

(iv) Existing site contours and details of any proposed alterations in existing ground levels, and of the position of any proposed excavation within the recommended protective distance referred to in BS5837: 2012 (or subsequent updates);

(v) The precise location and design details for the erection of protective tree barriers and any other physical protection measures including protection to any retained tree outside of the site boundary that may be affected by construction access and associated works;

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- (vi) Details of the location, extent and depth of all excavations for drainage and services (Gas and Electricity) and rainwater gardens within the root protection area of any tree within that phase;
- (vii) Full construction details/methodology of any construction works within the root protection areas of any retained tree;
- (viii) Details for convening a pre-commencement meeting with the Council's Arboricultural Officer prior to the commencement of any development in each phase and an agreed programme of site monitoring visits by the project Arboriculturalist;
- (ix) Tree pit details (underground structures in hard surfaced areas)

The development shall be implemented in accordance with the approved details and only the trees shown to be removed shall be removed. Prior to the commencement of any works in the phase, the approved tree protection measures shall be implemented and maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition nor shall any fires be started, no tipping, refuelling, disposal of solvents or cement mixing carried out and ground levels within those areas shall not be altered, nor shall any excavation or vehicular access be made, without the prior written consent of the Local Planning Authority.

Reason: In the interests of amenity and biodiversity and to preserve and enhance the character and appearance of the locality in accordance with Policies CS7, CS17, CS21 and CS24 of the Woking Core Strategy 2012.

55. Prior to the commencement of landscape works in any phase, an updated scheme of landscaping for that phase of the development in broad accordance with the approved plans, shall be submitted to and approved in writing by the Local Planning Authority. The updated scheme shall include details specifying species, planting sizes, spaces and numbers of trees/shrubs and hedges to be planted, any hard landscaping details and details of external lighting (as may be relevant). All landscaping shall be carried out in accordance with the approved scheme in the first planting season (November-March) following the first occupation of the buildings or the completion of the development (in that phase) whichever is the sooner and maintained thereafter. Any retained or newly planted trees, shrubs or hedges which die, become seriously damaged or diseased or are removed or destroyed within a period of 5 years from the date of planting shall be replaced during the next planting season with specimens of the same size and species unless otherwise agreed in writing by the Local Planning Authority. Thereafter all landscaped areas within the site shall be retained and maintained for the purposes identified in the approved details and, save for domestic gardens and/or shared (private) communal podium gardens, all areas for use as public open space shall be made available and retained in perpetuity for public use.

Reason: In the interests of amenity and biodiversity and to preserve and enhance the character and appearance of the locality in accordance with Policies CS7, CS17, CS21 and CS24 of the Woking Core Strategy 2012 and the NPPF.

56. Any scrub, hedgerow and tree clearance must be undertaken outside the bird breeding season (March to August inclusive) unless the applicant has first carried out a survey of such vegetation which shows that there are no nesting species within relevant parts of the application site and any such survey results have been submitted to and approved in writing by the Local Planning Authority.



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

57. Any works within the root protection areas of any retained trees shall be undertaken under full arboricultural supervision. The construction of any hard surfaces within root protection areas shall be undertaken using no-dig techniques, the full details of which for any phase shall have first been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall only take place in accordance with the approved details.

Reason: To ensure the retention and protection of trees to be retained on the site in the interests of the visual amenities of the locality and the appearance of the development and ecology and to comply with Policies CS7 and CS21 of the Woking Core Strategy 2012 and the NPPF.

58. Prior to the commencement of any development on phase Green, full details of the design, layout, landscaping, method of construction and a time table for the delivery of the central park (comprising phase Green) shall be submitted to and approved in writing by the Local Planning Authority. The central park shall be implemented in accordance with the approved details and shall be made available for use by the public in accordance with the approved details and timetable. The central park shall thereafter be retained and maintained for the purposes identified in the approved details for public use in perpetuity.

Reason: To ensure the provision and maintenance of such areas within the development as public open space, in the interests of amenity and ecology and to comply with Policies CS7, CS17, CS21 and CS24 of the Woking Core Strategy 2012 and the NPPF.

59. Prior to the commencement of development (save for demolition and below ground works) in any phase containing equipped play areas and/or MUGA and/or Skate Park, in accordance with the plans hereby approved, full design details of the proposed facility (including, as relevant, but not limited to surface treatment, means of enclosure, contours, design of each piece of equipment, layout plan, court markings) and a timetable for their installation for that phase shall be submitted to and approved in writing by the Local Planning Authority. Each facility shall be implemented in accordance with the approved details and shall be made available for use by the public in accordance with the approved details and timetable. Each facility shall thereafter be retained and maintained for the purposes identified in the approved details for public use in perpetuity.

Reason: To ensure the provision and maintenance of such areas within the development as public open space, in the interests of amenity and ecology and to comply with Policies CS7, CS17, CS21 and CS24 of the Woking Core Strategy 2012 and the NPPF.

60. Prior to the commencement of development (save for demolition and below ground works) in any phase, containing the MUGA and Skate Park (as relevant) full details of the proposed external lighting for these facilities, setting out the type, design, lux levels and measures to control glare and overspill light from the lighting and measures to ensure the lights are switched off when not in use, shall be submitted to and approved in writing by the Local Planning Authority. The

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external lighting shall then be implemented prior to the first use of each facility and thereafter maintained/operated in accordance with the approved details.

Reason: To balance illuminating the recreation facility with the interest of amenity and ecology/sustainability and to comply with Policies CS7, CS17 and CS21 of the Woking Core Strategy and the NPPF.

61. Unless otherwise first approved in writing by the Local Planning Authority, the external artificial lighting to the MUGA and Skate Park shall not be used outside the hours of:
- (a) 8 a.m. and 8 p.m. Monday to Friday;
  - (b) 8 a.m. and 8 p.m. on Saturday; and
  - (c) 8 a.m. and 7 p.m. on Sunday and public/bank holidays.

Reason: To balance illuminating the recreation facilities with the interest of amenity, ecology and sustainability and to accord with saved Policy REC7 of the Woking Local Plan, Policies CS7, CS17 and CS21 of the Woking Core Strategy and the policies in the NPPF.

62. Prior to the first use of the MUGA and Skate Park hereby approved in their respective phases, full details for the management of these sporting/recreational facilities shall be submitted to and approved in writing. The development shall thereafter be implemented and thereafter operated in accordance with the approved management details and the facilities shall be made available and retained for public use in perpetuity.

Reason: To ensure the provision and maintenance of such areas within the development as public open space, in the interests of amenity and to comply with Policies CS17, CS21 and CS24 of the Woking Core Strategy 2012 and the NPPF.

63. Prior to the commencement of development (save for demolition and below ground works), in any phase containing residential development full details of a scheme for protecting the proposed residential units in that phase from road traffic noise; and plant noise in the vicinity of Asda for phases Purple and Red (as relevant) for that phase shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall comprise acoustic façade treatment including acoustic double and/or triple glazing with mechanical ventilation where necessary and any other means to protect the buildings from noise, in accordance with the principles detailed in Chapter 8 of the Addendum to the Environmental Statement dated October 2018. The approved scheme shall be carried out concurrently with the development of the residential units in that phase and shall be completed fully in accordance with the approved details. The development shall thereafter be retained and maintained in accordance with the approved details.

Reason: To protect the environment and amenities of the occupants of the development in accordance with Policy CS21 of the Woking Core Strategy 2012 and policies in the NPPF.

64. Prior to the commencement of development (save for demolition and below ground works), in any phase where residential development is proposed to be situated immediately above and/or adjacent to any non-residential use/development full details of the measures to be undertaken to ensure the

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acoustic performance of the relevant party ceilings/floors and walls to prevent noise transfer between uses (in accordance with the details specified in Chapter 8 of the Addendum to the Environmental Statement dated October 2018) for that phase shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter retained in accordance with the approved details prior to the first occupation of the development in that phase.

Reason: To protect the environment and amenities of the occupants of neighbouring properties in accordance with Policy CS21 of the Woking Core Strategy 2012.

65. Prior to the commencement of development (save for demolition and below ground works), in any phase containing the energy centre, community centre, nursery, health centre and dentist as specified on the approved plans, full details of the measures to be undertaken to acoustically insulate and ventilate these premises/units for the containment of internally generated noise for that phase shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter retained in accordance with the approved details prior to the first occupation of the development in that phase.

Reason: To protect the environment and amenities of the occupants of neighbouring properties in accordance with Policy CS21 of the Woking Core Strategy 2012.

66. No fixed plant and equipment associated with air moving equipment, compressors, generators or plant or similar equipment, including any plant and/or equipment to be installed with the Energy Centre, shall be installed anywhere on the site until details, including acoustic specifications have been submitted to and approved in writing by the Local Planning Authority. The details to be submitted shall also include details of any other plant previously installed to ensure that the target noise criteria specified in Chapter 8 (paragraphs 8.187-8.191 including details in Table 8.20 (for all plant within each specified area)) of the submitted Addendum to the Environmental Statement dated October 2018 are not exceeded for any areas of the site. The plant and/or equipment shall be installed and thereafter retained in accordance with the approved details.

Reason: To protect the environment and amenities of the occupants of neighbouring properties in accordance with Policy CS21 of the Woking Core Strategy 2012 and the NPPF.

67. Prior to the commencement of any above ground works in any phase hereby permitted comprising the nursery, community centre and any Class A3 (food and drink), Class A4 (drinking establishments) and Class A5 (hot food takeaways) retail unit/use, suitable ventilation and filtration/extraction equipment to control emissions from these premises shall be submitted to and approved in writing by, the Local Planning Authority. These measures shall be implemented fully in accordance with the approved scheme prior to the first use of the premises to which they relate. The outlet from the ventilation/extraction flue must finish at least one metre from openings such as doors and windows and be at least one metre above eaves level, to ensure the dispersal of fumes and odours away from neighbouring properties. The flue ductwork must be supported using mountings fixed to the structure of the building in such a way that any vibration or noise associated with mechanical ventilation/extraction is reduced to a level which does

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not cause a nuisance to neighbours. All equipment installed as part of the scheme shall thereafter be operated and maintained in accordance with the approved details and retained as such thereafter.

Reason: To protect the environment and amenities of the occupants of neighbouring properties and prevent nuisance arising from noise, fumes, smell, smoke, ash, grit or other emissions in accordance with Policy CS21 of the Woking Core Strategy 2012 and the NPPF.

68. Any unit/premises occupied by a Class A3 (food and drink) and/or Class A4 (drinking establishments) and/or Class A5 (hot food takeaway) use as specified by the Town and Country Planning (Use Classes) Order 1987 (or any orders amending or re-enacting that order with or without modification) shall only be open to customers between 08:00 hours and 23:00 hours.

Reason: To protect the environment and amenities of the occupants of neighbouring properties and to comply with Policy CS21 of the Woking Core Strategy 2012 and the NPPF.

69. Prior to the first occupation of any non-residential use hereby approved the bin storage areas for each non-residential use in accordance with the details specified on the approved plans shall be provided and available for use, unless otherwise first approved in writing by the Local Planning Authority. The bin stores shall thereafter be retained and available for use in accordance with the approved details.

Reason: In the interests of amenity and to ensure the provision of satisfactory facilities for the storage and recycling of refuse in accordance with Policy CS21 of the Woking Core Strategy 2012.

70. No sound reproduction equipment which conveys messages, music or other sound by voice or otherwise which is audible outside any of the non-residential unit/premises hereby approved shall be installed on the site without the prior written permission of the Local Planning Authority.

Reason: To protect the environment and amenities of the occupants of neighbouring properties and to comply with Policy CS21 of the Woking Core Strategy 2012 and the NPPF.

71. No deliveries and refuse collections shall be taken or dispatched from the non-residential premises hereby approved outside the following times 07:00 hours and 18:00 hours Monday-Saturday nor at any time on Sundays, Bank or Public Holidays.

Reason: To protect the environment and amenities of the occupants of neighbouring properties and to comply with Policy CS21 of the Woking Core Strategy 2012 and the NPPF.

72. Notwithstanding the Town and Country Planning (Use Classes) Order 1987 (or any orders amending or re-enacting that order with or without modification) and the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any orders amending or re-enacting that order with or without modification) the office space shown on approved plan - Parcel A/Phase Purple - GA Plan Level 00 - SHE-WIA-P0-00-PL-A-01\_0100 Rev B rec 09.07.2020 shall

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only be used as a management office in connection with the development hereby approved unless otherwise first approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity, to safeguard residential amenity and to ensure that when it is no longer required that it reverts back to the approved residential use in accordance with Policy CS21 of the Woking Core Strategy 2012 and policies in the NPPF.

73. The number of Class C3 dwellings to be constructed on the application site shall not exceed 869 and the number of Specialist Accommodation Units (as referred to in the application as Elderly Care Units and Independent Elderly Accommodation (Class C2/C3 use)) to be constructed on the site shall not exceed 134.

Reason: To ensure the development is carried out in accordance with the approved plans and other submitted details and to ensure that the quantum of development remains within the parameters assessed pursuant to the Environmental Statement and to comply with Policies CS1, CS5, CS18, CS21 and CS24 of the Woking Core Strategy 2012 and the NPPF.

74. Not less than 499no. affordable housing units shall be provided on the site of which a maximum of 134no. units shall be the Specialist Accommodation Units (as referred to in the application as Elderly Care Units and Independent Elderly Accommodation (Class C2/C3 use)).

Reason: To ensure the development provides an acceptable quantum of affordable housing on the site to comply with Policy CS12 of the Woking Core Strategy 2012 and the NPPF.

75. The 134no. Specialist Accommodation Units (as referred to in the application as Elderly Care Units and Independent Elderly Accommodation (Class C2/C3 use)) hereby approved shall only be occupied by person(s) who are independent but need a level of support offered including people who can live independently with the aid of an appropriate care package (Housing with Support as detailed in the Council's Housing Allocations Policy dated February 2018).

Reason: To ensure the provision of affordable specialist accommodation to meet the needs of the local area and to comply with Policies CS12 and CS13 of the Woking Core Strategy and the NPPF.

76. The existing units within Woodlands House (17no. existing units) shall not be decommissioned from use until at least 17 of the proposed Specialist Units (as referred to in the application as Elderly Care Units (Class C2/C3 use)) have been provided on the site and are available for occupation.

Reason: To ensure the development provides an acceptable quantum of specialist affordable housing on the site to comply with Policies CS12 and CS13 of the Woking Core Strategy 2012 and the NPPF.

77. The affordable housing units to be provided on the site shall be in accordance with the following details, unless otherwise first approved in writing by the Local Planning Authority:

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Unit size	Number of Affordable Housing Units to be provided
1 bedroom	276
2 bedroom	146
3 bedroom	68
4 bedroom	9
Total	499

Reason: To ensure that the proposed development provides the mix of affordable housing units stated in the application and to accord with Policy CS5 of the Woking Core Strategy and the NPPF.

78. All of the affordable housing dwellings (Class C3) to be provided within the development hereby approved shall be constructed to meet and achieve the 'Lifetime Homes' standard and Housing Quality Indicators standard as detailed in the application and shall be maintained for the lifetime of the proposed development, unless otherwise first approved in writing by the Local Planning Authority.

Reason: To ensure the development meets the needs of its future occupiers and to comply with Policy CS12 of the Woking Core Strategy 2012 and the NPPF.

79. No retail unit(s) hereby approved shall be amalgamated or sub-divided from the units shown on the approved plans without the prior written approval of the Local Planning Authority.

Reason: To ensure the development is carried out in accordance with the approved plans and other submitted details and to ensure that the quantum of development remains within the parameters assessed pursuant to the Environmental Statement and to comply with Policies CS4, CS5, CS18, CS21 and CS24 of the Woking Core Strategy 2012 and the NPPF.

80. The internal floor layouts of the community centre, nursery, health centre and dentist unit shall be in accordance with details which shall have first been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details prior to the first occupation of each unit.

Reason: To ensure the development is carried out in accordance with the approved plans and to ensure that the provision of community facilities is commensurate to the increased population on the site and to comply with Policies CS5 and CS19 of the Woking Core Strategy 2012 and the NPPF.

81. Each existing community facility (community centre, nursery/children's centre and health centre and dentist) shall remain available for use until its replacement community facility has been completed and has been made available for use by patrons/customers unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure continuity of the provision of community facilities on the site to meet the needs of the existing and proposed residents and to comply with Policies CS5 and CS19 of the Woking Core Strategy 2012 and the NPPF.

82. The development hereby permitted shall not exceed the maximum quantum of development for additional classrooms (290sqm) and specialist accommodation

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(Class C2/C3) referred to as independent elderly accommodation (4,700sqm) as detailed on the approved Parameter plan - land use - SHE-BDP-00-XX-PL-L-90-0105 Rev P11 rec 07.03.19.

Reason: To ensure the development is carried out in accordance with the approved plans and other submitted details and to ensure that the quantum of development remains within the parameters assessed pursuant to the Environmental Statement and to comply with Policies CS1, CS5, CS18, CS21 and CS24 of the Woking Core Strategy 2012 and the NPPF.

83. Prior to the first use of the children's nursery hereby approved, the means of enclosure to the outdoor nursery space and the nursery canopy as shown on approved plan - Nursery Canopy Study Parcel D - SHE-BDP-3D-XX-DT-A-21-0003 Rev P04 rec 24.10.18 shall be installed in accordance with full design details (materials, colours etc) which shall have first been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be retained and maintained in accordance with the approved details.

Reason: In the interests of the character and appearance of the site, to safeguard the amenities of nearby occupiers and the users of the nursery and to comply with Policies CS16 and CS21 of the Woking Core Strategy and the NPPF.

84. Notwithstanding the Town and Country Planning (Use Classes) Order 1987 (or any orders amending or re-enacting that order with or without modification) and the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any orders amending or re-enacting that order with or without modification) the community centre hereby permitted and as shown on the approved plan(s) shall only be used for a community centre and for no other purpose whatsoever including any other purpose within Class D2 of the Town and Country Planning (Use Classes) Order 1987 (or any orders amending or re-enacting that order with or without modification).

Reason: To ensure the development is carried out in accordance with the approved plans and other submitted details and to ensure the provision of community/youth centre to serve the increased population on the site and to comply with Policies CS5 and CS19 of the Woking Core Strategy 2012 and the NPPF.

85. Notwithstanding the Town and Country Planning (Use Classes) Order 1987 (or any orders amending or re-enacting that order with or without modification) and the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any orders amending or re-enacting that order with or without modification) the children's nursery hereby permitted as shown on the approved plan(s) shall only be used for a children's nursery and for no other purpose whatsoever including any other purpose within Class D1 of the Town and Country Planning (Use Classes) Order 1987 (or any orders amending or re-enacting that order with or without modification).

Reason: To ensure the development is carried out in accordance with the approved plans and other submitted details and to ensure the provision of children's day nursery to serve the increased population on the site and to comply with Policies CS5 and CS19 of the Woking Core Strategy 2012 and the NPPF.

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86. Notwithstanding the Town and Country Planning (Use Classes) Order 1987 (or any orders amending or re-enacting that order with or without modification) and the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any orders amending or re-enacting that order with or without modification) the health centre hereby permitted as shown on the approved plan(s) shall only be used for a health centre including the provision for GPs surgeries, and for no other purpose whatsoever including any other purpose within Class D1 of the Town and Country Planning (Use Classes) Order 1987 (or any orders amending or re-enacting that order with or without modification).

Reason: To ensure the development is carried out in accordance with the approved plans and other submitted details and to ensure the provision of health centre to serve the increased population on the site and to comply with Policies CS5 and CS19 of the Woking Core Strategy 2012 and the NPPF.

87. Notwithstanding the Town and Country Planning (Use Classes) Order 1987 (or any orders amending or re-enacting that order with or without modification) and the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any orders amending or re-enacting that order with or without modification) the dentist unit hereby permitted as shown on the approved plan(s) shall only be used as a dentist unit, and for no other purpose whatsoever including any other purpose within Class D1 of the Town and Country Planning (Use Classes) Order 1987 (or any orders amending or re-enacting that order with or without modification).

Reason: To ensure the development is carried out in accordance with the approved plans and other submitted details and to ensure the provision of dentist unit to serve the increased population on the site and to comply with Policies CS5 and CS19 of the Woking Core Strategy 2012 and the NPPF.

88. Notwithstanding the Town and Country Planning (Use Classes) Order 1987 (or any orders amending or re-enacting that order with or without modification) and the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any orders amending or re-enacting that order with or without modification) the pharmacy unit hereby permitted as shown on the approved plan(s) shall only be used as a pharmacy unit, and for no other purpose whatsoever including any other purpose within Class A1 of the Town and Country Planning (Use Classes) Order 1987 (or any orders amending or re-enacting that order with or without modification).

Reason: To ensure the development is carried out in accordance with the approved plans and other submitted details and to ensure the provision of pharmacy unit to serve the increased population on the site and to comply with Policies CS5 and CS19 of the Woking Core Strategy 2012 and the NPPF.

89. Notwithstanding the provisions of Article 3, Schedule 2, Part 2, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or an order revoking and re-enacting that Order with or without modification), no gate, fence wall, or other means of enclosure shall be erected constructed anywhere on the application site without the prior written approval of the Local Planning Authority, unless specifically authorised by any planning condition of this planning permission.



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Reason: In the interests of character and appearance of the site and trees and to comply with Policies CS7, CS9 and CS21 of the Woking Core Strategy and the NPPF.

90. Notwithstanding the provisions of Article 3, Schedule 2, Part 1, Classes A, B, C, D, E, F G and H of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or an order revoking and re-enacting that Order with or without modification) no further development falling within these Classes shall take place anywhere within the site without the prior written approval of the Local Planning Authority.

Reason: In the interests of the character and appearance of the site, neighbouring amenity, ecology, trees and surface water drainage and to comply with Policies CS6, CS7, CS9 and CS21 of the Woking Core Strategy 2012 and the NPPF.

91. Notwithstanding the provisions of Article 3, Schedule 2, Part 16, Classes A, B, and C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or an order revoking and re-enacting that Order with or without modification) no development falling within these classes shall take place anywhere within the site.

Reason: To protect the character and appearance of the site and to comply with Policies CS5, CS16 and CS21 of the Woking Core Strategy 2012 and the NPPF.

92. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or an order revoking and re-enacting that Order with or without modification), no development falling within Part 3, Class T shall take place anywhere within the site.

Reason: To protect the character and appearance of the site, to safeguard the provision of specialist accommodation and community facilities within the site and to comply with Policies CS5, CS16 and CS21 of the Woking Core Strategy 2012 and the NPPF.

93. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or an order revoking and re-enacting that Order with or without modification), no development falling within Part 4, Class D shall take place anywhere within the site.

Reason: To protect the character and appearance of the site, to safeguard the provision of community facilities and retail uses within this local centre and to comply with Policies CS4, CS5, CS16 and CS21 of the Woking Core Strategy 2012 and the NPPF.

94. Prior to the occupation of the 430th residential unit hereby approved the leisure centre and the artificial grass (3G) pitch and the rugby pitch as approved under PLAN/2015/1260 shall have been provided and shall be available for use by patrons/customers.

Reason: To ensure that alternative provision for indoor and outdoor sports is made available for use the local community and to comply with Policy CS17 of the Woking Core Strategy 2012 and the NPPF.

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95. Prior to the first use of any of the facilities comprising phase 1a and phase 1b of planning permission PLAN/2015/1260 (excluding use by Bishop David Brown School), the leisure centre car park, cycle parking and bin storage arrangements shall have been provided in accordance with the plans hereby approved unless details relating to the temporary provision for car parking, pick up and drop off, cycle parking and bin storage arrangements and a timetable for the delivery of the permanent car park in accordance with the approved plans have been submitted to and approved in writing by the Local Planning Authority. The temporary car parking provision shall then be implemented in accordance with the approved details and timetable until the permanent car park is provided in accordance with the approved plans and approved timetable. Once the permanent car park has been provided it shall be retained in accordance with the approved plans for vehicles and cycles to be parked and for vehicles to turn around and leave the site in forward gear.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highways users and to comply with Policy CS18 of the Woking Core Strategy 2012 and the NPPF.

96. No external lighting including street lighting, amenity lighting to open spaces, lighting to the community centre and leisure centre car park and any other external lighting (save for the MUGA and Skate park lighting which shall be in accordance with condition 60) shall be installed in any phase of the development until full design details of the proposed external lighting (including hours of use) for that phase in accordance with the recommendations of the Bat Conservation Trusts' document entitled "Bats and Lighting in the UK - Bats and the Built Environment Series" (and also ensuring compliance with the recommendations of the Institute of Lighting Engineers 'Guidance Notes for Reduction of Light Pollution' and the provisions of BS 5489 Part 9) have been submitted to and approved in writing by the Local Planning Authority. Any lighting on the site shall thereafter be installed and maintained in accordance with the approved details.

Reason: In the interests of visual amenity and the ecology/biodiversity of the site and surrounding area and to comply with Policies CS6, CS7 and CS21 of the Woking Core Strategy 2012, Circular 06/05 Biodiversity and Geological Conservation and the NPPF.

97. Any external lighting to the car park of the leisure centre shall be switched off and shall not be used between the hours of 10.45 p.m. and 6.15 a.m.

Reason: In the interests of the character and appearance of the site, to safeguard the amenities of nearby occupiers and in the interests of the ecology on the site and to comply with Policies CS7 and CS21 of the Woking Core Strategy and the NPPF.

98. Prior to the commencement of any works above ground floor level in any phase (save for any structural frame works) a schedule and full details of windows/openings to be obscurely glazed and non-opening below 1.7 metres above internal floor level for that phase shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full prior to the first occupation of each residential unit to which the approved details relate. Thereafter the windows shall be retained in accordance with the approved details in perpetuity.

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Reason: In the interests of the neighbouring amenity and to comply with Policy CS21 of the Woking Core Strategy 2012 and the NPPF.

99. Prior to the commencement of any superstructure works of the dwelling on plot 164 (phase Bronze) full design details of an opaque terrace/balcony screen (minimum height 1.7 metres above terrace/balcony floor level) for along the northern side of the terrace/balcony shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full prior to the first occupation of the dwelling and the terrace/balcony screen shall be retained and maintained in accordance with the approved details in perpetuity.

Reason: In the interests of the neighbouring amenity and to comply with Policy CS21 of the Woking Core Strategy 2012 and the NPPF.

100. No above ground development in any phase containing non-residential development associated shall commence until evidence that the development for that phase is registered with a BREEAM certification body and a pre-assessment report (or design stage certificate with interim rating if available) has been submitted to and approved in writing by the Local Planning Authority indicating that the development can achieve at least a BREEAM "Very Good" rating.

Unless otherwise first approved in writing by the Local Planning Authority, within 6 months of the completion of the non-residential development in any phase a final Certificate certifying that at least BREEAM rating "Very Good" has been achieved for this development (or such equivalent national measure of sustainable building which replaces that scheme) shall be submitted to the Local Planning Authority.

Reason: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources and to comply with Policy CS22 of the Woking Core Strategy 2012 and the NPPF.

101. No above ground development in any phase shall commence until evidence that the development is registered with a BREEAM Communities certification body and a pre-assessment report for BREEAM Communities (or design stage certificate with interim rating if available) has been submitted to and approved in writing by the Local Planning Authority indicating that the development can achieve at least a BREEAM Communities "Very Good" rating.

Unless otherwise approved in writing by the Local Planning Authority within 6 months of the completion of each phase of the development a final Certificate certifying that at least BREEAM Communities rating "Very Good" has been achieved for this development (or such equivalent national measure of sustainable building which replaces that scheme).

Reason: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources and to comply with Policy CS22 of the Woking Core Strategy 2012 and the NPPF.

102. There shall be no change/alteration to any hard surface on the site hereby approved, from the approved details and no further impermeable surfaces shall be installed anywhere on the site including the public open space areas without the prior written consent of the Local Planning Authority.

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Reason to prevent the increased risk of flooding and to ensure the future maintenance of the approved drainage system and to accord with Policy CS9 of the Woking Core Strategy and the NPPF.

103. Prior to the first occupation of any of any building within a phase of the development hereby permitted a verification report appended with substantiating evidence demonstrating the approved remediation has been carried out for that phase shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that a satisfactory strategy is put in place for addressing contaminated land before development commences and to make the land suitable for the development without resulting in risk to construction workers, future users of the land, occupiers of nearby land and the environment generally in accordance with Policies CS9 and CS21 of the Woking Core Strategy 2012 and the NPPF.

104. The proposed temporary works in the areas shown in phase Purple on the approved Temporary S278 Works Hatching Plan 26386-PP-SK7001 Rev C1 (as approved by the non-material amendment application AMEND/2021/0007) shall be removed in their entirety and these areas shall be incorporated back into their originally approved phase e.g. phase yellow and phase cyan, concurrently with and as part of the implementation of these phases in accordance with the approved plans and details for these respective phases. These areas shall also be included in all conditions approval applications required for these originally approved phases.

Reason: In order that the temporary works approved, do not prejudice the delivery of the permanent works for each phase of the approved development.

105. Notwithstanding the details shown on the Section 278 Temporary Drainage Layout plan (drawing no. 26386-PP-SK8000 Rev C1), the approved rain gardens for the development shall be as shown by the hatched areas on the Raingarden Areas plan (drawing no. 26386-PP-SKR000 Rev C1) as approved as part of the non-material amendment application AMEND/2021/0007, unless otherwise approved by the Local Planning Authority and the design and drainage details for each rain garden in each phase shall be submitted with the drainage details to be approved by the Local Planning Authority for each phase of the development pursuant to Condition 20.

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

106. Phase Yellow shall be built in accordance with the details approved by the Local Planning Authority pursuant to any planning condition of planning permission PLAN/2018/0337 as part of any 'condition approval applications' for phase Yellow approved prior to the date of this planning permission, and the residual requirements of the respective condition, unless any further condition approval is granted by the Local Planning Authority.

Reason: For the avoidance of doubt as to what is approved.

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107. All phases constructed or under construction shall be retained in accordance with the details approved by the Local Planning Authority pursuant to any planning condition of planning permission PLAN/2018/0337 as part of any 'condition approval applications' and the residual requirements of the respective condition, unless otherwise first approved in writing by the Local Planning Authority.

Reason: For the avoidance of doubt as to what is approved.

### **Informatives**

1. The applicant is advised that this planning permission is subject to an Undertaking of the Executive and a Section 106 Legal Agreement.
2. The applicant is advised that for the phases built and/or under construction Non-Material Amendment applications have been approved for these phases and these plans can be viewed on file under the stated NMA reference.
3. The applicant and future residents are advised that no permitted development rights exist for any of the residential units on this site including, extensions, outbuildings, the insertion of any new windows in the development or the addition of any hard surfacing or satellite dishes. In all instances a formal application to the Local Planning Authority will be required to be submitted.
4. The applicant is advised that there should be no implied approval for any development shown in the outline parcels of development which are subject to subsequent Reserved Matters consent. In this regard the applicant's attention is drawn to the comments of the County Highway Authority.
5. Under the terms of the Water Resources Act 1991, and the Thames Region Land Drainage Byelaws 1981, prior written consent of the Environment Agency is required for any proposed works or structures, in, under, over or within 8 metres of the top of the bank of the Basingstoke Canal designated as 'main river'.
6. The consent of the Environment Agency is required for the use of herbicides in or near water including rivers, streams, ditches and standing water bodies. This is to ensure that the herbicides will not have a detrimental effect on aquatic habitats. A copy of the application form can be found on the following link: <http://www.environment-agency.gov.uk/homeandleisure/wildlife/31350.aspx>
7. Although reptiles were not found during surveys of the site, the habitat was still considered suitable to support common reptile species. Those working on the site should be made aware of this and informed not to disturb reptile species if found.
8. Replacement bat roosts should be incorporated into the design of the development, whilst providing temporary structures in the interim.
9. A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing

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wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via [www.thameswater.co.uk/wastewaterquality](http://www.thameswater.co.uk/wastewaterquality).

10. Surface water drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921.
11. There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the options available at this site.
12. Design standards for the layout and construction of access roads and junctions, including the provision of visibility zones, shall be in accordance with the requirements of the County Highway Authority.
13. Permission under the Town and Country Planning Act should not be construed as approval to highway engineering details necessary for inclusion any Road Adoption Agreement under Section 38 of the Highways Act 1980. Further details about the post-planning adoption of roads may be obtained from the Transportation Development Planning Division of Surrey County Council. Details of the transport requirements necessary for inclusion in any application seeking approval of reserved matters may be obtained from the Transportation Development Planning Division of Surrey County Council.
14. Notwithstanding any permission granted under the Planning Acts, no signs, devices or other apparatus may be erected within the limits of the highway without the express approval of the Highway Authority. It is not the policy of the Highway Authority to approve the erection of signs or other devices of a non-statutory nature within the limits of the highway.
15. The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the Highway Authority Local Highways Service.
16. The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that permission must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the public highway.

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17. All works on the public highway will require a street works permit, for which an application(s) will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see >> <http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme>
18. 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).
19. The developer is advised that as part of the detailed design of the highway works required by the above condition(s), 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.
20. The applicant is advised that parts of the development are located on land forming part of the public highway and that highway land should be stopped-up under section 247 of the Town & Country Planning Act, prior to the commencement of any development that uses public highway land for non-public highway / private purposes.
21. The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see <http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme>. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see [www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice](http://www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice).
22. The County Council requires planning applicants to contribute towards the costs of supervising and auditing travel plans for up to 9 years after occupation. The auditing fee is a one-off payment and for a development of the proposed scale the maximum fee of £6,150 is required.
23. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of the National Planning Policy Framework.
24. You are advised that Council officers may undertake inspections without prior warning to check compliance with approved plans and to establish that all

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planning conditions are being complied with in full. Inspections may be undertaken both during and after construction.

25. In developing the biodiversity and green infrastructure elements for each phase of the development, the applicant should have regard to the Natural Woking strategy and supporting information document ([www.woking.gov.uk/environment/greeninf/naturalwoking](http://www.woking.gov.uk/environment/greeninf/naturalwoking)). For further guidance, contact the Council's Green Infrastructure team at [greeninfrastructure@woking.gov.uk](mailto:greeninfrastructure@woking.gov.uk)
26. 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 extension 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.

Claims for relief must be made on the appropriate forms which are available on the planning portal.

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>

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).