

16 APRIL 2024 PLANNING COMMITTEE

6c PLAN/2023/0980

WARD: Hoe Valley

LOCATION: 65 - 79 Westfield Avenue, Westfield, Woking, Surrey, GU22 9PG

PROPOSAL: Erection of 9no. part-two, part-three storey dwellings with 2no. detached car port buildings, parking courts, cycle stores and new vehicular accesses.

APPLICANT: Kyle Gellatly

OFFICER: Emily Fitzpatrick

REASON FOR REFERRAL TO COMMITTEE:

The application is for the provision of 9no. dwellings and is submitted by Woking Borough Council.

SUMMARY OF PROPOSED DEVELOPMENT

Erection of 9no. part-two, part-three storey dwellings with 2no. detached car port buildings, parking courts, cycle stores and new vehicular accesses.

- Units 1, 5 & 8: 3 bedrooms
- Units 2, 3, 4, 6, 7 & 8 4 bedrooms

Site Area: 0.25ha (2,476.8 sq.m)
Existing dwelling(s): 0
Proposed dwellings: 9
Existing density: N/A
Proposed density: 36 dph

PLANNING STATUS

- Adjacent to very high surface water flood risk (1 in 30 year)
- Site Allocations (UA42)
- Urban Area

RECOMMENDATION

GRANT planning permission subject to:

1. An executive undertaking to secure the SAMM contribution of £11,754 and a Great Crested Newt presence/likely absence survey
2. Planning conditions set out in this report

SITE DESCRIPTION

The application site is a redundant parcel of land along the eastern elevation of Westfield Avenue. The Laithwaite Community Stadium (grounds to Woking Football Club) runs along the shared boundary to the south east with housing along the northern tip, a detached dwelling facing Westfield Avenue and two pairs of semi-detached dwellings beyond facing Kingfield Road. Dwellings sit opposite the application site, a series of townhouses at three storeys in height and a block of flats, three-four storeys in height facing Kingfield Road, this was part of the Hoe Valley Regeneration Scheme. The application site is currently laid to hardstanding

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with shipping containers on the site and mesh fencing along the western boundary. The application site has two accesses onto the site from Kingfield Road, where the kerb is subsequently dropped down. The site tapers to the southern end adjacent to the pedestrian access to Laithwaite Community Stadium, beyond this is an access road to David Lloyd Leisure centre, Woking Gymnastic Club and Woking Snooker Club.

The site originally contained 9 dwellings, 4 pairs of semi-detached chalet bungalows and a single detached dwelling. The houses were demolished in 2009-2010, and the site was temporarily used as the site offices and compound for the Hoe Valley Regeneration Scheme. The site currently serves as overflow parking on match days.

RELEVANT PLANNING HISTORY

Ref:	Proposal:	Decision	Date
PLAN/2021/0718	Temporary change of use for storage (Class B8) and office (Class E(g)(i)) purposes ancillary to Woking Football Club until 31 st July 2023 including retention of 2no. portacabins and site hoarding (part retrospective).	Permitted	18.08.2021
PLAN/2019/1176	Redevelopment of site following demolition of all existing buildings and structures to provide replacement stadium with ancillary facilities including flexible retail, hospitality and community spaces, independent retail floorspace (Classes A1/A2/A3) and medical centre (Class D1) and vehicle parking plus residential accommodation comprising of 1,048 dwellings (Class C3) within 5 buildings of varying heights of between 3 and 11 storeys (plus lower ground floor and partial basement levels) on the south and west sides of the site together with hard and soft landscaping, highway works, vehicle parking, bin storage, cycle storage, plant and other ancillary works including ancillary structures and fencing/gates and provision of detached residential concierge building (Environmental Statement submitted).	Refused Appeal dismissed	02.07.2020
PLAN/2017/0976	Temporary change of use for storage (Class B8) and office (Class B1(a)) purposes ancillary to Woking Football Club until 31 st July 2019 including retention of 2no, portacabins and site hoarding (part retrospective)	Permitted	18.08.2021
PLAN/2013/0659	Application for Minor-Material Amendments to the residential phase of the scheme. Changes to the approved drawings list as set out in Condition 2 are required. Other proposed consequential changes to and removal of conditions are as set out in attached Conditions	Permitted	05.10.2013

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	Schedule. - Please refer to the submitted drawing list for changes to condition 2. For other conditions, see attached Conditions Schedule.		
PLAN/2010/0514	Extension of time to begin development under planning permission PLAN/2006/1237 for the demolition of existing community and residential buildings, remediation of contaminated land fill and removal of surplus material off site, construction of flood protection works and flood water storage ponds. Improvements to hard and soft landscaping together with enhanced pedestrian access to new areas of public open space. Construction of 154 dwellings and 223 car parking spaces served by new estate roads, together with external works and landscaping. Off site highway improvement works including improvements at the junction of Westfield Avenue and Kingfield Road the erection of a new road bridge, and improvements along Westfield Avenue (amended description and plans).	Permitted subject to a legal agreement	07.07.2010
PLAN/2010/0460	Demolition of 65A & 73 – 79 Westfield Avenue (prior approval).	Prior approval not required	03.06.2010
PLAN/2009/0651	Demolition of 4 bungalows (prior approval).	Prior approval not required	28.08.2009
PLAN/2006/1237	Demolition of existing community and residential buildings, remediation of contaminated landfill and removal of surplus material off site, construction of flood protection works and floor water storage ponds. Improvements to hard and soft landscaping together with enhanced pedestrian access to new areas of public open space. Construction of 154 dwellings and 223 car parking spaces served by new estate roads, together with external works and landscaping. Off-site highway improvement works including improvements at the junction of Westfield Avenue and Kingfield Road the erection of a new road bridge, and improvements along Westfield Avenue (amended description and plans).	Permitted	09.07.2007
DC 0029484	Erection of a detached house and garage (land at plot next to 65 Westfield Avenue)	Approved	1972
DC 0028153	Erection of a detached house and garage	Refused	

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	(land at plot next to 65 Westfield Avenue)		
DC 0017210	The parking of a caravan and its use for residential purposes on land at 79 Westfield Avenue, Woking.	Permitted	27.11.1963

CONSULTATIONS

Arboricultural Officer: No objections to the proposed, the arboricultural information provided is considered acceptable and should be complied with in full, this includes a pre-commencement meeting as indicated. A detailed landscape plan will be required and should include tree pit design.

Archaeological Officer: These proposals are sufficiently large in scale to need to consider the potential for their impact on as-yet unknown heritage assets, under the Woking Local Plan. Therefore the developer has submitted an archaeological assessment in support of the application. That assessment has found that *“in view of the two prior phases development, limited site area and generally low archaeological potential that no further archaeological work (should be) required in connection to the re-development of the site”*. This office considers the assessment to be an acceptable quality and accepts the view of the supporting document. Therefore I have **No Archaeological Concerns** regarding these proposals.

Contaminated Land Officer: No objection subject to a series of pre-commencement conditions regarding a contaminated land investigation, risk assessment and remediation method statement. A remediation validation report is required prior to first occupation.

Environmental Health: I have reviewed the amendments, which align with what we have already commented on in our previous consultee responses (i.e. a higher standard of glazing specification for match days to bring internal noise down to 35dB, fencing to bring external noise to within the 50-55dB range and black out blinds or control by the occupier as being the only practical and available option for mitigation from floodlights). Therefore, there are no further comments to submit from EH and the conclusions of the two revised reports are acknowledged.

SCC Drainage: No objection subject to the recommendation of inclusion of additional SuDS elements. Water butts implemented for each property would be beneficial for the site and for surface water flooding mitigation purposes. Additionally, we would recommend that all parking bays be made permeable.

SCC Highways: The proposed development has been considered by the County Highway Authority who having assessed the application on safety, capacity and policy grounds, recommends the following conditions be attached to any permission granted: (i) proposed vehicular/ pedestrian/ Cycle accesses (the 4 Townhouses Vehicle Cross-Overs) to Westfield Avenue have been constructed and provided with visibility zones, the proposed vehicular access (north of the site) has been constructed and provided with visibility zones, pedestrian inter-visibility splays measuring 2m by 2m have been provided on each side of the accesses to Westfield Avenue, space laid out within the site in accordance with plans, EV charging points to serve each dwelling and visitor parking space, secure parking of bicycles.

Surrey Wildlife Trust: *Please refer to consultation response for full response.* In summary, a bat preliminary ground level roost assessment and further survey if necessary, a great crested newt presence/likely absence survey, biodiversity net gain assessment are required prior to determination. A badger survey, a stag beetle mitigation and habitat enhancement strategy which could be included as part of a Construction Environmental Management Plan (CEMP)

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and Landscape and Ecological Management Plan (LEMP), mitigation measures for an possible adverse impacts on the Hoe Valley Site of Nature Conservation Importance (SNCI) prior to commencement. General recommendations include precautions should be taken during construction to ensure that terrestrial mammals, including fox, are protected during construction (include in CEMP), ensure no net increase in external lighting on any possible bat roosting, commuting or foraging features, building demolition/removal and vegetation clearance should take place outside of breeding bird season or following nesting bird checks, suggested biodiversity enhancements, including those for European hedgehog to be included in the final design and in the LEMP.

UK Power Networks (UKPN): No objection.

We may have Electrical equipment within the boundaries including underground cables. All works should be undertaken with due regard to Health & Safety Guidance notes HS(G)47 Avoiding Danger from Underground services. This document is available from local HSE offices. Prior to commencement of work accurate records should be obtained from our Plan Provision Department. Should any diversion works be necessary as a result of the development then enquiries should be made to our Customer Connections department.

Waste Solutions: No objection subject to recommendation of bin provision, type, cost and maximum pulling distance to serve the development.

REPRESENTATIONS

Three letters of representation were received all raising an objection, including one comment from Hoe Valley Neighbourhood Forum, their Neighbourhood Plan is not yet adopted, the representations comment as follows;

Objection

- Object to building more houses down this road. The traffic is already a nightmare in the mornings and evening. In addition to this, building on this road would make the parking for football grounds much worse – where would all the football coaches go if this land is now houses?

Officer's Note: The lawful use on this site is not to serve the surplus coaches from the football stadium, with its history of accommodating nine dwellings here. The application site did have temporary lawful use which has now expired for storage and office use ancillary to Woking Football Club.

- I am also concerned about the level of construction noise this would cause – we already have to deal with a lot of noise from the football ground (but at least this is only every fortnight or so!). If you were building houses here, the noise would be daily for months!

Officer's Note: This would not be a material planning consideration.

- The building of houses on a well used road will cause further chaos and impact road access for residents on Westfield Avenue, Chestnut Grove, Lime Grove, Maple Grove, Bonsey Lane and the whole of Willow Reach, during rush hour, those attending the David Lloyd and those attending the football.

- The building work will cause noise whilst being carried out, impacting those working from home as well as early morning construction noise.

- Once built the houses will impact privacy by overlooking residents of Willow Reach on Westfield Avenue and residents in Hornbeam House.

Officer's Note: Impact to residential amenity is assessed in the relevant section below.

- The houses will mean further cars, with each of the 9 houses most likely having at least 2 cars per household and therefore in the space there will be inadequate room for parking at least 18 cars.

Officer's Note: The provision of parking and visitor complies with the Parking Standards SPD.

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- When the football is on all the Woking players, the manager, the officials, the opponents coach and ambulance park in the car park where the houses are planned to be built. Cars then park all along the road where the houses are being planned to be built.
Officer's Note: This would not be a material planning consideration regarding existing parking provision to serve the football club.
- During match days when Woking are at home the roads are filled with cars parked everywhere. Parked all along Claremont Avenue, Westfield Avenue, Acer Grove, Sycamore Avenue and the surrounding residential roads. Cars are parked blocking driveways, paths and on kerbs.
Officer's Note: This would not be a material planning consideration regarding existing parking provision to serve the football club.
- The building of further housing is going to exacerbate this issue, where will the Woking players park? Where will the officials park? Where will the opposition coach park? Where will the ambulance park?
Officer's Note: The application site is currently in breach of permission PLAN/2021/0718. The current use is for open storage and office use as evidenced by the case officers site photos. Whilst the proposal would displace parking provision for football associated with The Laithwaite Community Stadium, this would not be a material planning consideration, given the lawful use of this site is not for parking provision to serve the stadium.
- During the day when Woking football aren't playing the car park where the planned houses are is used for cherry picker training, where will they go?
Officer's Note: This would not be a material planning consideration.
- Two weeks ago I found a hedgehog on the pathway by the wooden fencing that should have been hibernating. There are also birds nesting in the trees nearby. This building work is going to affect nature, especially the likes of hedgehogs who are already in danger.
Officer's Note: Surrey Wildlife Trust have been consulted and impact to ecology is assessed in the relevant section below.
- The plans are for houses, the local Schools are already at capacity where will all these children go to school? What about local doctors surgery's that are also over subscribed?
Officer's Note: This would not be a material planning consideration.
- The land for this proposed development is currently being used as off-street parking for the Woking Football Club thereby taking some 40-50 cars off the roads around the grounds.
Officer's Note: The application site has no lawful use to serve as surplus parking.
- Cars are currently being parked on double yellow lines, (an offence under the Highways Act), on the grass verges, (an offence of driving other than on a road), in the mouths of junctions, (an offence of causing an unlawful construction), parking across the footpath, causing pedestrians to walk on the road, (an offence of unlawfully obstructing the free passage of the highway). These are all offences for which the council are responsible but take no action against.
Officer's Note: This would not be a material planning consideration.
- Car parking within the confines of Woking Park was free for the first 3 hours, however the council have seen fit to reduce this to free for 2 hours only. As a football match is 90 mins playing time, 15 minutes half time interval and a minimum of 15 minutes to get into the ground and a further 15 minutes to exit the ground and get to the car, making a total time of parking in excess of 2 hours, supporters are not using the parking facilities within Woking Park. As a result, should consent for this development be granted it will result in more cars being parked "on street" causing a hazard to residents living in the area, or illegally parking on the highways around the ground.
Officer's Note: The operation of Woking Football club car park and provision of tariff is not a material planning consideration with regards to the determination of this application.

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- Whilst the design of proposed houses will complement the 3 storey town houses on the opposite side of Westfield Avenue they will not compliment the houses on Kingfield Road, or the bungalows on the same side of Westfield Avenue.

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

RELEVANT PLANNING POLICIES

National Planning Policy Framework (2023):

Section 2– Achieving Sustainable Development

Section 4 – Decision making

Section 5 – Delivering a sufficient supply of homes

Section 8 – Promoting healthy and safe communities

Section 9 – Promoting sustainable transport

Section 11 – Making effective use of land

Section 12 – Achieving well-designed and beautiful places

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

Section 15 – Conserving and enhancing the natural environment

Woking Core Strategy (2012):

CS1 – A spatial strategy for Woking Borough

CS7 – Biodiversity and nature conservation

CS8 – Thames Basin Heaths Special Protection Areas

CS9 – Flooding and water management

CS10 – Housing provision and distribution

CS11 – Housing mix

CS12 – Affordable housing

CS18 – Transport and accessibility

CS21 – Design

CS22 – Sustainable construction

CS23 – Renewable and low carbon energy generation

CS24 – Woking's landscape and townscape

CS25 – Presumption in favour of sustainable development

Woking Development Management Policies Development Plan Document (2016):

DM2 – Trees and Landscaping

DM7 – Noise and Light Pollution

DM8 – Land Contamination and Hazards

Site Allocations DPD (2021)

Policy UA42

South East Plan (2009) (Saved policy)

South East Plan (2009) (Saved Policy) NRM6 – Thames Basin Heaths Special Protection Area

Supplementary Planning Documents (SPDs):

Parking Standards SPD (2018)

Woking Design (2015)

Outlook, Amenity, Privacy and Daylight (2022)

Climate Change (2023)

Affordable Housing Delivery (2023)

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Other Material Considerations:

Planning Practice Guidance (PPG)

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

Updated Thames Basin Heaths Avoidance Strategy (February 2022)

Woking Borough Council Strategic Flood Risk Assessment (SFRA) (November 2015)

Waste and recycling provisions for new residential developments

Technical Housing Standards – Nationally Described Space Standard (NDSS) (March 2015)

BRE Site Layout Planning for Daylight and Sunlight (2022)

ProPG: Planning & Noise – Professional Practice Guidance on Planning & Noise, new residential development (2017)

PLANNING ISSUES

The main planning issues to consider in determining this application are:

- Principle of development, including housing mix;
- Design, character and appearance;
- Neighbouring amenity;
- Residential amenity of future occupiers;
- Noise and impact
- Highways and parking;
- Arboriculture;
- Archaeology
- Land contamination
- Biodiversity and protected species;
- Flooding and water management;
- Thames Basin Heaths Special Protection Area (TBH SPA);
- Affordable housing;
- Energy and water consumption; and
- Local finance considerations

having regard to the relevant policies of the Development Plan, other relevant material planning considerations and national planning policy and guidance.

Principle of Development

1. The application site is identified in the Site Allocations DPD (2021) as part of a wider site area under Policy UA42. The boundary includes The Laithwaite Community Stadium, David Lloyd Leisure Centre, Woking Gymnastics Club and Woking Snooker Club. The 4.64ha site is allocated for a mixed use development to include a replacement football stadium, residential including affordable housing, and retail uses to serve the local community and/or for merchandise directly linked to the Football Club. The site was subject to a planning application in 2019 which would have provided a new stadium and over 1000 dwellings. The application was refused and subsequently dismissed at appeal. To summarise the proposal was refused due to its scale and impact on character of the area (not an exhaustive list). This application seeks to piecemeal the site allocation focussing on the parcel of land facing Westfield Avenue to deliver 9no. residential units only.
2. The site is sustainably located within the Urban Area and within an established residential area. Both the National Planning Policy Framework (NPPF) (2023) and Policy CS25 of the Woking Core Strategy (2012) promote a presumption in favour of sustainable development, with the overarching policies of both the NPPF and the Development Plan as a whole emphasising the need for new housing. Policy CS10 of the Woking Core Strategy (2012) identifies that the Council will make provision for an additional 4,964 net

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additional dwellings in the Borough between 2010 and 2027, with an indicative number of 750 net additional dwellings as infill development in the rest of the Urban Area (i.e., outside of Woking Town Centre/ West Byfleet District Centre/ Local Centres etc), as is applicable in this instance, whereby an indicative density range of 30-40dph is set out by policy.

3. Policy CS10 states that (emphasis added):

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

4. The proposed development (as a whole) would result in a site density of 36 dph (dwellings per hectare), which is in accordance with the 30 – 40 dph requirement of Policy CS10. The density is somewhat varied, density ranging between 25 - 33.33 dph to the north (a mix of a detached dwelling and semi-detached dwellings), 16 dph - 33.33 dph to the south. To the west is a residential development of 154 dwellings (PLAN/2006/1237), predominantly townhouses and flatted development (mix of three and four storey buildings). The density is substantially greater along the western elevation of Westfield Avenue for an area of 0.25 hectares akin to the proposed site size, the density increases to 110 dph. Given the variety of density ranges, combined with the sustainable location and previous use of the site serving 9No dwellings, on balance and subject to the other material considerations the density would be considered acceptable.

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

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

The appropriate percentage of different housing types and sizes for each site will depend upon the established character and density of the neighbourhood and the viability of the scheme.

The Council will not permit the loss of family homes on sites capable of accommodating a mix of residential units unless there are overriding policy considerations justifying this loss.”

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

Proposed gain	SHMA need-market dwellings	Proposed market dwellings
3 bedroom	38.3%	3 (33.33%)
4+ bedroom	22.7%	6 (66.66%)
Total		9 (100%)

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**Note: only relevant dwelling sizes are shown*

7. Family accommodation is defined within the Woking Core Strategy 2012 as “2+ bedroom units which may be houses or flats” (para 5.73, emphasis added). All x9 proposed dwellings would be 3+ bedroom units or more and would meet the criteria of a family home.
8. It is acknowledged that not every development site will deliver the complete mix of unit sizes and that Policy CS11 operates, and is monitored, Borough wide. Whilst the proposal would under-deliver in the highest demand need (3 bedroom) and over-deliver in the provision of 4+ bedroom, the proposal would be contributing the greatest need of bedroom provision as outlined above, it is recognised that the proposed development is for a relatively modest x9 total dwellings. The proposal would be replacing what was formerly housing on site (x9 dwellings) until these were demolished between 2009-2010. The proposal would provide a mix of dwelling sizes. The proposal thus accords with Policy CS11 in this regard. Overall, subject to the further planning considerations set out within this report, the principle of development is acceptable.

Design, character and appearance

9. Policy CS21 of the Woking Core Strategy (2012) requires proposals for new development to *“Create buildings and places that are attractive with their own distinct identity; they should respect and make a positive contribution to the street scene and the character of the area in which they are situated, paying due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land...Incorporate landscaping to enhance the setting of the development, including the retention of any trees of amenity value, and other significant landscape features of merit, and provide for suitable boundary treatment/s”*.
10. The reasoned justification text to Policy CS21 states (at para 5.204) that *“a Character Study has been carried out to provide evidence of the distinctiveness of the various parts of the Borough. All forms of development should have regard to the Character Study”*. The site falls within Character Area 13 (Westfield). Westfield is located to the south of Woking Town Centre. The accompanying map shows the application site with housing on identified as Inter-war/immediate Post War, this map is now outdated given the application site serves hardstanding and used for storage with the housing now demolished and furthermore does not reflect the housing development to the west. The area is primarily residential and consists of two storey detached and semi-detached properties with some short terraces of modern infill development. There are a large number of bungalows within the development. Brickwork is usually red or dark brown, with many properties having red/brown hung tiles or panels of white/cream render. The development opposite the application site comprises of townhouses with pitched roof forms, designed in brickwork and white render. The roof form has grey slate tiles with some grey cladding detailing along the front elevation at third storey to match the fenestration. There is minimal landscaping with extensive hardstanding.
11. A dual car port is proposed along the northern boundary of the plot, approximately 5m in depth x 9.8m in width. The ridge height would be approximately 4.05m. The car port would be open ended with a pitched roof form. The housing plots would be laid out as mostly pairs with the exception of terracing with units 1-3. The dwellings would be set back from the front boundary (west) by approximately between 8.6m-12m. The dwellings would be approximately 12.6m-15m from the rear boundary (east). The dwellings orientation would be front to rear east to west facing and sit opposite Beech House, a flatted development and townhouses No.54-64. The bulk and massing of the nine units has been mirrored to

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those opposite, however fragmented into pairs and some terracing (units 1-3). The terraced units (1-3) would be located towards the southern end with a car port approximately 6.8m to the south.

12. Design ques have been adopted from the townhouses opposite the application site, the rectangular design of the front and rear elevations with the third floor recessed in from the front and rear elevation. The Hoe Valley development includes architectural features such as a palette of two colours of brick and infill render sections on the lower floors with recessed upper floors in a composite board cladding. Unit 1 would have a flat roof with units 2 & 3 a pitched roof form designed in grey tiling. Unit 4 and 5 would sit as a pair, with unit 4 at three-storey with a pitched roof form and unit 5 two-storeys with a flat roof form. Unit 6 and 7 would also sit as a pair, both with pitched roof forms. Unit 8 and 9 would sit along the northern tip of the overall plot as a pair, with unit 8 at three storeys and a pitched roof form combined with unit 9 a two-storey flat roof dwelling. The dwellings with a flat roof (unit 1, 5 & 9) at both the north and south tip of the overall plot would be approximately 6.8m in height. The remaining dwellings would be approximately 10m. The overall widths to serve each dwelling would be approximately between 5m-5.8m and internal width approximately 4.8m. The depth of the dwellings would be approximately 12.1m. Amenity provision serves the rear of each dwelling with an enclosed terrace to the front and rear serving the three storey townhouses.
13. The dwellings are all proposed to be clad in a buff brick for the first two storeys. A recessed panel is framed on all elevations however would remain brick as oppose to white render serving the townhouses opposite. The fenestration is proposed in aluminium, with the frames and doors polyester powder coated in a matt grey. The top floor of the three storey townhouses would be designed in cladding with a grey colour to match the frames and surrounding roofs of neighbouring properties. The porch would also be recessed creating an undercroft at ground floor.
14. In terms of the grain and pattern of development, the proposed width, depth and distance from the front boundary facing Westfield Avenue would correlate with those townhouses along the west elevation, of which set a precedent to both the street scene and character of area as a most recent development in the immediate area combined with the proposal being read alongside this development. Furthermore, the proposal would replace what was once formerly 9x dwellings on this site albeit a greater density, however less than the Hoe Valley regeneration scheme. The design of the dwellings would in effect mirror these townhouses opposite albeit some modest changes, recessed porches, all brick to serve the exterior, some flat roof forms, cladding to serve all of the third floor. The design whilst complementing these dwellings, would also create individualism furthermore combined with the staggering of the layout. The proposed mix of flat roof forms and recessing the pitched roof forms away from the front boundary reduces the bulk and massing when approaching from the north or south of Westfield Avenue. The proposed car ports would serve as a buffer between the site and residential property to the north (No.81) and pedestrian access to The Laithwaite Community Stadium. A mix of parking provision and soft landscaping is proposed along the front elevation with further parking adjacent to either car port.
15. Overall, the proposed development is considered a visually and spatially acceptable form of development which would have an acceptable impact on the character, grain and pattern of development within the area. Furthermore, the proposed development would have a public benefit in providing x9 net additional dwellings within a sustainable location within the Urban Area. As such, the proposed development would not conflict with Policy CS21 of the Woking Core Strategy (2012), the provisions of SPD Design (2015) and the NPPF in respect of design and character.

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Neighbouring amenity

16. Policy CS21 of the Woking Core Strategy (2012) states that *“Proposals for new development should...Achieve a satisfactory relationship to adjoining properties, avoiding significant harmful impact in terms of loss of privacy, daylight or sunlight, or an overbearing effect due to bulk, proximity of outlook”* and *“Be designed to avoid significant harm to the environment and general amenity, resulting from noise, dust, vibrations, light or other releases”*. More detailed guidance is provided within SPDs Outlook, Amenity, Privacy and Daylight (2022) and Design (2015).
17. Where existing habitable room windows/openings are located directly opposite a proposed development the SPD (at para 5.9) identifies that suitable daylight is achieved where an unobstructed vertical angle of 25° can be drawn from a point taken from the middle of each of the existing window openings. The existing dwellings opposite the application site (Beech House and Nos. 54 – 66 would pass the vertical angle with regards to the proposed development.

North

18. The proposed dwelling Unit 9 along the north of the site would be sited approximately 16.2m from the side boundary serving No.81 Westfield Avenue. A car port would be sited along this boundary serving as a buffer between the proposed dwelling. A series of side windows are proposed to unit 9. The distance to north boundary would comply with the recommended minimum separation distances for achieving privacy. The recommended separation distance to prevent overlooking of dwellings is 20m for two storey accommodation (including dwellings with first floor dormer windows). The proposal would modestly fall short of this with the car port at approximately 3.9m in height. The two proposed first floor windows to serve a bathroom and en-suite would be conditioned as obscurely glazed and non-opening, unless the openings would be 1.7m above floor level. The side dormer serving No.81 accommodates a bathroom. The proposed car port and new dwelling would not be considered to cause an adverse impact to residential amenity along this elevation.
19. No.1 – 6 Rosewood would be approximately 12.6m from the side boundary serving the proposed application site (rear residential curtilage to side boundary). To the immediate rear of Rosewood is an access path with parking provision up to the shared boundary. The flats are considered an adequate distance away to cause any adverse impact to residential amenity.

East

20. The development site borders The Laitwaite Community Stadium and site. There are no residential occupiers along this elevation. There would be no impact to residential amenity along this elevation.

South

21. The southern tip of the application site borders the football club as above, the pedestrian access. The closest residential dwelling namely No.63a Westfield Avenue is approximately 28.6m away (side to side boundary). An access road into the David Lloyd Leisure Centre serves as a buffer. There would be no impact to residential amenity along this elevation.

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West

Beech House

22. Beech House is a four storey flatted development with front balconies first to third level, sited approximately 25m from the closest residential properties (units 6-9) front to front elevation. The recommended separation distance for front to front elevation of a three storey and over building for achieving privacy is 15m, the proposal would exceed this requirement and be considered acceptable.

Nos. 54 – 66 Westfield Avenue

23. The dwellings along the western elevation are townhouses and up to three storeys with front balconies at this height. The distance to the proposed dwellings, a mix of two (units 1, 5 & 9) and three storeys (units 2, 3, 4, 6 & 7) would be within the range of 27-28m. The recommended distance is 15m and would be acceptable. The three storey townhouses would have provision of external terracing at third floor opposite these dwellings.

Residential amenity of future occupiers

24. Paragraph 135 of the NPPF states, that inter alia, that *“Planning...decisions should ensure that developments: f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users”*. Whilst the Council has not adopted the Technical housing standards – nationally described space standard (March 2015) (NDSS) (unless Policy DM11 of the DM Policies DPD (2016) is engaged, which it is not in this instance) they nonetheless remain a useful indicator of the standard of residential accommodation which is proposed. As can be seen from the following table all proposed dwellings would exceed 93 sq.m in gross internal area (GIA) for a three bedroom home and exceed 121 sq.m GIA for a four bedroom home. As such, all dwellings would very comfortably exceed the relevant minimum gross internal floor area requirement of the NDSS. The single bedrooms to serve all dwellings would fall short of the recommended floor area of 7.5m², the floor area would be approximately 7.41m². Given the width of these rooms is adequate combined with the modest shortfall and compliance with the overall GIA requirement this would be considered acceptable. The remaining bedrooms of all dwellings would be sufficiently sized in accordance with the NDSS.

Plot No.	No. of Bedrooms	GIA (sq.m)	NDSS GIA requirement (sq.m)
1	3	101.54	93
2	4	129.09	121
3	4	129.09	121
4	4	129.09	121
5	3	101.54	93
6	4	129.09	121
7	4	129.09	121
8	4	129.09	121
9	3	101.54	93

25. All dwellings would benefit from triple-aspect overall with large open-plan living/kitchen/dining rooms being dual-aspect at ground floor and opening directly onto rear amenity space. Those proposed three-storey dwellings houses have a front terrace at third floor accessible by the bedroom on this floor and a rear terrace at this level accessible by a rear single door. All dwellings would have enclosed private rear amenity space, with Units 2, 3, 4, 6, 7 and 8 a private terrace at third storey. Two parking bays are

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proposed along the front elevation serving units 2 – 9, fortunately the front elevation serves a hallway and ground floor toilet window only with landscaping. As such, a high standard of daylight, outlook and sunlight would be provided to future occupiers of all dwellings.

26. Policy CS21 of the Woking Core Strategy (2012) requires, inter alia, *“appropriate levels of private and public amenity space”*. SPD Outlook, Amenity, Privacy and Daylight (2022) states (at para 3.6) that *“All dwellings designed for family accommodation need to provide a suitable sunlit area of predominantly soft landscaped private amenity space, appropriate in size and shape for the outdoor domestic and recreational needs of the family, it is intended to support. For example, this will include space for sitting out, children’s play, drying clothes and plant cultivation. Private amenity space is best provided as an enclosed garden to the rear or side of the property where it is clearly separate from more public areas of the site. Such areas should be overlooked by the accommodation and have secure boundaries to allow children to play in safety.”*
27. The recommended provision of amenity space for a dwellinghouse over 70 sqm is a suitable area of private garden amenity in scale with the building but generally no smaller than the building footprint (depending on existing context). Plots 1, 5 & 9 comply with the sizing standards. The recommended provision of amenity space for a large family dwellinghouse e.g. over 150 sqm floorspace is a suitable area of private garden amenity in scale with the building, e.g. greater than the gross floor area of the building. The four bedroom, three-storey townhouses would provide a shortfall in the provision of recommended minimum private amenity space, including the front and rear terraces. The shortfall per unit of this size is 50m².
28. However, the SPD says *in all cases evidence of quality of amenity provision and compatibility with the character of the local context will be of greater importance than dimensional compliance with the table above*. Given the housing development opposite the application site, the style and design of the dwellings with tapered rear gardens given the plot sizes and constraints, the proposal would be considered to commensurate with the local context. Each dwelling would have private amenity space with a lawn and patio, the three-storey dwellings would each accommodate further private terracing to the front and rear, these design features are similar to properties facing Westfield Avenue however with a front terrace only. The provision of private amenity space would be considered acceptable.

Noise and light impact

29. Paragraph 191 of the NPPF says *planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:*
 - a) *mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life;*
 - c) *limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.*

Noise impact

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30. Policy DM7 says The Council will require noise generating forms of development or proposals that would affect noise-sensitive uses to be accompanied by a statement detailing potential noise generation levels and any mitigation measures proposed to ensure that all noise is reduced to an acceptable level. In assessing such a scheme of mitigation, account will be taken of: (ii) for noise-sensitive development: the location, design and layout of the proposed development; and measures to reduce noise within the development to acceptable levels, including external areas where possible; and the need to maintain adequate levels of natural light and ventilation to habitable areas of the development. Development will only be permitted where mitigation can be provided to an appropriate standard with an acceptable design, particularly in proximity to sensitive existing uses or sites.
31. Development proposals for noise-sensitive uses in areas of significant existing environmental or neighbourhood noise will only be supported where the need for development outweighs impact on amenity of future occupiers, and where a robust scheme of mitigation is provided. In general, the following values will be sought for residential development.
 - a. Day time (7am – 11pm) 35 dB LAeq 16 hours in all rooms and 50 dB in outdoor living areas.
 - b. Night time (11pm – 7am) 30 Db LAeq 8 hours and LAm_{ax} less than 45 dB in bedrooms.
32. For proposals involving residential and other noise-sensitive development that would be sited close to commercial/industrial noise sources, the Council will consider applications against the current version of BS4142 (or any future equivalent) in order to assess the likelihood of complaints from future occupiers and therefore the acceptability of the proposed development. A similar approach will be taken for noise sensitive development sited close to any other form of noise-generating use.
33. An Environmental Noise Assessment Report & Acoustic Design Statement dated October 2023 was submitted with the proposal. The statement confirms that Woking Football Club (FC) have approximately 27 home games per calendar year which take place either on Saturday afternoon or Tuesday evenings. The assessment has been carried out in terms of worst case (i.e. match day) noise and vibration levels. The assessment has shown that, even on match days, noise and vibration levels are not excessive and will be readily mitigated. As the proposed site is next to a football stadium, a vibration measurement survey and assessment has also been carried out.
34. *Professional Practice Guidance of Planning and Noise (2017)* (ProPG) includes a framework to enable situations where noise is not an issue to be clearly determined, and to help identify the extent of risk at noisier sites (the latter as appropriate). Paragraph 1.1 of the framework identifies noise can have a significant effect on the environment and on the health and quality of life of individuals and communities. Noise can interfere with residential and community amenity and the utility of noise-sensitive land uses. Paragraph 1.2 says noise is a material consideration in the planning process and a key aspect of sustainable development. Noise must therefore be given serious attention when new developments might create additional noise and when new developments would be sensitive to prevailing acoustic conditions.
35. Vibration levels at the site have been measured on both match days and non-match days and are shown to be very low at $0.07 \text{ ms}^{-1.75}$ and $0.05 \text{ ms}^{-1.75}$ respectively. This is below the threshold of “low probability for adverse comment” for both day-time and night-time periods. The conclusion says vibration will not be an issue.

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36. An updated Environmental Noise Assessment Report & Acoustic Design Statement dated 21 March 2024 has been received. Paragraph 6.3 confirms noise levels at the site have been measured on both match days and non-match days. On non-match days, the average noise for the day-time period (07:00 till 23:00) was 51.3 dB. In order to achieve an indoor ambient noise level of 35 dB, at least 16.3 dB R_w+C_{tr} sound insulation is required. However, taking into account the more crucial night time noise (23:00 till 07:00), the minimum insulation required is 19.5 dB R_w+C_{tr} . Over-riding all of this, for match days, the noise levels during the 2.5 hr windows of the football match, with a bit of time either side, was 66.8 dB. In order to achieve an indoor ambient noise level of 35 dB, at least 32 dB R_w+C_{tr} sound insulation is required at all properties. This level of insulation can be achieved by using typical double glazing and cavity insulated masonry walls.
37. Paragraph 64 says the use of trickle ventilation and acoustic glazing will exceed the required indoor noise level of 35 dB. Typical acoustic glazing provides a minimum $R_w + C_{tr}$ of 33 dB and a typical acoustic trickle ventilation system provides approx 55 dB $D_{n,e,w}$.
38. Paragraph 65 says the external amenity areas have also been assessed against a typical match day. The recommended maximum noise level in external amenity areas is 55dB. In order to achieve this level, a 6ft close boarded fence with a tall hedgerow at the ends of each space should provide adequate acoustic screening.
39. The Environmental Health team were re-consulted and comment as follows regarding the second revision of the noise survey dated 12th February 2024; *with reference to Section 6.4 of the report, it is noted that typical acoustic glazing is stated to provide a reduction of 33dB with the specified trickle ventilation proposed. This calculation would satisfy the BS8233:2014 requirement at location 2 (match day LAeq (2hr) = 59.9dB – 33dB = 26.5dB internal noise level). However, a higher level of glazing is required for location 1 to achieved BS8233:2014 internal noise levels, as this exceeds the target internal noise levels by 3Db (match day LAeq (2hr) Location 1) = 71.3Db – 33 Db = 38.3dB. These observations are based on the LAeq measurements only, and do not take account of the sudden impact/shouting, or the LMAX measurements provided for match day noise. Whilst EH notes that some level of noise reduction will be provided by the 2m fence, which the report states should satisfy the recommended target for gardens of 55dB, it is uncertain whether this can be achieved.*
40. Following the above comments an updated Environmental Noise Assessment Report & Acoustic Design Statement dated 21st March 2024 was received. The EH team were further consulted and comment as follows; *I have reviewed the amendments, which align with what we have already commented on in our previous consultee responses. There are no further comments and the conclusions of the two revised reports are acknowledged.*
41. A rear 2m high fence to serve the boundaries of these proposed dwellings would be secured by way of condition regarding outdoor noise. With regards to noise impact for future occupants whilst it cannot be secured or confirmed that outside noise levels would not exceed 55dB, given the proposal is sited adjacent to an existing football club by way of future occupier awareness of the existing surroundings and noise taking place on match days and charity/ social matches, it is somewhat limited by methods of control regarding outside noise. The noise report confirms on non-match days noise of external areas would be 51.3 dB and fall into an acceptable range. To ensure an acceptable indoor ambient noise level of 35dB to serve all properties (during both non-match days and match days), at least 32dB $R_w + C_{tr}$ sound insulation is required at all properties. This would be subject to a planning condition requesting details of the glazing and ventilation specification. Given possible noise in excess of 55dB would take place on match days only and not all year around combined with mitigation measures of 2m high fencing and internal noise levels

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adequate during match days, impact of noise upon future occupiers of these properties would be considered acceptable.

Light impact

42. The Design and Access Statement confirms there are 4 floodlights with an identified strength of 302 Lux. DWG No: 2100_035 Rev A Floodlight Impact Plan show the application site in relation to the four floodlights at Woking Football Club. The nearest two floodlights are pointed away from the development (floodlight 1 and 2). Floodlight 1 is approximately 43.2m from the north eastern corner however faces a south orientation and floodlight 2 is approximately 19.3 from the southern tip of the site however faces a eastern orientation.
43. Of the two floodlights pointed towards the development one is 93.3m away, measured from the southern tip of the application site (floodlight 4). Floodlight 3 is approximately 114.8m to the north eastern corner of the application site and serves an area of amenity land adjacent to the proposed car port to the north.
44. At the request of the Environment Health Officer a lighting assessment was required that includes light spillage and intensity at the façade of the proposed properties. A Light Intrusion Survey Report has been submitted. The report confirms the light levels were taken on a horizontal plane at ground level and were in the region of 0-21.4 lux. From observation the main floodlight in the South East corner of the site and the South Stand lights under the canopy were directly visible from the compound and are likely to be the main source of light intrusion.
45. The ILP (Institute of Lighting Professionals) Guidance for obtrusive light is a maximum of 10 lux on a vertical plane at the centre of the window. The report summarises under paragraph 1.1 unless improvements are made to the existing lighting installation it is likely that there will be complaints from future occupants of the proposed housing development with reference to light intrusion from the Woking Football Club lighting installation when the floodlight and stand lights are illuminated. Recommended changes to reduce the light intrusion are to replace the stand lights and review the aiming points of the floodlights. However, Officer's note this would fall outside the jurisdiction of applicant control and such change would not be subject to the determination or outcome of this application. Paragraph 2.2 says from observation the main floodlight in the South East corner of the site and the South Stand lights under the canopy were directly visible from the compound and are likely to be the main source of light intrusion.
46. The application site is identified as Zone E3 (Suburban) the table (p.6) showing environmental zones comes from the ILP Guidance. Table 2 (p.6) shows the recommended limits for light intrusion into windows which for zone E3 are 10 lux pre-curfew and 2 lux post-curfew. This contrasts to the Light Intrusion Survey with levels up to 19.9 lux of the worst affected windows. The report says the guidance seems to be tailored towards permanent lighting installation which will be illuminated on most or all nights of the year. The stadium lighting is only illuminated during evening matches which was 13 times during the 2021/22 season with kick offs either 5:00pm or 7:45pm (mostly the latter). The lights are only on for circa 3 hours per match and are turned off at around 10pm.
47. The results show that existing lighting levels measured in the proposed new housing site are in excess of the ILP recommended levels of 10 lux. Those excessive levels are achieved to the southern and eastern parts of the site but likely to affect plots 1-7. Other areas of the site where the levels were lower, plots 8-9, were in shade from trees on the eastern perimeter of the site and existing containers on site. However, officer's note this

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assessment would be unreliable in the form of mitigation to plots 8-9, the tree as mentioned (T07 Common Ash) to the rear of these plots is subject to removal, furthermore the containers would be removed. An updated Light Intrusion Survey has been sought to reflect plots 8-9 correctly, however the Common Ash tree remains on the survey. The lighting advisor confirms *“the lighting survey involved measuring light levels on the ground with a lux meter; it is not computer generated and therefore cannot be adjusted to remove trees. To determine the light levels achieved by removing trees or adding barriers would require extensive and detailed 3D modelling and relies upon support from the football club with details of their existing lighting installation.”*

48. Mitigation measures have been sought within the realm of the application site. The light advisor confirms *“to reduce light intrusion to all windows from within the proposed housing site would involve installing a barrier, fence, trees or otherwise to block out direct light from the stand and floodlights. This would likely need to be around 10m in height due to the height of the lights within the stand. Alternatively, black out blinds or curtains could be used”*. The applicant confirms regarding the removal of tree T07 this is considered unlikely to have a major impact on light levels, as this part of the site is not the most affected by the floodlights.
49. Environmental Health comment as summarised; *I note from the intrusion survey that the 10 lux limit is exceeded in places. There are no recommendations within the control of the applicant. There it must be accepted, that if planning permission is approved, lighting complaints may be received by future occupants and that controls would be limited to homeowners installing their own mitigation.*
50. It is acknowledged that there is no development plan policy that covers the impact of a proposed noise sensitive uses such as housing to be adjacent to an existing intrusive light source. Whilst Policy DM7: Noise and light pollution from the Development Management Policies DPD (2016) covers light, it does not cover a scenario reflective of this application.
51. On balance the submitted light survey confirms the external lighting is switched on match days only, whilst it is unclear how many times a year this maybe, kick offs are typically either 5:00pm or 7:45pm. The lights are only on for three hours per match and turned off around 10:00pm. Officer’s acknowledge it is unknown quantitatively the number of days these floodlights are switched on and furthermore dependent on the seasoning when games take place, floodlights can come on before 5:00pm (autumn and/or winter). The lighting survey confirms light level readings were carried out within the compound/ car park area.
52. Whilst the frequency of light usage are outside the applicants control, given this would not be a daily occurrence or exceed 10:00pm, future occupancy awareness would prevail living in a dwelling adjacent to a football stadium with floodlights in-situ and sited/ some positioned towards the application site will be present. Furthermore, whilst a mitigation measure of high level fencing at 10m in height is proposed, this would not be considered acceptable with regards to the living conditions upon future occupiers given the height and outlook from affected rear windows combined with no detailed modelling as to the output of this mitigation measure. It is acknowledged there would be light impact by virtue of the proposal site adjacent to Woking Football Club with associated external lighting, mitigation measures on the application site are somewhat limited but available, given the above assessment officer’s consider that light impact on future occupiers would be considered acceptable.

Highways and parking

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53. The site is sustainably located within the Urban Area and within an established residential area. Paragraph 114 of the NPPF says *in assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that:*
- a) *appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location;*
 - b) *safe and suitable access to the site can be achieved for all users;*
 - c) *the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Code; and*
 - d) *any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.*
54. As existing two accesses serve the site facing Westfield Avenue, one to the north and one to the south. The proposal would retain the southern access for parking provision, the existing northern access would be removed and replaced with vehicular access to units 8-9. A new northern access is proposed for parking provision. The proposal would see four new accesses and vehicular crossovers from Westfield Avenue to serve the front of the dwellings only. The proposed development has been considered by the County Highway Authority (Surrey County Council) who, having assessed the application on highway safety, capacity and policy grounds, raise no objection and recommend that conditions be attached in respect of: (i) prior to occupation, the proposed vehicular/ pedestrian/ cycle accesses (the 4 Townhouses Vehicle Cross-Overs) have been constructed and provided with visibility zones, (ii) prior to occupation, the proposed modified vehicular access (north of the site) has been constructed and provided with visibility zones, (iii) prior to occupation pedestrian inter-visibility splays measuring 2m x 2m have been provided on each side of the accesses to Westfield Avenue, the depth measured from the back of the footway (or verge) and the widths outwards from the edges of the access, (iv) parking bays are laid out in accordance with plans and provision for turning to enter and leave in forward gear, (v) prior to occupation each of the proposed dwelling and 1 visitor parking space are provided with a fast charge socket in accordance with a scheme to be submitted, (vi) prior to occupation secure parking of bicycles in accordance with approved plans.
55. Condition 5 would not meet the six planning tests (necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other aspects) given this requirement is now covered and required by Building Control legislation.
56. Policy CS18 of the Woking Core Strategy (2012) states that minimum car parking standards will be set for residential development (outside of Woking Town Centre).

Number of bedrooms	Number of houses	Spaces	Total spaces required
3 bedroom	3	2	3 x 2 (6)
4 bedroom	6	3	6 x 3 (18)
			24 Spaces

57. In total 24 spaces would be required. The Parking Standards SPD says visitor parking is encouraged where appropriate. However, such spaces do not contribute towards the minimum parking standards set out in the table, which provide spaces per dwelling. At the discretion of the Council and based on the merits of the proposal, extra car parking spaces for visitors parking will be provided at a minimum rate of 10% of the total number of car parking spaces required for the development, this would amount to approximately 2.4 additional spaces. In total 24 spaces are proposed to serve the nine dwellings, with

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additional provision of 3 visitor bays, taking the total to 27 bays. Units 2-9 each have one bay along the front elevation of the property, with unit 1 (an end unit) has provision of bays in close proximity to the dwelling. In respect of cycle parking SPD Parking Standards (2018) requires the provision of “2 spaces per dwelling” for “C3 Dwelling Houses”. Cycle parking is proposed to each dwelling and located in the rear garden. Details of the design of cycle parking would be subject to condition.

58. A swept path analysis (by M3 Mayer brown) has been submitted to demonstrate that vehicles would be able to manoeuvre into, and out of, parking spaces along the north and south entrances to housing site and driveways serving plots 2-9. The Transport Statement (by M3 Mayer Brown) confirms refuse collection will take place on-street and the development has been designed to meet WBC’s maximum required drag distance of 30m. Section 4.1 of the *Joint Waste Solutions Recycling and waste provision-guidance for property developers* which is the guidance the LPA adheres to is a 10m maximum pulling distance. Each proposed property would have side access to wheel refuse and recycling bins to the front of the property with a 10m distance from the front elevation to kerbside. Impact to highways and parking provision would be considered acceptable.

Arboriculture

59. Policy CS21 of the Woking Core Strategy (2012) states, inter alia, that “*Proposals for new development should...incorporate landscaping to enhance the setting of the development, including the retention of any trees of amenity value, and other significant landscape features of merit, and provide for suitable boundary treatment/s*”. Policy DM2 of the DM Policies DPD (2016) states that “*Trees, hedgerows and other vegetation of amenity and/or environmental significance or which form part of the intrinsic character of an area must be considered holistically as part of the landscaping treatment of new development. When considering development proposals, the Council will...require landscape proposals for new development to retain existing trees and other important landscape features where practicable...require any trees which are to be retained to be adequately protected to avoid damage during construction...require adequate space to be provided between any trees to be retained and the proposed development (including impervious surfaces)*”.
60. The application has been submitted with an Arboricultural Method Statement, Arboricultural Impact Assessment, Tree Constraints Plan and Tree Protection Plan (prepared by Arbor Cultural Ltd). The submitted arboricultural information identifies that T03 (Common Pear, poor condition), T07 (Common Ash, poor condition), T09 (Lawson Cypress, poor condition), T11 (Japanese Cherry) and T12 (Swedish Whitebeam) would be removed. Trees T03 and T07 are both category U trees which means trees that cannot be realistically retained. Tree T09 is category B, trees of moderate quality, T11 and T12 are category C as low quality. Paragraph 3.3.1 confirms there is no proposed construction of foundations within the RPA of any retained trees. Paragraph 3.6.3 says the processes of construction are highly unlikely to have a detrimental effect upon the health of the retained trees assuming recommendations made in this report are adhered to at all times by the contractors.
61. An outline landscaping strategy is included in the Design & Access Statement. The proposal seeks to minimise hard landscaping to assist with surface water drainage. Permeable paving is proposed to the driveways and parking. Paving is proposed to the garden patios and terraces with grass lawns to the rear and grass verges. A series of new trees and hedges are proposed along the site frontage to improve the street scene. Details of the types of trees and hedges, as well as a plan to scale proposing landscaping details would be subject to condition.

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62. The Council's Senior Arboricultural Officer considers the arboricultural implications to be acceptable in principle, and recommends this information should be compiled in full and includes a pre-commencement meeting as indicated. A detailed landscape plan will be required and should include tree pit design. This would be subject to a condition. Overall, subject to recommended conditions, the arboricultural impacts of the proposed development are acceptable.

Archaeology

63. A Desk Based Archaeological Assessment has been submitted with the proposal, produced by Surrey County Archaeological Unit. The proposal area does not lie within any Designated Heritage Asset area and no new Heritage Assets were identified as part of this assessment. Paragraph 8.3 says the HER (Historic Environment Record) shows a limited number of archaeological discoveries from the within 1km search radius, suggesting the overall archaeological potential for this Site is low, or perhaps more accurately in view of the very limited amount of archaeological work that has occurred in the area. Paragraph 8.6 says it is likely that the prior development phases have removed any archaeological material that was present on the site. The impact of the new proposal is therefore considered to be low.
64. Surrey County Council Archaeology were consulted and comment as follows; these proposals are sufficiently large in scale to need to consider the potential for their impact on as-yet unknown heritage assets, under the Woking Local Plan. Therefore the developer has submitted an archaeological assessment in support of the application. That assessment has found that *"in view of the two prior phase development, limited site area and generally low archaeological potential that no further archaeological work (should be) required in connection to the re-development of the Site"*. This office considers the assessment to be an acceptable quality and accepts the view of the supporting document with No Archaeological Concerns regarding these proposals. Impact to archaeology would be considered acceptable.

Land Contamination

65. Paragraph 189 of the NPPF (2023) says *planning policies and decisions should ensure that: a) a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation).*
66. Policy DM8 says *sites that are known or suspected of being impacted by contamination should be identified at an early stage, and development proposals assessed to determine the suitability of the proposed use.*

Proposals for new development, including change of use, should demonstrate that:

- (i) any existing contamination of the land or groundwater will be addressed by appropriate mitigation measures, including the remediation of existing contamination, to ensure that the site is suitable for the proposed use and that there is no unacceptable risk of pollution within the site or in the surrounding area; and*
- (ii) the proposed development will not cause the land or groundwater to become contaminated, to the detriment of future use or restoration of the site or so that it would cause unacceptable risk of pollution in the surrounding area.*

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67. Adequate site investigation information should be provided with development proposals, including the site's history, potential contamination sources, pathways and receptors, and where appropriate, physical investigation, chemical; testing, and a risk assessment to cover ground gas and groundwater.
68. An Environmental Desk Study and Preliminary Risk Assessment by apple environmental has been submitted with the proposal. Under Section 7 of the report, paragraph 7.1 Environment Agency data, environmental datasheets and historic maps referenced during the compiling of the report indicate that there has been one historic landfill within 500m of the site. This was located 44m to the southwest of the site at Westfield Tip. Here they accepted commercial and household waste from 1970 to 1979. With reference to the aforementioned data supplied by WBC, this landfill site has been remediated under planning in 2006, following the excavation of interred waste down to natural ground, following by off-site removal. There are no current facilities within this same distance. Paragraph 7.2 confirms an unspecified pit was present 23m to the east on the site; although in the absence of any supporting information, it is suspected that this had not been a pit, but an engineered embankment stand for visitors to the football ground. Paragraph 7.3 says there are no recorded Environment Agency permitted waste, treatment, transfer or disposal sites within 250m of the site. There is however one permit exempted facility located 125m to the southwest, relating to the screening and blending of waste.
69. Paragraph 9.1 of the assessment says with regards to potential off-site sources, the land to the immediate west had been a landfill tip between 1970 and 1979. Despite data supplied by WBC indicating that the tip had been completely remediated, it is noted from previous planning decisions that ground gas generation is still considered to be a potential concern in this area. The following contaminants are deemed to be potentially present: heavy metals and other inorganics from the activities occurring on and off the site, as well as the expected deposition of made-ground and/or hardcore across the site; hydrocarbons (including PAHs) from the activities occurring on and off the site, as well as the expected deposition of made-ground and/or hardcore; asbestos containing from the demolition of previous structures across the site, as well as the expected deposition of made-ground and/or hardcore; and ground gases from the decomposition of any hydrocarbons, or from the decomposition of waste from the former historic landfill site to the west.
70. The Contamination Land Officer has been consulted and raises no objection subject to a series of conditions; prior to the commencement of development a contaminated land site investigation and risk assessment, that determines the extent and nature of contamination on site and reported is submitted to the LPA, prior to the commencement of development a detailed remediation method statement shall be submitted to the LPA. The remediation method statement shall detail the extent and method(s) by which the site is to be remediated. Furthermore prior to occupation a remediation validation report for the site shall be submitted to the LPA. A further condition would be required with regards to unexpected ground contamination, should this be found during the course of construction development shall cease until an addendum to the remediation strategy is submitted to the LPA. The applicant has agreed to the pre-commencement conditions. Subject to compliance with the above recommended conditions, impact to land contamination would be considered acceptable.

Biodiversity and protected species

71. Paragraph 180 of the NPPF says planning policies and decisions should contribute to and enhance the natural and local environment by: d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more

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resilient to current and future pressures. Circular 06/05 – Biodiversity Geological Conservation also requires the impact of a development on protected species to be established before planning permission is granted and in relation to habitat types of principal importance to assess the impact of development on these as part of the planning application process. This approach is reflected in Policy CS7 of the Woking Core Strategy (2012).

72. Policy CS7 says the Council is committed to conserving and protecting existing biodiversity assets within the Borough. It will require development proposals to contribute to the enhancement of existing biodiversity and geodiversity features and also explore opportunities to create and manage new ones where it is appropriate.
73. The application has been submitted with an Ecology Report by Surrey Wildlife Trust (SWT) Rev 1.0 (dated 31.10.2023) and an updated Ecology Report Rev 1.1 (dated 29.02.2024), which identifies that surveys were undertaken to inform this planning application, including a walkover survey undertaken in August 2023.

Bats

74. Six bat mitigation licenses granted within 2km of the survey area, including licenses for brown long-eared, common pipistrelle, Nathusius pipistrelle and soprano pipistrelle. The survey area falls within the core sustenance zones (CSZ) for these species, and is under 50m from Hoe Stream, which provides good commuting habitat. All four buildings in the survey area were assessed as having negligible bat roosting suitability. The survey area supports several trees: of these, two were surveyed for bat roosting suitability, due to being classified as grade U. Due to survey limitations, these could not be fully scoped by the surveyor, and so precautionary suitability has been assigned: one tree T03 was assessed as precautionarily moderate and one tree T07 was assessed as precautionarily low. All other trees in the survey area were not assessed and may also have bat roosting suitability.
75. The updated ecology survey 1.1 identifies low quality commuting habitat in immediate surrounds, however Hoe Stream is only 60m northwest, which is a high suitability community corridor that links to the Basingstoke Canal and the River Wey.
76. SWT updated consultation comments dated 13th March 2024 in response to Rev 1.1 of the Ecology Report confirms the report appears appropriate in scope and methodology and identifies that two trees to be impacted by the proposed development (referenced T03 and T07) were categorised as being PRF-1 (having features suitable for individual or very small numbers of bats) and therefore no further pre-determination survey is considered necessary. The Ecology Report goes on to state that *“appropriate compensation in the form of two general purpose bat boxes (one per tree) should be installed in advance of impacts, and a precautionary working method statement should be prepared and follows at all times during works.”* SWT advise that prior to commencement of the current planning application a Bat Precautionary Woking Method Statement should be submitted to the LPA for approval. This condition has been agreed.

Terrestrial mammals

77. The survey has found suitable habitat present within the survey area for the West European Hedgehog. With the habitat connectivity to wider area present through collapsed and broken fencing. This species is known to do well in urban areas, and is known to be present within Woking. Hedgehogs were seen using the woodland area during the mammal hole monitoring survey.

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78. Mammal holes identified in broadleaved woodland, one for which was of suitable size for access by badger. Connectivity to wider area through areas of collapsed and broken fencing. No evidence of badger was found during the mammal hole monitoring. Surrey Wildlife Trust (SWT) were consulted and confirm the likely absence of active badger setts within and adjacent to the development site. Possible signs of badger activity have been identified within the development site and so badgers are known to be present locally. SWT advise prior to the commencement of works, a survey of the site by an appropriately qualified and experienced ecologist should be undertaken within the proposed development boundary and a 30m buffer, to search for any new badger setts and confirm that any setts present remain active. If any badger activity is found a suitable course of action shall be submitted to the LPA. This pre-commencement condition has been agreed with the applicant.
79. Evidence of fox including individuals using mammal holes were recorded with the site. SWT recommend that fox earths are only closed after an update walkover survey is undertaken by a suitably qualified ecologist. SWT recommends this is covered in a Construction Environment Management Plan (CEMP) which is a pre-commencement condition and has been agreed with the applicant.

Breeding birds

80. The survey results confirmed a habitat suitable for generalist breeding bird species, particularly those found in urban situations such as house sparrow, wood pigeon, etc. SWT place advisory measure to the applicant to ensure that development activities such as building demolition/ removal and vegetation clearance are timed to avoid the breeding bird season of early March to August inclusive.

Amphibians

81. The survey results confirmed four waterbodies within 250m of survey area, with low-moderate degree of connectivity between these and the survey area. The closest is a large, shaded pond north of Kingfield Green, under 205m east. Great crested newt recorded within Westfield Common under 825m southwest, with low-moderate connectivity along a series of waterbodies leading up to those within 250m of the survey area.
82. SWT consultation response says; the applicant should be made aware of the requirement for them to apply for a great crested newt mitigation licence from Natural England where development activities may cause an offence. The proposed development appears to affect suitable great crested newt terrestrial habitat. Suitable terrestrial and breeding habitat for great crested newt also exists locally and records indicate local presence. There is therefore a reasonable likelihood of great crested newt being present and adversely affected by the proposed development. The applicant has not submitted any supporting information as to the potential presence or likely absence of great crested newt at the development site. In line with the Conservation of Habitats and Species Regulations 2017 (as amended), planning policy and guidance, the LPA has a duty to consider impacts to newts when assessing applications and due to the lack of surveys the LPA does not have sufficient information on which to base a decision under Regulation 55(9)(b). SWT advise prior to determination the LPA should require the applicant to submit great crested newt presence/likely absence surveys in line with best practice guidance and the Baseline Table of the Ecology Report.
83. The recommendation reflects the need for a great crested newt survey to be provided to the Local Planning Authority prior to any grant of planning permission but enables this

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matter to be delegated to the Head of Planning (or authorised deputy) provided that (i) the submission of a great crested newt presence/likely absence survey (carried out from April to end of June) can be secured through planning condition or Undertaking of the Chief Executive of Woking Borough Council. This approach would ensure that the matter of protected species is correctly addressed, in line with circular 06/2005, prior to any grant of planning permission. If the great crested newt survey cannot be addressed as set out previously the application would be referred back to Planning Committee.

Invertebrates

84. This survey covers saproxylic species (e.g. stag beetle), common pollinators and urban generalist species. The summary of results found common generalist species, including pollinators, recorded during the PEA, including small white, holly blue, seven spot ladybird and grasshoppers. Habitat for saproxylic species such as stag beetle present in the form of dead and decaying wood. Stag beetle is known to make use of urban and suburban habitats within Surrey.
85. SWT comment as follows; the report has identified habitat suitable to support stag beetle present within the site. Should the LPA be minded to grant planning permission of the proposed development, we recommend the applicant prepare a stag beetle mitigation and habitat enhancement strategy that will need to be submitted to and approved by the LPA prior to commencement. This could be included as part of a Construction Environmental Management Plan (CEMP) and Landscape and Ecological Management Plan (LEMP). The applicant has agreed to the pre-commencement condition.

Sensitive lighting

86. SWT consultation comments confirm the applicant should ensure that the proposed development will result in no net increase in external artificial lighting. To comply with the above referenced legislation, any external lighting installed should follow the recommendations in BCT & ILP (2023) Guidance Note 08/23. *Bats and artificial lighting at night*. Bat Conservation Trust, London & Institution of Lighting Professionals, Rugby.
87. The proposal is for the erection of 9no dwellings adjacent to Woking Football Club, football grounds with four external lights, lighting to stands and fanzone. The proposal would not be considered to exacerbate existing external artificial lighting.

Other matters

88. A Landscape and Ecological Management Plan (LEMP) details the management measures required to deliver the biodiversity net gain identified in a biodiversity net gain assessment. SWT consultation comments confirm should the application be recommended for approval, the LPA requires the development to be implemented in accordance with an appropriately detailed Landscape and Ecological Management Plan (LEMP).
89. SWT comment on the following; given the presence of ecological receptors on and in proximity to the site, there is a risk of causing ecological harm resulting from construction activities. Should the LPA be minded to grant permission for the proposal the applicant should be required to implement the development only in accordance with an appropriately detailed CEMP (Construction Environmental Management Plan). This document would need to be submitted prior to commencement of development. A condition is proposed at the end of this report requesting the submission of a CEMP, a pre-commencement condition which has been agreed by the applicant.

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Flooding and water management

90. Policy CS9 of the Woking Core Strategy (2012) states that *“The Council determine planning applications in accordance with the guidance contained within the NPPF. The SFRA will inform the application of the Sequential and Exceptional Test set out in the NPPF”*. Policy CS9 also states that *“The Council expects development to be in Flood Zone 1 as defined in the SFRA”*. Paragraph 159 of the NPPF states that *“Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future)”*.
91. The site falls within the lowest probability of fluvial (i.e., river and sea) flooding, as identified in the Gov.uk Flood map for planning, and therefore no fluvial flooding issues arise. The application site is adjacent to an area of very high surface water flood risk (1 in 30) (Westfield Avenue itself) as per the Council’s Strategic Flood Risk Assessment (SFRA) (November 2015) and medium/high on site.
92. A Flood Risk Assessment and Surface Water Drainage Strategy for Planning has been submitted (by Unda Consulting Limited) dated November 2023. Paragraph 4.10 says the Environment Agency (EA) Risk of Flooding from Surface Water Map suggests that the site itself lies within an area of “Very Low” to “Medium” risk of flooding from surface water. Paragraph 4.9 says the EA do not consider this information suitable to be used to identify the risk to individual properties or sites.
93. Surrey County Council (SCC) Drainage Team were consulted and raise no objection subject to appropriate mitigation measures; the inclusion of additional SuDS elements and condition to insure the drainage system is implemented with the Flood Risk Assessment and Surface Water Drainage Strategy. SuDS elements include waterbutts implemented for each property would be beneficial for the site and for surface water flooding mitigation purposes. Additionally, we would recommend that all parking bays be made permeable.
94. Subject to the above recommended condition and inclusion of design features as outlined above the impact upon flooding and water management is acceptable and complies with Policy CS9 of the Woking Core Strategy (2012), the SFRA (November 2015) and the NPPF.

Thames Basin Heaths Special Protection Area (TBH SPA)

95. The Thames Basin Heaths Special Protection Area (TBH SPA) has been identified as an internationally important site of nature conservation and has been given the highest degree of protection. Policy CS8 of the Woking Core Strategy (2012) states that any proposal with potential significant impacts (alone or in combination with other relevant developments) on the TBH SPA will be subject to Habitats Regulations Assessment to determine the need for Appropriate Assessment. Following recent European Court of Justice rulings, a full and precise analysis of the measures capable of avoiding or reducing any significant effects on European sites must be carried out at an ‘Appropriate Assessment’ stage rather than taken into consideration at screening stage, for the purposes the Habitats Directive (as interpreted into English law by the Conservation of Habitats and Species Regulations 2017 (the “Habitat Regulations 2017”)). An Appropriate Assessment has therefore been undertaken for the site as it falls within 5 kilometres of the TBH SPA boundary.
96. Policy CS8 of Woking Core Strategy (2012) requires new residential development beyond a 400m threshold, but within 5 kilometres of the TBH SPA boundary to make an appropriate contribution towards the provision of Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM), to avoid impacts of

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such development on the SPA. The SANG and Landowner Payment elements of the SPA tariff are encompassed within the Community Infrastructure Levy (CIL), however the SAMP element of the SPA tariff is required to be addressed outside of CIL. The applicant has agreed to make a SAMP contribution of £11,754 in line with the Thames Basin Heaths SPA Avoidance Strategy tariff (April 2023 update). This would need to be secured through an Undertaking of the Chief Executive of Woking Borough Council. For the avoidance of doubt, sufficient SANG at Horsell Common has been identified to mitigate the impacts of the development proposal.

Size of dwelling (bedrooms)	SAMP contribution per dwelling (i)	Number of dwellings in proposal (ii)	Overall SAMP contribution (ie. i x ii)
3 bedroom	£1,180	3	£3,540
4 bedroom	£1,369	6	£8,214
Total SAMP contribution			£11,754

97. Subject to securing the provision of the SAMP tariff (as secured through an undertaking of the Chief Executive of Woking Borough Council) and an appropriate CIL contribution, and in line with the conclusions of the Appropriate Assessment (as supported by Natural England), the Local Planning Authority is able to determine that the development will not affect the integrity of the TBH SPA either alone or in combination with other plans and projects in relation to urbanisation and recreational pressure effects. The 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.

Affordable housing

98. Woking Core Strategy Policy CS12 says all new residential development on previously developed (brownfield) land will be expected to contribute towards the provision of affordable housing in accordance with the following criteria. On sites providing between five and nine new dwellings, the Council will require 20% of dwellings to be affordable or a financial contribution equivalent to the cost to the developer of providing 20% of the number of dwellings to be affordable on site, which will be negotiated on a case-by-case basis.
99. The NPPF (2023) paragraph 65 says provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out at a lower threshold of 5 units or fewer). The NPPF defines 'major development' for housing: development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more.
100. Whilst it is considered that weight should still be afforded to Policy CS12 it is considered that more significant weight should be afforded to Paragraph 65 of the NPPF. The proposal would create nine new dwellings with a site area of approximately 0.25m. The NPPF most recent revision dated December 2023 exceeds those requirements set out in Woking Core Strategy 2012 and therefore no affordable housing is required subject to this application.

Energy and water consumption

101. Policy CS22 of the Woking Core Strategy (2012) seeks to require new residential development to achieve Code for Sustainable Homes Level 5 from 2016 onwards. However, a Written Ministerial Statement to Parliament, dated 25 March 2015, sets out the Government's expectation that any Development Plan policies should not be used to set

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conditions on planning permissions with requirements above the equivalent of the energy requirement of Level 4 of the (now abolished) Code for Sustainable Homes; this is equivalent to approximately 19% above the requirements of Part L1A of the 2010 Building Regulations. This is reiterated in Planning Practice Guidance (PPG) on Climate Change, which supports the NPPF.

102. Part L of the Building Regulations was updated in June 2022 and now requires an energy performance improvement for new dwellings of 31% compared to the 2010 Building Regulations. The current Building Regulations therefore effectively require a higher energy performance standard than what Policy CS22 would ordinarily require. As such, it is not necessary to recommend a condition relating to energy performance as more stringent standards are required by separate regulatory provisions (i.e., the Building Regulations).
103. However, the LPA requires all new residential development to achieve as a minimum the optional requirement set through Part G of the Building Regulations for water efficiency, which requires estimated water use of no more than 110 litres/person/day.

Local finance considerations

104. The proposed development would be Community Infrastructure Levy (CIL) liable and would have a CIL chargeable area of 1090.43 sq.m (the net additional floorspace following demolition of the existing building(s)). The relevant CIL rate would be £125.00 per sq.m. The relevant CIL charge would therefore be **£175,419.64**.

Conclusion

105. In conclusion, the principle of development is acceptable, and, in this site specific context, the proposed development is considered a visually and spatially acceptable form of development which would have an acceptable impact on the character, grain and pattern of development within the area. Furthermore, the proposed development would have a public benefit in providing x9 net additional dwellings within a sustainable location within the Urban Area. Further, subject to recommended conditions and S106 Legal Agreement, the impacts on neighbouring amenity, the residential amenity of future occupiers, highways and parking, arboriculture, biodiversity and protected species, land contamination, archaeology, flooding and water management, the Thames Basin Heaths Special Protection Area (TBH SPA), affordable housing and energy and water consumption would be acceptable. The application is therefore recommended for approval in the manner set out within this report.

BACKGROUND PAPERS

Letters of representation

Consultation response from UK Power Networks (UKPN)

Consultation response from County Highway Authority (Surrey CC)

Consultation response from Local Lead Flood Authority (Surrey CC)

Consultation response from County Archaeology Officer (Surrey CC)

Consultation response from Contaminated Land Officer

Consultation response from Arboricultural Officer

Consultation response from Environmental Health

Consultation response from Surrey Wildlife Trust (SWT)

Consultation from Joint Waste Solutions (JWS)

RECOMMENDATION

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That authority be delegated to the Head of Planning (or their authorised deputy) to **Grant** planning permission be subject to:

- (i) Submission of Great Crested Newt presence/likely absence survey being secured via planning condition or Undertaking of the Chief Executive of Woking Borough Council;
- (ii) Planning conditions set out in the report; and
- (iii) Undertaking of the Chief Executive of Woking Borough Council to secure:
 - SAMM (TBH SPA) contribution of £11,754;
 - Great Crested Newt presence/likely absence survey

Conditions

01. The development hereby permitted shall be commenced not later than three years from the date of this permission.

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

02. The development hereby permitted shall be carried out in accordance with the approved plans listed below:

DWG No: 2100_001 Rev A Site Location Plan received 4 December 2023

DWG No: 2100_002 Rev A Existing Block Plan received 4 December 2023

DWG No: 2100_003 Rev B Proposed Block Plan received 4 December 2023

DWG No: 2100_005 Rev D Proposed Site Plan received 20 March 2024

DWG No: 2100_007 Rev A Existing and Proposed Street Elevation received 29 November 2023

DWG No: 2100_010 Units 1, 2, 3 Proposed Ground and First Floor Plans received 29 November 2023

DWG No: 2100_011 Units 1, 2, 3 Proposed Second Floor and Roof Plan received 29 November 2023

DWG No: 2100_012 Units 1, 2, 3 Proposed West and South Elevations received 29 November 2023

DWG No: 2100_013 Units 1, 2, 3 Proposed East and North Elevations received 29 November 2023

DWG No: 2100_014 Units 4, 5 Proposed Ground and First Floor Plans received 29 November 2023

DWG No: 2100_015 Units 4, 5 Proposed Second Floor and Roof Plan received 29 November 2023

DWG No: 2100_016 Units 4, 5 Proposed West and South Elevations received 29 November 2023

DWG No: 2100_017 Units 4, 5 Proposed East and North Elevations received 29 November 2023

DWG No: 2100_018 Units 6, 7 Proposed Ground and First Floor Plan received 29 November 2023

DWG No: 2100_019 Units 6, 7 Proposed Second Floor and Roof Plan received 29 November 2023

DWG No: 2100_020 Units 6, 7 Proposed West and South Elevations received 29 November 2023

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DWG No: 2100_021 Units 6, 7 Proposed East and North Elevations received 29 November 2023

DWG No: 2100_022 Units 8, 9 Proposed Ground and First Floor Plans received 29 November 2023

DWG No: 2100_023 Units 8, 9 Proposed Second Floor and Roof Plan received 29 November 2023

DWG No: 2100_024 Rev A Units 8, 9 Proposed West and South Elevations received 29 November 2023

DWG No: 2100_025 Rev A Units 8, 9 Proposed East and North Elevations received 29 November 2023

DWG No: 2100_030 Rev B Car Port 1 Proposed Plan and Elevations received 20 March 2024

DWG No: 2100_031 Rev B Car Port 2 Proposed Plan and Elevations received 20 March 2024

DWG No: 2100_036 Rev B Proposed Outline Landscape Strategy Plan received 29 November 2023

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

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

The submitted details must generally accord with the type and quality of materials indicated within the application. The building(s)/structure(s) must thereafter be carried out and permanently maintained in accordance with the approved details unless the Local Planning Authority first agrees in writing to any variation.

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

04. The window(s) in the first floor north elevation of Unit 9 to serve an en-suite and bathroom hereby permitted shall be glazed entirely with obscure glass and non-opening unless the parts of the window/s which can be opened are more than 1.7 metres above the floor of the room in which the window is installed. Once installed the window shall be permanently retained in that condition unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the adjoining properties.

05. The drainage system shall be installed in accordance with the Flood Risk Assessment and Surface Water Drainage Strategy for Planning (by UNDA) dated November 2023 and received by the Local Planning Authority on the 12 December 2023. The inclusion of water butts should be implemented for each property and parking bays made permeable. The development shall be carried out strictly in accordance with the details so approved and maintained as such.

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Reason: To ensure the development does not increase flood risk on or off site and is maintained for the lifetime of the development in accordance with Policy CS9 of the Woking Core Strategy (2012) and the provisions of the National Planning Policy Framework (NPPF) (2023).

06. ++ Prior to the commencement of the development a contaminated land site investigation and risk assessment, that determines the extent and nature of contamination on site and reported in accordance with the current best practice and guidance such as Land contamination risk management (LCRM) and British Standards BS 10175, shall be submitted to and approved in writing by the Local Planning Authority (including any additional requirements that it may specify). If applicable, ground gas risk assessments should be completed in line with CIRIA C665 guidance.

Reason: To ensure that a satisfactory strategy is put in place for addressing contaminated land, making the land suitable for the development hereby approved without resulting in risk to construction workers, future users of the land, occupiers or nearby land and the environment. This condition is required to be addressed prior to commencement in order that the ability to discharge its requirement is not prejudiced by the carrying out of building works or other operations on the site. In accordance with Policy DM7 of the Development Management Policies DPD (2016) and the provisions of the National Planning Policy Framework (NPPF) (2023).

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

Reason: To ensure that a satisfactory strategy is put in place for addressing contaminated land, making the land suitable for the development hereby approved without resulting in risk to construction workers, future users of the land, occupiers of nearby land and the environment. This condition is required to be addressed prior to commencement in order that the ability to discharge its requirement is not prejudiced by the carrying out of building works or other operations on the site. In accordance with Policy DM7 of the Development Management Policies DPD (2016) and the provisions of the National Planning Policy Framework (NPPF) (2023).

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

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Reason: To ensure that a satisfactory strategy is put in place for addressing contaminated land, making the land suitable for the development hereby approved without resulting in risk to construction workers, future users of the land, occupiers of nearby land and the environment. In accordance with Policy DM7 of the Development Management Policies DPD (2016) and the provisions of the National Planning Policy Framework (NPPF) (2023)

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

Reason: To ensure that a satisfactory strategy is put in place for addressing contaminated land, making the land suitable for the development hereby approved without resulting in risk to construction workers, future users of the land, occupiers of nearby land and the environment. In accordance with Policy DM7 of the Development Management Policies DPD (2016) and the provisions of the National Planning Policy Framework (NPPF) (2023)

10. No part of the development shall be first occupied unless and until the proposed vehicular/ pedestrian/ cycle accesses (the 4 Townhouses Vehicle Cross-Overs) to Westfield Avenue have been constructed and provided with visibility zones in accordance with the approved plans DWG No: 2100_005 Rev D by the Local Planning Authority 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 highway users in accordance with Surrey County Council Local Transport Plan 2022-2032 (LTP4), Surrey Climate Change Strategy (2020), Policy CS18 of the Woking Core Strategy (2012), SPD Parking Standards (2018) and the provisions of the NPPF.

11. No part of the development shall be occupied unless and until the proposed modified vehicular access (North of the site) to Westfield Avenue has been constructed and provided with visibility zones in accordance with the approved plans, DWG No: 2100-005 Rev D Proposed Site Plan by the Local Planning Authority 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 highway users in accordance with Surrey County Council Local Transport Plan 2022-2032 (LTP4), Surrey Climate Change Strategy (2020), Policy CS18 of the Woking Core Strategy (2012), SPD Parking Standards (2018) and the provisions of the NPPF.

12. The development hereby approved shall not be first occupied unless and until pedestrian inter-visibility splays measuring 2m by 2m have been provided on each side of the accesses to Westfield Avenue, the depth measured from the back of the footway (or verge) and the widths outwards from the edges of the access. No obstruction to visibility

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between 0.6m and 2m in height above ground level shall be erected within the area of such splays.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Surrey County Council Local Transport Plan 2022-2032 (LTP4), Surrey Climate Change Strategy (2020), Policy CS18 of the Woking Core Strategy (2012), SPD Parking Standards (2018) and the provisions of the NPPF.

13. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plan DWG No: 2100_005 Rev D Proposed Site Plan by the Local Planning Authority for vehicles to be parked and for the vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking turning areas shall be retained and maintained for their designated purposes.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Surrey County Council Local Transport Plan 2022-2032 (LTP4), Surrey Climate Change Strategy (2020), Policy CS18 of the Woking Core Strategy (2012), SPD Parking Standards (2018) and the provisions of the NPPF.

14. The development hereby approved shall not be first occupied unless and until the proposed dwellings have been provided in accordance with the approved plans by the Local Planning Authority for the secure parking of bicycles within the development site, thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of 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 Surrey County Council Local Transport Plan 2022-2032 (LTP4), Surrey Climate Change Strategy (2020), Policy CS18 of the Woking Core Strategy (2012), SPD Parking Standards (2018) and Section 9 'Promoting Sustainable Transport' of the NPPF.

15. Protective measures must be carried out in strict accordance with the arboricultural information, Arboricultural Report and Arboricultural Impact Assessment, DWG No: TPP-01 Rev A Tree Constraints Plan Tree Protection Plan (by Arbor cultural Ltd) received on 29 November 2023 including the convening of a pre-commencement meeting and arboricultural supervision as indicated. No works or demolition shall take place until the tree protection measures have been implemented. Any deviation from the works prescribed or methods agreed in the report will require prior written approval from the Local Planning Authority.

Reason: To ensure the retention and protection of trees in the interests of the visual amenities of the area and the appearance of the development in accordance with Policy CS21 of the Woking Core Strategy (2012), Policy DM2 of the Development Management Policies DPD (2016) and the provisions of the National Planning Policy Framework (NPPF).

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

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

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

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

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

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

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

18. ++ The development hereby permitted must not be first occupied until written documentary evidence has been submitted to and approved in writing by the Local Planning Authority demonstrating that dwellings within the development have achieved a maximum water use of 110 litres per person per day as defined in paragraph 35(2b) of the Building Regulations 2010 (as amended). Such evidence must be in the form of the notice given under Regulation 37 of the Building Regulations.

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

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

19. Prior to the first occupation of the development hereby permitted the 2.2m high timber closeboard fence (on the approved plan numbered/titled DWG No: 2100_036 Rev B Proposed Outline Landscape Strategy Plan) must be fully installed in the locations, and to the extents, shown. Notwithstanding any details otherwise show/annotated on the approved plans listed within condition 02 of this notice this fencing must have a minimum surface mass of 10 kg/m², be imperforate and well-sealed at the base and at any joints between the boards. The fencing must be permanently maintained for the lifetime of the development hereby permitted to ensure no gaps. Where gaps develop in the fencing, the affected panels must be replaced within 7 days unless a longer timeframe is otherwise first agreed in writing by the Local Planning Authority.

Reason: To avoid noise and general disturbance from giving rise to significant adverse impacts on health and the quality of life of the amenities of future residential occupiers in accordance with Policy CS21 of the Woking Core Strategy (2012), Policy DM7 of the Development Management Policies DPD (2016) and the provisions of the National Planning Policy Framework 2023 (NPPF).

20. ++ Prior to the progression of works beyond superstructure stage for the building hereby permitted a detailed glazing and ventilation specification, at least 32dB Rw + Ctr sound insulation is required at all properties protecting the proposed development from match day noise in accordance with the recommendations and conclusions of Environmental Noise Assessment Report & Acoustic Design Statement dated 21 March 2024 (by PC Environmental Consultants), must be submitted to and approved in writing by the Local Planning Authority. The approved scheme must be carried out concurrently with the development of the site and must then be implemented in full as agreed in writing by the Local Planning Authority before each dwelling is occupied and must be permanently retained thereafter for the lifetime of the development.

Reason: To protect future residential occupiers from environmental noise in accordance with Policy CS21 of the Woking Core Strategy (2012), Policy DM7 of the DM Policies DPD (2016) and the NPPF.

21. Prior to the commencement of the development a Bat Precautionary Woking Method Statement should be submitted to the Local Planning Authority.

Reason: To contribute towards and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible in accordance with Policies CS21 and CS7 of the Woking Core Strategy (2012) and the NPPF.

22. Prior to the commencement of the development a survey of the site by an appropriately qualified and experienced ecologist should be undertaken within the proposed development boundary and a 30m buffer, to search for any new badger setts and confirm that any setts present remain inactive. If any badger activity is detected a suitable course of action shall be submitted to and approved in writing by the LPA to prevent harm to this species.

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Reason: To contribute towards and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible in accordance with Policies CS21 and CS7 of the Woking Core Strategy (2012) and the NPPF.

23. Prior to the commencement of the development a detailed Landscape and Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the LPA. The LEMP should be based on the proposed impact avoidance, mitigation and enhancement measures specified in the Ecology Report Rev 1.1 dated 29 February 2024 provided by Surrey Wildlife Trust and should include, but not be limited to the following:
- a) Description and evaluation of features to be managed
 - b) Ecological trends and constraints on site that might influence management
 - c) Aims and objectives of management
 - d) Appropriate management options for achieving aims and objectives
 - e) Prescriptions for management actions, together with a plan of management compartments
 - f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a 30-year period)
 - g) Details of the body or organisation responsible for implementation of the plan
 - h) Ongoing monitoring
 - i) Legal and funding mechanisms by which the long-term implementation of the plan will be secured by the applicant with the management body(ies) responsible for its delivery
 - j) Monitoring strategy, including details of how contingencies and/or remedial action will be identified, agreed, and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

The LEMP must include a stag beetle mitigation and habitat enhancement strategy. This will need to be prepared by a suitability qualified ecologist and be appropriate to the local ecological context.

Reason: To contribute towards and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible in accordance with Policies CS21 and CS7 of the Woking Core Strategy (2012) and the NPPF.

24. Prior to the commencement of the development a detailed Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the LPA. The CEMP should include, but not be limited to:
- a) Map showing the location of all ecological features
 - b) Risk assessment of the potentially damaging construction activities
 - c) Practical measures to avoid and reduce impacts during construction
 - d) Location and timing of works to avoid harm to biodiversity features
 - e) Responsible persons and lines of communication
 - f) Use of protective fencing, exclusion barriers and warning signs

The CEMP should also include mitigation for any possible adverse impacts on the Hoe Stream Site of Nature Conservation Importance (SNCI).

Furthermore, fox earths are only closed after an updated walkover survey undertaken by a suitably qualified ecologist confirms that they are disused, and if the earths must be closed to facilitate development.

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Reason: To contribute towards and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible in accordance with Policies CS21 and CS7 of the Woking Core Strategy (2012) and the NPPF.

Informatives

01. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of the NPPF.
02. The applicant is advised that Council officers may undertake inspections without prior warning to check compliance with approved plans and to establish that all planning conditions are being complied with in full. Inspections may be undertaken both during and after construction.
03. The applicant's attention is specifically drawn to the conditions above marked ++. These conditions require the submission of details, information, drawings, etc. to the Local Planning Authority PRIOR TO THE RELEVANT TRIGGER POINT(S). Failure to observe this requirement will result in a contravention of terms of the permission and the Local Planning Authority may serve Breach of Condition Notices (BCNs) to secure compliance. The applicant is advised that sufficient time needs to be given when submitting details in response to conditions, to allow the Local Planning Authority to consider the details and discharge the condition(s). A period of between five and eight weeks should be allowed for.
04. The applicant is advised that the development hereby permitted is subject to a Community Infrastructure Levy (CIL) liability. The Local Planning Authority will issue a Liability Notice as soon as practical after the granting of this permission.

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

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

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

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>

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

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

05. The applicant is advised that adequate control precautions should be taken to control noise emissions from any fixed plant, including generators, on site during demolition / construction activities. This may require the use of quiet plant or ensuring that the plant is sited appropriately and / or adequately attenuated. Exhaust emissions from such plant should be vented to atmosphere such that fumes do not ingress into any property. Due to the proximity of residential accommodation, there should be no burning of waste material on site. During demolition or construction phases, adequate control precautions should be taken to control the spread of dust on the site, to prevent a nuisance to residents within the locality. This may involve the use of dust screens and/ or utilising water supply to wet areas of the site to inhibit dust.
06. The applicant is advised that under the Control of Pollution Act 1974, works which will be audible at the site boundary will be restricted to the following hours: 8.00 a.m. - 6.00 p.m. Monday to Friday; 8.00 a.m. - 1.00 p.m. Saturday; and not at all on Sundays and Bank Holidays.
07. The applicant is advised that any excavations left open overnight should include a ramped means of escape for any animals that may fall in and that any open pipework should be capped overnight to avoid species becoming trapped.
08. The applicant is advised to proceed in line with the Wild Mammals (Protection) Act 1996. The applicant is advised that fox earths
09. The applicant should ensure that the proposed development will result in no net increase in external artificial lighting. To comply with paragraph 191 of the NPPF (2023) any external lighting installed should follow the recommendations in BCT & ILP (2023) Guidance Note 08/23. Bats and artificial lighting at night. Bat Conservation Trust, London & Institution of Lighting Professionals, Rugby.
10. The applicant should take action to ensure that development activities such as building demolition/removal and vegetation clearance are timed to avoid the breeding bird season of early March to August inclusive.
11. We may have Electrical equipment within the boundaries including underground cables. All works should be undertaken with due regard to Health & Safety Guidance notes HS(G)47 Avoiding Danger from Underground services. This document is available from local HSE offices. Prior to commencement of work accurate records should be obtained from our Plan Provision Department at UK Power Networks, Fore Hamlet, Ipswich, IP3 8AA.

Should any diversion works be necessary as a result of the development then enquiries should be made to our Customer Connections department. The address is UK Power Networks, Metropolitan house, Darkes Lane, Potters Bar, Herts, EN6 1AG.

12. The permission hereby granted shall not be construed as authority to carry out any works (including Stats connections/diversions required by the development itself or the associated highways works) on the highway or any works that may affect a drainage

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channel/culvert of 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 (including Stats connections/diversions required by the development itself or the associated highway 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/permits-and-licenses/traffic-management-permi-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.

13. The applicant is expected to ensure the safe operation of all construction traffic to prevent unnecessary disturbance obstruction and inconvenience to other highway users. Care should be taken to ensure that the waiting, parking, loading and unloading of construction vehicles does not hinder the free flow of any carriageway, footway, bridleway, footpath, cycle route, right of way or private driveway or entrance. The developer is also expected to require their contractors to sign up to the "Considerate Constructors Scheme" Code of Practice, (www.ccscheme.org.uk) and to follow this throughout the period of construction within the site, and within adjacent areas such as on the adjoining public highway and other areas of public realm.
14. The developer is advised that as part of the detailed design of the highway works required by the above conditions, the County Highways 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.
15. A pedestrian inter-visibility splay of 2m by 2m shall be provided on each side of the accesses, the depth measured from the back of the footway and the widths outwards from the edges of the access. No fence, wall or other obstruction to visibility between 0.6m and 2m in height above ground level shall be erected within the area of such splays.
16. The applicant is advised that bins can be purchased directly from Amey by calling: 03332 340978.