

9TH APRIL 2019 PLANNING COMMITTEE

6a 18/0337 Reg'd: 29.03.2018 Expires: 30.04.19 Ward: C

Nei. 07.04.19 BVPI 006 Number of >16 On Y
Con. Target: Weeks on Target?
Exp: Cttee' Day:

LOCATION: Sheerwater Estate, Albert Drive, Sheerwater

PROPOSAL: Hybrid planning application (part outline, part full planning application) for the demolition of 573 residential units and existing non-residential buildings and redevelopment of the site to be implemented in phases to provide a mixed-use development comprising of 869 residents units (Class C3), 134 specialist residential units (Class C3/C2), 904 sqm community centre (Class D1), 929 sqm nursery/children's centre (Class D1), 312 sqm health centre (Class D1), 290 sqm additional classrooms (Class D1), 1,728 sqm of retail (flexible use within Class A1 and/or A2 and/or A3 and/or A4 and/or A5), 117sqm management office (flexible use within Class A1 and/or A2 and/or A3 and/or A4 and/or A5 and/or B1a and/or SG), and 132 sqm dentist (flexible use within Class A1 and/or A2 and/or A3 and/or A4 and/or A5 and/or class D1), a new energy centre, formation of a new car park for Broadmere Primary school, formation of an extended car park for Bishop David Brown School and the Leisure Centre, including a bus/coach drop off area, formation of a new community car park to serve community hub, hard and soft landscaping and open space with a kiosk, a multi-use games area (MUGA) and a skate park, reconfigured and new vehicular and pedestrian access and works to the public highway and associated works; including full planning application for the detailed phases comprising of: demolition of 412 residential units and 7,609 sqm existing non-residential buildings, and construction of 695 residential units (7 no. studios, 68 no. 1-bedroom specialist accommodation, 160 no. 1-bed units, 227 no. 2-bed units, 160 no. 3-bed units, 71 no.4-bed units, and 2 no. 5-bed units,), 904 sqm Community Centre (Class D1), 1,728 sqm of retail (flexible use within Class A1 and/or A2 and/or A3 and/or A4 and/or A5), 117sqm management office (flexible use within Class A1 and/or A2 and/or A3 and/or A4 and/or A5 and/or B1a and/or SG) and 132 sqm dentist (flexible use within Class A1 and/or A2 and/or A3 and/or A4 and/or A5 and/ or class D1), 929 sqm of nursery/children's centre (Class D1), 312 sqm health centre (Class D1), an energy centre, formation of an extended car park for Bishop David Brown School and the Leisure Centre, including a bus/coach drop of area, formation of a new community car park to serve community hub, hard and soft landscaping and open space with a kiosk, a multi-use games area (MUGA) and a skate park reconfigured and new vehicular and pedestrian access and works to the public highway and associated works.

TYPE: HYBRID (PART OUTLINE PART FULL APPLICATION)

APPLICANT: Thamesway Developments Ltd

**OFFICER: Joanne
Hollingdale**

REASON FOR REFERRAL TO COMMITTEE

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The proposed development is for major development and is a Regulation 3 application and is thus outside the scope of the Scheme of Delegation.

PLANNING STATUS

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

SUMMARY OF RECOMMENDATION

It is recommended that the Planning Committee grants Delegated Authority to Officers to **GRANT** planning permission for the application subject to:

1. The expiry of the press notice on 12.04.19 and no material planning issues being raised;
2. The prior completion of a S106 Legal Agreement with Thameswey Housing Ltd (who own part of the application site) to secure the obligations as detailed in the recommendation at the end of this report;
3. The prior resolution of the Council's Executive to give effect to the measures detailed in the recommendation at the end of this report; and
4. Subject to conditions (and any minor amendments to those conditions).

SITE DESCRIPTION

The application site is located in Sheerwater and lies approximately 1.9km to the north-east of Woking and 1.3km to the west of West Byfleet. Sheerwater is defined by the Basingstoke Canal to the north, the railway to the south, light industrial units to the west and the Sheerwater Road to the east.

The application site covers an area of approximately 20.7 hectares and is irregular in shape. The application site for this hybrid application excludes phases 1a, 1b, 1c and 1e of the previously approved hybrid application PLAN/2015/1260.

The topography of the site is relatively flat with a levels variation of around 3 metres (reduction) from west to east across the whole of the application site, although there are embankments to the Basingstoke Canal. The layout of the application site currently comprises residential dwellings/flats with scattered green spaces throughout. A strip of mature woodland is located to the north and runs along the alignment of the Basingstoke Canal. A linear form of commercial/retail units is located towards the centre of the site along Dartmouth Avenue. A large recreational ground is located in part of the northern part of the site which contains a children's playground, floodlit multi-use games area (MUGA) and informal grassed areas.

Broadmere Primary School and Bishop David Brown Secondary School are located to the eastern area of Sheerwater. The school buildings for both schools are located outside of the

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red line of the application site although part of the south-western corner of the Broadmere Primary School and the car park area of Bishop David Brown Secondary School are included within the application site. The site of the former Kiddiwinks nursery is also included within the application site.

The primary land use within the application site is residential with the retail provision comprising the local centre. Other facilities located within the application site are:

- Woking Sure Start Children's Centre and Nursery
- Parkview Community Centre
- Sheerwater Health Centre and Waterside Dental Centre

The majority of buildings within the application site are two storey, although the local centre is defined by a 4 storey mixed use block with surrounding 3 storey residential blocks.

Due to the constraining features of the Basingstoke Canal to the north and the railway line to the south of Sheerwater, there are only two ways in and out of the application site. The application site can be accessed from Woking Town Centre to the west and from West Byfleet to the east by Albert Drive which diverts along the southern boundary of Sheerwater but falls within the planning application site at its western and eastern ends. There are no means to cross the canal or the railway from within the Sheerwater estate area.

Sheerwater is well served by public transport with local bus services which provide access to Woking, Byfleet, Weybridge and Staines including access to the railway stations at Woking and West Byfleet. The Sheerwater Estate also has pedestrian footways on both sides of the carriageways giving access to local facilities and bus stops and pedestrian access to the Basingstoke Canal towpath. The Sheerwater Estate also lies on two of the 'Planet Trail' cycle routes, the Saturn trail which goes along the canal towpath and the Ceres cycleway which passes through the centre of Sheerwater.

PLANNING HISTORY

There is planning history for the individual buildings within this application site and the planning applications relating to this application site as a whole is as follows:

PLAN/2018/0374 - Section 73 application to remove Condition 26 (bund), to vary Condition 4 (approved plans insofar as they relate to the Leisure Centre and sports pitches), Condition 23 (phase 1b playing fields timeline), to submit details to satisfy Condition 21 (on/off-site drainage works), Condition 27 (drainage details for phase 1a(i)), Condition 28 (drainage details for phase 1a(ii)), Condition 29 (drainage details for phase 1a(iii)), Condition 30 (drainage details for phase 1b), Condition 52 (external materials for Leisure Centre), Condition 53 (details of finished floor levels for Leisure Centre), Condition 54 (sustainability - substitution of combined heat and power plant with a ground source heat pump) and amendments to wording of Condition 36 (phase 1c details of front boundary enclosures), Condition 38 (phase 1c biodiversity enhancement measures), Condition 43 (phase 1c external materials), Condition 45 (phase 1c details of bin storage areas), Condition 46 (phase 1c details of photovoltaic panels), Condition 47 (phase 1c sustainability measures), Condition 49 (protection of residential properties from noise), Condition 51 (phase 1c details of play area/trim trail delivery) to alter the timing for the submission of details for approval, of planning permission PLAN/2015/1260 for the redevelopment of the Sheerwater Estate. Change to Application Type/Revised Description to include additional conditions/submission of supporting information/plans on 03.09.18 and 04.09.18. **Under consideration elsewhere on this agenda.**

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PLAN/2018/369 - First Reserved Matters application for layout, scale, appearance and landscaping of Phase 1e for the erection of 47no. two storey and three storey dwellings (comprising 3no. 1 bed units, 10no. 2 bed units, 25no. 3 bed units and 9no. 4 bed units) pursuant to the hybrid (outline) planning permission PLAN/2015/1260 for the Sheerwater Regeneration. **Under consideration**

AMEND/2018/0007 – Non-Material Amendment to planning permission PLAN/2015/1260 for alteration to the height of parapet of the roof of the Leisure Centre building to conceal the rooftop plant, revision to the internal layout of the building and the extension of the briese soleil detailing. **Granted 14.03.18**

PLAN/2015/1260 - Hybrid planning application (part outline, part full planning application): for the demolition of 576 residential units, existing non-residential buildings and sports facilities and redevelopment of the site to be implemented in phases with the associated engineering works to provide a mixed-use development comprising: up to 922 residential units (Class C3), 62 units (Class C2), up to 1,110sqm community/youth centre and up to 600sqm (nursery/children's centre) (Class D1), up to 5,478sqm Leisure Centre (Class D2), 1,650sqm retail (flexible use within Class A1 and/or A2 and/or A3 and/or A4 and/or A5), up to 416sqm health centre (Class D1), an artificial grass pitch (AGP), with spectator seating, erection of sports amenity lighting, improvements to Bishop David Brown School playing fields, a new substation, formation of car park including bus/coach drop-off area, hard and soft landscaping and open space with a multi-use games area (MUGAs) and a skate park, reconfigured and new vehicular and pedestrian accesses and works to the public highway and associated works; including full planning application for detailed first phase comprising: demolition of 5 residential units, 903sqm of ancillary buildings at Bishop David Brown School and existing athletics track and construction of 92 residential units (11no. 2-bed units, 39no. 3-bed units, 39no. 4-bed units and 3no. 5-bed units), 5,478sqm Leisure Centre (Class D2), an artificial grass pitch (AGP) with spectator seating, erection of sports amenity lighting, improvements to Bishop David Brown School playing fields, a new substation, formation of car park including bus/coach drop off area, with hard and soft landscaping and open space, reconfigured and new vehicular and pedestrian access and works to the public highway. **Granted 27th July 2016 subject to Undertaking of the Executive.**

PROPOSED DEVELOPMENT

This application is a hybrid application which seeks part outline planning permission and part full planning permission for the development as detailed below:

Outline planning application demolition of 573 residential units and existing non-residential buildings and redevelopment of the site to be implemented in phases to provide a mixed-use development comprising of:

- 869 residents units (Class C3),
- 134 specialist residential units (Class C3/C2),
- 904 sqm community centre (Class D1),
- 929 sqm nursery/children's centre (Class D1),
- 312 sqm health centre (Class D1), 290 sqm additional classrooms (Class D1),
- 1,728 sqm of retail (flexible use within Class A1 and/or A2 and/or A3 and/or A4 and/or A5),
- 117sqm management office (flexible use within Class A1 and/or A2 and/or A3 and/or A4 and/or A5 and/or B1a and/or SG),
- 132 sqm dentist (flexible use within Class A1 and/or A2 and/or A3 and/or A4 and/or A5 and/or class D1),
- a new energy centre,
- formation of a new car park for Broadmere Primary school,

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- formation of an extended car park for Bishop David Brown School and the Leisure Centre, including a bus/coach drop off area,
- formation of a new community car park to serve community hub,
- hard and soft landscaping and open space with a kiosk,
- a multi-use games area (MUGA) and a skate park,
- reconfigured and new vehicular and pedestrian access and works to the public highway and associated works

Summary of existing residential units to be demolished and replaced as part of the proposal

	To be demolished	To be provided	Net increase
Class C3 (dwellings)	556	869	313
Class C3/C2 (sheltered housing)	17	134	117
Total	573	1,003	430

Submitted with the outline application is a set of parameter plans which propose:

- The application boundary;
- Open space, recreation and play typologies i.e. showing the types and site areas of the proposed open space and recreation areas;
- Access and movement i.e. showing the primary routes into the site, the secondary routes within the site and pedestrian only access points;
- Building heights i.e. showing the proposed maximum heights of the development for each defined area;
- Proposed site levels i.e. showing the minimum and maximum site levels for each defined area;
- Land use i.e. showing the residential zones and the mixed use zones; and
- Phasing.

Total Proposed Housing mix

HOUSING MIX	Outline	Full	Total
Studio	0	7	7
1 bed	110	228	338
2 bed	56	227	283
3 bed	101	160	261
4 bed	41	71	112
5 bed	0	2	2
Total	308	695	1003

A Design Code has also been submitted to guide future reserved matters applications.

Access is a detailed matter to be determined at the outline stage along with the arrangement and massing of the development parcels and the arrangement of the open space for the outline parcels. Detailed layout and scale, appearance and landscaping are the reserved matters.

Two primary access points into the application site are shown both off the existing Albert Drive. To the eastern end of the site the existing roundabout of Albert Drive with Devonshire

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Avenue is identified as a primary vehicular access point into the site and to the western end of the site the junction of Albert Drive with Devonshire Avenue (opposite Asda) is identified as the second primary vehicular access point into the site. Between these two vehicular access points within the application site the road layout will change from that which currently exists, although the alignment of Dartmouth Avenue will be retained.

The anticipated construction period for the proposed development is around 6 years and the phasing has been revised during the course of the application to minimise the construction period. The proposed phasing is as follows:

Phase	Subject to Reserved Matters application	Approximate Start Date	Approximate Finish Date
Purple		September 2019	March 2021
Phase 1a & 1b		October 2019	December 2021
Copper (Phase 1c)		July 2019*	November 2025
Yellow		October 2020	June 2022
Red		October 2020	June 2022
Emerald		July 2021	June 2022
Cyan	Yes (part)	Sept 2021	September 2022
Green		January 2022	April 2024
Pink	Yes	January 2022	December 2022
Orange	Yes	August 2022	April 2024
Blue		August 2022	April 2024
Bronze		April 2023	November 2024
Cobalt	Yes	December 2023	February 2025
Gold (phase 1e)		January 2024	June 2025
Platinum	Yes	May 2024	August 2025

Note - * Demolition of athletics track and creation of construction compound

The above timetable demonstrates that the construction on the phasing parcels will overlap and the applicant has confirmed that all of the drainage system for any particular phase will have been constructed in its entirety and be operational before any unit in that phase will be occupied. Similarly no unit will be occupied until the access, parking spaces and bin store facilities are available for that unit.

The order of the phasing has been determined to ensure that there is no loss of any existing facility prior to its re-provision. Development is proposed to commence in 2019 (subject to gaining planning permission) with all phases scheduled for completion in 2025.

The application does not seek consent for Phase 1c or Phase 1e of PLAN/2015/1260 but these phases are shown for illustrative purposes to demonstrate compatibility.

The applicant has also submitted an illustrative master plan with the application which shows one example of how the site could be developed.

Full planning application for the detailed phases comprising:

- demolition of 412 residential units and 7,609 sqm existing non-residential buildings,
- construction of 695 residential units (7 no. studios, 68 no. 1-bedroom specialist accommodation, 160 no. 1-bed units, 227 no. 2-bed units, 160 no. 3-bed units, 71 no. 4-bed units, and 2 no. 5-bed units),
- 904 sqm Community Centre (Class D1),
- 1,728 sqm of retail (flexible use within Class A1 and/or A2 and/or A3 and/or A4 and/or A5),

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- 117sqm management office (flexible use within Class A1 and/or A2 and/or A3 and/or A4 and/or A5 and/or B1a and/or SG),
- 132 sqm dentist (flexible use within Class A1 and/or A2 and/or A3 and/or A4 and/or A5 and/ or class D1),
- 929 sqm of nursery/children's centre (Class D1),
- 312 sqm health centre (Class D1),
- an energy centre,
- formation of an extended car park for Bishop David Brown School and the Leisure Centre, including a bus/coach drop of area,
- formation of a new community car park to serve community hub,
- hard and soft landscaping and open space with a kiosk,
- a multi-use games area (MUGA) and a skate park reconfigured,
- new vehicular and pedestrian access and works to the public highway and associated works.

The phases the subject of the full planning application are:

- Purple (parcel A)
- Red (parcel B)
- Emerald (parcel C)
- Yellow (parcel D and part of parcel N)
- Cyan (b) (remainder of parcel N)
- Blue (parcels F and F)
- Bronze (low rise residential)
- Green (central open space)
- Leisure (Leisure Centre car park)

Purple (parcel A)

HOUSING MIX	Market	Affordable	Total
Studio	0	0	0
1 bed	14	14	28
2 bed	27	25	52
3 bed	5	7	12
4 bed	0	0	0
Total	46 (50%)	46 (50%)	92

PARKING	Unit type	Number of units	Proposed Ratio	Spaces required	2018 Parking Standard requirement
Apartment	1 bed	28	0.5	14	Yes
	2 bed	52	1	52	Yes
	3 bed	2	1	2	Yes
Town House	3 bed	10	2	20	Yes
Total		92		88	
Total allocated spaces proposed			80		
Total unallocated spaces proposed			8		
Total proposed				88	

Red (parcel B)

HOUSING MIX	Market	Affordable	Total
1 bed specialist	0	68	68
1 bed	0	20	20

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2 bed	1	18	19
3 bed	16	1	17
4 bed	0	0	0
Total	17 (14%)	107 (86%)	124

PARKING	Unit type	Number of units	Proposed Ratio	Spaces required	2018 Parking Standard requirement
Apartment	1 bed	20	0.5	10	Yes
	2 bed	18	1	18	Yes
	3 bed	1	1	1	Yes
Maisonettes	3 bed	7	1	7	Yes
Elderly Care	1 bed	68		22 (34)	No (see note below)
Mews	2 bed	1	1	1	Yes
	3 bed	9	2	18	Yes
Total		124		77 (89)	
Total allocated spaces proposed			77		
Total unallocated spaces proposed			12		
Total proposed				89	Yes

Note – Elderly care (Class C2/C3) – Using the Class C3 standard would require 0.5 spaces per 1 bed unit = 34 spaces required or Class C2 standard would be 1 space per 2 residents or individual assessment = 34 spaces or individual assessment. The table shows a 12 space shortfall based on 0.5 spaces per 1 bed unit. However the 2018 Parking Standards states that allocated or unallocated parking is acceptable and therefore having regard to the 12 unallocated spaces there would be sufficient parking in this phase to meet the 2018 Parking Standard.

Emerald (parcel C)

HOUSING MIX	Market	Affordable	Total
1 bed	0	0	0
2 bed	0	0	0
3 bed	0	18	18
4 bed	0	0	0
Total	0 (0%)	18 (100%)	18

PARKING	Unit type	Number of units	Proposed Ratio	Spaces required	2018 Parking Standard requirement
House	3 bed	18	2	36	Yes
Total		18		36	
Total allocated spaces proposed			32		
Total unallocated spaces proposed			14		
Total proposed				46	Yes

Yellow (parcel D)

HOUSING MIX	Market	Affordable	Total
Studio	3	0	3
1 bed	34	32	66
2 bed	25	27	52

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3 bed	4	0	4
4 bed	0	0	0
Total	66 (53%)	59 (47%)	125

PARKING	Unit type	Number of units	Proposed Ratio	Spaces required	2018 Parking Standard requirement
Apartment	1 bed	69	0.5	35	Yes
	2 bed	52	1	52	Yes
	3 bed	4	1	4	Yes
Total		125		91	
Total allocated spaces proposed			91		
Total unallocated spaces proposed			3		
Total proposed				94	Yes

Cyan (b) and Yellow (part) (parcel N)

HOUSING MIX	Market	Affordable	Total
Studio	0	0	0
1 bed	2	28	30
2 bed	2	9	11
3 bed	8	9	17
4 bed	6	0	6
Total	18 (28%)	46 (72%)	64

PARKING	Unit type	Number of units	Proposed Ratio	Spaces required	2018 Parking Standard requirement
Apartment	1 bed	30	0.5	15	Yes
	2 bed	11	1	11	Yes
	3 bed	7	1	7	Yes
Town House	3 bed	10	2	20	Yes
	4 bed	6	2 (3)	12 (18)	No (see note)
Total		92		65 (71)	
Total allocated spaces proposed			45		
Total unallocated spaces proposed			37		
Total proposed				82	Yes

Note – the 2018 Parking Standard requires 4 bed houses to have 3 spaces. The details in the (brackets) are adjusted based on the 2018 requirement. As the 2018 Parking Standards enables spaces to be allocated or unallocated the total number of proposed spaces for the phase exceeds the 2018 Parking Standards.

Blue (parcel E)

HOUSING MIX	Market	Affordable	Total
Studio	2	0	2
1 bed	6	2	8
2 bed	29	5	34
3 bed	32	9	41

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4 bed	6	0	6
Total	75 (82%)	16 (18%)	91

PARKING	Unit type	Number of units	Proposed Ratio	Spaces required	2018 Parking Standard requirement
Apartment	1 bed	10	0.5	5	Yes
	2 bed	20	1	20	Yes
	3 bed	13	1	13	Yes
Maisonettes	3 bed	7	1	7	Yes
Town House	2 bed	14	1	14	Yes
	3 bed	21	2	42	Yes
	4 bed	6	2 (3)	12 (18)	No (see note)
Total		91		113 (119)	
Total allocated spaces proposed			112		
Total unallocated spaces proposed			12		
Total proposed			124		Yes

Note – the 2018 Parking Standard requires 4 bed houses to have 3 spaces. The details in the (brackets) are adjusted based on the 2018 requirement. As the 2018 Parking Standards enables spaces to be allocated or unallocated the total number of proposed spaces for the phase exceeds the 2018 Parking Standards.

Blue (parcel F)

HOUSING MIX	Market	Affordable	Total
Studio	2	0	2
1 bed	6	2	8
2 bed	40	7	47
3 bed	26	11	37
4 bed	6	9	15
Total	80 (73%)	29 (27%)	109

PARKING	Unit type	Number of units	Proposed Ratio	Spaces required	2018 Parking Standard requirement
Apartment	1 bed	10	0.5	5	Yes
	2 bed	22	1	22	Yes
	3 bed	14	1	14	Yes
Maisonettes	3 bed	8	1	8	Yes
Town House	2 bed	25	1	25	Yes
	3 bed	15	2	30	Yes
	4 bed	15	3	45	Yes
Total		109		149	
Total allocated spaces proposed			150		
Total unallocated spaces proposed			44		
Total proposed			194		Yes

Bronze (low rise residential)

HOUSING MIX	Market	Affordable	Total
1 bed	0	0	0
2 bed	0	11	11
3 bed	12	3	15

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4 bed	44	0	44
5 bed	2	0	2
Total	58 (81%)	14 (19%)	72

PARKING	Unit type	Number of units	Proposed Ratio	Spaces required	2018 Parking Standard requirement
House	2 bed	11	1	11	Yes
	3 bed	15	2	30	Yes
	4 bed	44	2.57 (3)	113 (132)	No
	5 bed	2	4	8 (6)	Yes
Total		72		162 (179)	
Total allocated spaces proposed			162		
Total unallocated spaces proposed			0		
Total proposed				162 (179)	No

Note – the figure in (brackets) is the required parking based on the 2018 Parking Standards. For this phase there is a shortfall of 17 parking spaces. However as the 5 bed units have 4 spaces per unit rather than 3 spaces, in reality the shortfall equates to 19 4 bed dwellings having 2 spaces instead of the 3 spaces to accord to the 2018 Parking Standards. Please see the section of the report on parking for the assessment on this part of the application.

Green (open space)

A small part of the central open space would be provided with the Blue phase with the remainder comprising the Green phase. In this phase the central open space would comprise 2.848ha of amenity open space along with a multi-use games area (MUGA) 0.069ha, a skate park (0.055ha), a NEAP (0.101ha), LEAP (0.062ha) and LAP (0.013ha) and zip wire/alternative equipment (0.015ha).

The open space elsewhere within the site will be delivered as part of the respective phase it falls within.

Leisure (Leisure Centre car park)

As the application site includes the former Kiddiwinks nursery site this has enabled the car park for the Leisure Centre (as approved under PLAN/2015/1260) and Bishop David Brown School to be re-arranged, to enable 4no. dwellings along Devonshire Avenue to be retained.

The area is proposed to provide a 157 space car park (including 11no. accessible spaces) for the Leisure Centre along with 5 coach parking spaces and a 66 space car park for Bishop David Brown School. The proposed Leisure Centre car park would provide 16no. additional car parking spaces above that approved under PLAN/2015/1260.

Retail facilities

The new retail units will be provided before the existing retail units are demolished. The retail facilities will be delivered as part of phases Red and Yellow with a Management suite proposed for phase Purple. The proposed retail units are as follows:

Phase	Retail opportunity	Proposed floorspace (GIFA)	Proposed use
Purple	Management suite	117sqm	flexible use within Class A1 and/or A2 and/or A3 and/or A4 and/or A5 and/or B1a and/or SG
Yellow	3no. Retail units	582sqm	

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Yellow	1no. Pharmacy unit	104sqm	flexible use within Class A1 and/or A2 and/or A3 and/or A4 and/or A5
Red	Local Shop	111sqm	
Red	Restaurant/Pub	409sqm	
Red	4no. Retail units	506sqm	
Total		1,829sqm	

Community facilities

The proposed community facilities will be delivered prior to the demolition and removal of the existing social/community facilities to ensure the continuity of service provision. A 54 space public car park will also be provided in phase Yellow of the development. The proposed community facilities are as follows:

Community Uses (D1)	Existing floorspace	PLAN/2015/1260	PLAN/2018/0337	Comparison with existing
Sheerwater Youth Centre	350sqm	1,110sqm	350sqm (existing retained outside application site)	-
Parkview Community Centre	685sqm		808sqm*	118%
Woking SureStart Centre/Nursery	425sqm	600sqm	929sqm	218%
Sheerwater Health Centre	225sqm	416sqm	312sqm	197%
Waterside Dental Centre			132sqm	
Total	1,685sqm	2,126sqm	2,531sqm	
Total (minus Youth Centre)	1,335sqm	-	2,181sqm	163%

Note - * Area (excluding Switchboard room, refuse store and cold water storage – including these facilities floorspace is 904sqm)

Supporting Documents

The proposed development falls within Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended) as an urban development project.

An Environmental Statement has been submitted with the application which assesses the environmental impacts of the proposed development. The issues included in the Environmental Statement are; community effects, ecology and nature conservation, noise and vibration, air quality, traffic and transportation, ground conditions and contamination, water resources and environment, townscape and visual amenity, cultural heritage, daylight and sunlight and sustainability, energy and climate change. An Addendum and further information were also submitted in respect of the Environmental Statement.

The following documents were submitted by the applicant in support of the application:

Environmental Statement with appendices	Non-Technical Summary of Environmental Statement
Planning Statement	CIL Forms
Design and Access Statements	Energy Centre Report

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Design Code	Affordable Housing Statement
Flood Risk Assessment	Transport Assessment
Travel Plan	Demolition Statement
Waste Management Plan	Utility Assessment
Retail Statement	External Lighting Report
Statement of Community Involvement	Sustainable Design and Construction Statement
Accommodation schedule	Ventilation and Extract Statement

During the application process the following documents were submitted:

Planning Clarifications report	Addendum to the Environmental Statement
Accommodation schedule	Revised Flood Risk Assessment
Additional Contamination Information	Revised CIL Calculations Updated CIL schedule
Revised Plans	Overland Flow Technical Note
Affordable Housing Statement	Arboricultural Method Statement
Demolition Statement	Design and Access Statements
Design Code	Energy Centre Report
Existing Drainage Information	External Lighting Plans
Habitat Regulations Screening Assessment	Planting Schedule
Utility Assessment	Sustainable Design and Construction Statement
Waste Management Plan	Ventilation and Extract Statement
Additional Air Quality Information	

CONSULTATIONS

County Highway Authority – Having reviewed the Transport Assessment the resultant traffic impact will differ little over that already assessed for the consented development. Based on the revised traffic generation an additional 18 movements would occur during the weekday AM peak (08:00-09:00) and 43 additional movements during the PM peak 17:00-18:00). The impact is little different to that for the consented scheme. The traffic model has been reviewed and appears to be representative. The general conclusions in relation to traffic impact remain as for the consented scheme. However the proposed mini-roundabout on Monument Road/Maybury Road is no longer considered appropriate as mitigation and alternative mitigation is sought via condition (condition 31). Comments have been made during the application on the general layout of the scheme including junction visibility, service vehicle access, and parking allocation, most of which have now been addressed. However, we now understand that the majority of the road within the scheme (including those phases previously consented during 2016) will not be offered for adoption. It is also noted that the proposed width of public footway is substandard in a number of areas. These areas are in ‘outline’, however, some details have been shown in the application drawings and to avoid any issues when the final design a condition is recommended (conditions 17, 27, 28, 29, 30, 31, 33, 34, 35, 36, 37 and 95).

SCC Education Authority – No response received.

SCC Countryside (Rights of Way) – No response received.

SCC Lead Local Flood Authority – An objection was raised to the original surface water drainage schemes submitted with the application but following the receipt of a revised drainage scheme they have advised: We are now satisfied that the proposed drainage scheme meets the planning policy requirements and are content with the development subject

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to conditions as suggested by the WBC Drainage Engineer to ensure the scheme is properly implemented and maintained throughout the lifetime of the development.

SCC County Archaeologist – Appraisal of this application using the Surrey Historic Environment Record, information submitted with the application and previous advice provided by our office indicates the need for field evaluation to determine appropriate mitigation, in line with the NPPF and policy CS20 of the Woking Core Strategy. A condition requiring a programme of archaeological works is therefore required (condition 26).

SCC Minerals and Waste – The Minerals and Waste Planning Authority (MWPA) are supportive of the waste management plan and demolition statement provided by the applicant. We have no comments on subsequent consultations.

Environment Agency (first and second response) – No objections subject to conditions being included on any planning permission granted (conditions 43 and 44). We have no comments to make on the revised drainage information.

Environment Agency (third response) - Object due to the adverse impact the proposed would have on nature conservation due to the proposed reduction in the woodland canal buffer zone.

Environment Agency (fourth response) – Any comments received will be verbally reported.

Natural England (initial response) – Object – as the Air Quality chapter of the Environmental Statement does not consider the full impacts of air pollution on ecological receptors. Further work is required in order to ensure no likely significant effect on the Thames Basins Heaths SPA/Horsell Common SSSI. It is understood that the proposals are meeting the Council's Avoidance and Mitigation Strategy for the Thames Basin Heaths SPA. They also provided information regarding drainage byelaws.

Natural England (third response) – Following the receipt of additional information in relation to air quality the objection is removed.

Sport England – No objection.

Surrey Wildlife Trust – With regard to the impact of the proposed development on the Thames Basin Heaths SPA, the Authority should take advice from Natural England with regard to recreational disturbance and also the ecological impacts from the additional vehicular movements on air quality. The ecological information provides much useful information to assess the status of protected and important species and the likely effect of the development on them. We would therefore further advise the Local Authority, that should they be minded to grant this hybrid planning application for this site, the applicant should be required to undertake all the recommended actions in the Preliminary Ecology Appraisal (PEA) by MLM Group dated 19th March 2018, Section 7 of the Environment Statement, 'Ecology and Nature Conservation' and including the biodiversity enhancements as detailed. This will help prevent adverse effect to legally protected species resulting from the proposed development works and help to off-set adverse effects to the biodiversity value of the site resulting from the proposed development.

Further bat surveys are proposed and whilst these should be undertaken prior to determination rare exceptions to this are listed in section 9.2.4 'Conditioning additional ecological investigations, surveys and assessments' of BSI Standard BS42020:2013 Biodiversity – 'Code of Practice for planning and development'. These include where phasing of a large development could render survey work out of date and where adequate information

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is already available and further surveys would not make any material difference to the information currently supplied to the decision maker.

The Local Authority as the statutory authority must ensure the applicant will undertake any and all advised additional survey work required for later phases and incorporate all the likely advised mitigation which the retained ecologist has advised is likely to be necessary to help prevent adverse effect to legally protected species resulting from the proposed development. A Construction and Ecology Management Plan to help protect biodiversity value during development and a Landscape and Ecology Management Plan for public spaces to help develop and maintain biodiversity value on site thereafter should be required (conditions 12, 13, 16, 38, 39, 40, 41, 42, 44 and 56).

Historic England – On the basis of the information available we do not wish to offer any comments. The views of your specialist conservation and archaeological advisers should be sought as relevant.

National Grid – No response received.

Network Rail – No response received.

Basingstoke Canal Authority – No response received.

National Planning Casework Unit – Has no comments on the Environmental Statement.

Thames Water (first response (outline and detailed application)) – Following initial investigations Thames Water has identified an inability of the existing surface water infrastructure and foul water network infrastructure to accommodate the needs of this development proposal. We have asked our modelling team to review the impact study previously undertaken to ascertain whether this new proposal changes the previous outcome. We have therefore requested a phasing condition until this piece of work is undertaken. In regards to the proposed Surface Water Strategy questions have also been raised why better Greenfield run off rates cannot be achieved, discussions on-going.

Thames Water (second response (outline and detailed application)) – No objection to the application on foul water sewage network. In terms of surface water strategy we have concerns regarding the proposal and note the comments of the WBC Flood Risk and Drainage Officer.

Thames Water (third response (outline and detailed application)) – No objection to the application on foul water sewage network grounds or surface water network infrastructure grounds. There are public sewers on or crossing the site and information is given regarding ground water.

WBC Drainage and Flood Risk Engineer (initial response) – The originally submitted drainage information (June 2018) did not comply with the NPPF or Woking Core Strategy Policy CS9 and was not acceptable. Following a review of the overland flow technical note submitted (dated August 2018), our previous comments still remain. However following the receipt of a revised Flood Risk Assessment, calculations (including the hydraulic model), technical note and drawings (March 2019) the proposal complies with the NPPF and Policy CS9 of the Core Strategy subject to conditions (conditions 10, 11, 20, 21, 22, 23, and 24).

WBC Contaminated Land Officer – Additional information should be submitted in relation to the boundary change and assessing if the risk level and report conclusions can remain the same. Additional information was received (condition 25).

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WBC Environmental Health Officer – Have considered the information submitted and no objections are raised subject to conditions (conditions 16, 19, 63, 64, 65, 66, 67, 70 and 71)

WBC Arboricultural Officer – Provides detailed comments in respect of the general arboricultural and landscape proposals and provides detailed comments on each phase. Additional information and alterations are required. In respect of the additional information received further detailed comments are made with regard to species for planting, works within root protection areas for trees and tree protection requirements. The majority of the issues have been addressed, although the lime tree for the central play area should be substituted to prevent aphid and sap dripping issues. Full arboricultural information should be required to be submitted per phase to address outstanding conditions e.g. drainage/service routes and construction of rainwater gardens in RPAs of retained trees (conditions 9, 54, 55 and 57)

WBC Green Infrastructure – Provides a number of comments relating to sustainability and also Natural Woking.

WBC Green Infrastructure (Green Spaces) – Provides detailed comments relating to the proposed play areas, MUGA, Skate Park and park area relating to design, play equipment and the need for additional information to be submitted relating to the detailed design of each facility. Comments are also provided with regard to cycling, lighting, biodiversity enhancements and electric vehicle charging (conditions 14, 32, 51, 59, 60 and 62).

WBC Waste Services – Provides detailed comments in relation to refuse stores and collection points for each phase. The current guidance for refuse and recycling are not met by the proposals. Revised information is therefore required to be submitted to address the detailed comments made [*Officer note: Additional information has been provided by the applicant*]. The bin receptacles for some parcels are required to be amended and the refuse collection points on some of the parcels of development exceed the maximum pulling distances for operatives on health and safety grounds. Revised details have been submitted (condition 47).

WBC Housing Strategy and Enabling Officer (second response) – the proposal is considered to provide a well-balanced community in line with the principles of Policy CS5. The affordable housing provision of 523 (46%) units and 619 (54%) market dwellings across the regeneration area (including phase 1c and proposed phase 1e) broadly satisfies the requirements of Policy CS12 and in particular meets the objectives of Policy CS5 which seeks to rebalance the current tenure mix and create a more balanced and sustainable community.

There would be a net increase of 51 affordable dwellings compared to the existing provision (net increase of 75 affordable dwellings across the regeneration area) which is to be welcomed. It is accepted that the proposals seek to provide a better balanced estate in terms of more accommodation for families and less single person dwellings. Although the proposed housing mix does not quite match the 2015 SHMA details, the SHMA is a Borough wide assessment and does not necessarily reflect the specific requirements for Sheerwater. Overall it is accepted that the proposed mix will meet the housing need requirements of existing Sheerwater Residents and those who will move into the area and that the loss of the 2 bed units will be compensated partly for elsewhere in the Borough through other WBC developments.

The proposed sheltered/supported living units would re-provide those lost as part of the re-development. It is noted that Woodlands House is poorly designed, outdated and no longer fit for purpose and the re-provision in a better quality, modern, well-located block is supported. It is agreed that the proposed units should all be one bed flats rather than two bed flats. One bed flats better meet the housing needs of those on the Council's Housing Register and there are currently no housing applicants requiring 2 bed 'housing with support' units. There are

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currently 162 applicants for sheltered/supported housing (all one bed need) and the proposals would go substantially towards meeting the need.

It is welcomed that the properties would be let at a Social Rent equivalent that will be regulated in a similar manner as is being done at Kingsmoor Park and that this will be controlled by Undertaking of the Executive and S106 Legal Agreement.

The proposals will help to address the current issues within the Sheerwater Estate of tenure imbalance and the introduction of around 50% new market dwellings would help to make the area more representative of Woking as a whole with a healthy mix of private and social housing helping to address the current over-provision of one type of tenure.

WBC Planning Policy – The Planning Policy response in relation to the previous planning permission (PLAN/2015/1260) is still relevant to this application and attention is drawn to the revised Parking Standards SPD. If the specialist accommodation falls within Class C3 then it will be CIL chargeable development.

Surrey Police (Crime Prevention Design Advisor) – I would encourage an early application (by the developer) for Secure By Design Accreditation. Studies have shown that by achieving the Accreditation greatly impacts on new developments and the community within. The NPPF demonstrates the Government's commitment to creating safe and accessible environments where crime and disorder and the fear of crime do not undermine the quality of life or community cohesion.

Basingstoke Canal Society – No comments received

Runnymede Borough Council – No objection

Health and Safety Executive – The application site does not cross any consultation zones and no consultation is required.

REPRESENTATIONS

2,122 local properties were sent neighbour notification letters of the application, in addition to the application being advertised on the Council's website and by statutory press and site notices. Following the receipt of additional information, amended plans and Environmental Statement Addendum three further consultations were undertaken in July 2018, November 2018 and March 2019. The application was also further advertised by statutory press and site notices.

12 letters/emails of objection to the application have been received. A summary of the comments made is given below:

- The proposal includes building an access road to the new leisure centre from Albert Drive. There is a good and underused facility in Woking Park [*Officer note: No change to the access to Bishop David Brown School is proposed*].
- An access road at the confluence of Albert Drive and Devonshire Avenue has the potential to create a bottleneck at a point where large numbers of children congregate and the additional noise and disturbance would not be good for their safety or studies.
- If a new access road is required it would be better further along Devonshire Avenue/Loder Close which is already scheduled for demolition/redevelopment and where it would be away from a busy thoroughfare and its construction less noticeable.

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- Another benefit of moving the access would be that the school would keep its existing car park and landscaped front garden and the many mature trees which are proposed for removal.
- The proposals fail to meet the objectives of Policy CS17 by building on the green spaces adjacent to the canal and the wide belt of trees currently reduces artificial light to the canal.
- The proposals would replace the green space with housing and the houses are placed unnecessarily close to the canal with a significant reduction in the tree belt.
- The houses would introduce light spill closer to the canal area which will further degrade the canal corridor.
- The increase in the number of residences will increase recreational pressure on the canal corridor and the nearby Thames Basin Heaths SPA (TBHSPA). The proposed central park is insufficient as a SANG to meet demand. The proposed central open space is clearly designed for local events and amenity use and will not function adequately as a wildlife corridor which calls into question its value as SANG as either compensation for the loss of the green areas adjacent to the canal or to mitigate impacts on the TBHSPA [*Officer note: the proposed central park is not intended to function as SANG in connection with this development as sufficient SANG is available at Heather Farm/Brookwood Country Park to avoid impacts from additional recreational pressure on the SPA in addition to the SAMM financial contribution which is also secured*].
- The plans should be revised to address the ecological impacts and it would also be appropriate to condition the development to include further enhancements to improve connectivity of habitats throughout the area and between gardens.
- Loss of trees on site would be detrimental for wildlife e.g. bats, birds etc and the public as there will be a void in this green corridor.
- The tree loss could result in the retained trees being more vulnerable to wind damage which if blown over could result in additional risk from the canal and more trees should be retained.
- There are no details provided with regard to impacts on the local road network which are slow and overcrowded [*Officer note: a Transport Assessment has been provided with the application*].
- The current green corridor should be retained.
- The revised canal buffer zone plan will still remove a significant number of trees and retained trees are within gardens which could be removed by the owner which would impact on the landscape and damage the SSSI.
- Policy DM4 relates to development in the vicinity of the Basingstoke Canal. As the majority of trees screening the canal will be removed the landscape will change.
- A 20 metre buffer zone to the canal has not been provided, only up to 10 metres is within the boundary of the development and includes domestic gardens which cannot provide a protected zone for wildlife and trees/plants.
- The landscape is further impacted by the height of the houses along the canal which are 3 storeys rising to 12 metres which is not low rise compared to the existing houses on both sides of the canal which are mostly 8 metres high. The outline application also proposes areas close to the canal which are 4 storey and 15 metres high [*Officer note: Areas adjacent to the canal are shown to be no higher than 12metres*]. The documents state a visual impact assessment or street scene from the canal has not been undertaken so it is not possible to ensure that the development meets the obligation to conserve the landscape.
- The height of the dwellings at 10.5 metres high and close to the canal would be overpowering and out of balance with the houses on the other side of the canal which are set considerably further away.
- The construction will generate noise higher than the target for a healthy environment. Measures should be taken to reduce construction noise and not allowing any work at

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weekends or after 5pm should allow a reasonable quality of life to neighbours over the construction period.

- Concerned that the proposed bricks will be too dark and will look unattractive. Would like to see a light country style brick which would enhance the development, look attractive and would appeal too many inside and outside of Sheerwater. It would also make the estate blend with properties outside of Sheerwater. The type of brick used can make or break a development and it is crucial to get it right.
- In order for the development to proceed as currently planned it should be a condition that prior to the commencement of any works the CPO powers should have been obtained as this has not been put forward by the Council despite being promised over 2 years ago.
- Other information from the Council suggests work would start in the summer before the application had been determined indicating decisions have already been made [*Officer note: no decisions have been made on the application but planning permission PLAN/2015/1260 already exists for a new leisure centre*].
- The proposal for the leisure centre car park will take the car park up to the boundary of my house and the noise and additional lighting will be highly intrusive.
- The proposal will require mature trees to be felled which are irreplaceable.
- When the school was extended in 2016 it was stated that any trees and shrubs removed would be replaced not that the garden would be dug up to create a car park.
- The new leisure centre will have a big enough car park to serve the school and leisure centre.
- The extension to the car park is unnecessary if the access road was placed in Spencer Close rather than the existing school car park, several houses and a former day nursery could be retained.
- Object to the proposal for the existing front gardens along Devonshire Avenue which takes our front gardens.
- Woking cannot cope with the amount of people it currently has. The train station is packed, the roads around the station are packed and the facilities cannot cope with more people.
- The plan would bring too much damage and destruction to the local environment and the plans go too close to the canal. There should be open space all around the development and it should be completely surrounded by trees so it does not appear to be an expansion of the town centre.
- No trees should be felled particularly not near the canal.
- Asda Stores Ltd are reviewing the application with a view to ensuring their existing operations are protected from noise complaints from potential future residents. Asda recognise the importance of paragraphs 182 and 183 of the NPPF which places responsibility on new development to ensure that occupants are not affected by noise from existing operations. Asda have commissioned their own noise assessment to better understand the implications of the proposed development.
- Asda Stores Ltd have concerns that the noise emissions from the existing operation of the Asda store may result in unacceptable noise impacts on the future residents of the proposed development unless suitable mitigation measures are implemented as part of the scheme. A noise report is submitted with their comments.

1 letters/emails neither objecting nor supporting the application have been received. A summary of the comments made is given below:

- It appears the application should be dealt with as a Regulation 3 application as it is being made by WBC through its wholly owned subsidiary Thamesway Developments Ltd as noted in the Full Council minutes of 08.02.18.
- The 1990 Town and Country Planning Act only allows Local Authorities to put forward a planning application for land in which they have an interest. This would appear to

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exclude an application that includes privately owned houses as is the case for this application. The application should be rejected by the Local Planning Authority [*Officer note: the applicant has an interest in the land as does the Council*].

RELEVANT PLANNING POLICIES

The relevant policies are:

National Planning Policy Framework

South East Plan 2009

Saved Policy NRM6 – Thames Basin Heaths SPA

Woking Core Strategy 2012

CS1 – A Spatial Strategy for Woking

CS4 – Local Centres

CS5 – Priority Places

CS7 – Biodiversity and Nature Conservation

CS8 – Thames Basin Heaths SPA

CS9 – Flooding and Water Management

CS10 – Housing provision and distribution

CS11 – Housing Mix

CS12 – Affordable Housing

CS13 – Older people and vulnerable groups

CS15 – Sustainable Economic development

CS16 – Infrastructure Delivery

CS17 – Open Space, Green Infrastructure, Sport and Recreation

CS18 – Transport and Accessibility

CS19 – Social and Community Infrastructure

CS20 – Heritage and Conservation

CS21 – Design

CS22 – Sustainable Construction

CS24 – Woking's Landscape and Townscape

CS25 – Presumption in favour of sustainable development

Development Management (DM) Policies DPD 2016

DM1 – Green Infrastructure Opportunities

DM2 – Trees and Landscaping

DM3 – Outdoor Recreation and Sport Facilities

DM4 – Development in the vicinity of Basingstoke Canal

DM5 – Environmental Pollution

DM6 – Air and Water Quality

DM7 – Noise and Light Pollution

DM8 – Land Contamination and Hazards

DM10 – Development on Garden Land

DM16 – Servicing Development

DM17 – Public Realm

DM20 – Heritage Assets and their Settings

Site Allocations Development Plan Document (DPD) Regulation 19 Consultation November 2018

Policy UA25 – Land within Sheerwater Priority Place, Albert Drive, Woking

Supplementary Planning Documents

Heritage of Woking 2000

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Outlook, Amenity, Privacy and Daylight 2008
Woking Character Study 2010
Thames Basin Heaths SPA Avoidance Strategy 2010-2015
Climate Change 2013
Affordable Housing Delivery 2014
Design 2015
Parking Standards 2018

APPROPRIATE ASSESSMENT

1. In determining the previous hybrid application PLAN/2015/1260, the Local Planning Authority was able to conclude that the proposed development would not have any adverse impact on the integrity of the Thames Basin Heaths Special Protection Area (TBHSPA) either alone or in combination with any other plan or project such that an Appropriate Assessment was not required to be undertaken. This conclusion was reached on the basis of the information submitted with the application and subject to securing the SAMM financial contribution to avoid and mitigate the effects of recreational disturbance to the TBHSPA by the Undertaking of the Executive.
2. Policy CS8 of the Core Strategy 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.
3. Since the determination of the original application and following recent European Court of Justice rulings (“People Over Wind” case), 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 of 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.
4. 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 such development on the SPA. The SANG and Landowner Payment elements of the SPA tariff are encompassed within the Community Infrastructure Levy (CIL), however the SAMM element of the SPA tariff is required to be addressed outside of CIL.
5. The SAMM financial contribution is required to be paid on every net increase in the number of dwellings on a site (including any Class C2/C3 units where the units to be provided are self-contained residential units). As yet it is not clear how many dwellings would be demolished per phase (whether within the phase or adjacent to the phase) to facilitate each phase of the proposed development. In addition for the outline phases the precise housing mix/net increase in numbers of units are not yet known.
6. The Appropriate Assessment therefore concludes that there would be no adverse impact on the integrity of the TBH SPA providing the SAMM financial contribution is secured through obligations in the S106 Legal Agreement and the Undertaking of the Executive. CIL would be payable in the event of planning permission being granted. For the avoidance of doubt, sufficient SANG at Heather Farm and Brookwood Country Park has been identified to mitigate the impacts of the development proposal.

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7. The application has also considered the impact of the proposed development on air quality in terms of the ecological receptors i.e. TBHSPA. The application and the Appropriate Assessment conclude that the proposed development would not result in any adverse impacts in terms of air quality on the TBHSPA.
8. Subject to securing the provision of the SAMM tariff and in line with the conclusions of the Appropriate Assessment, the Local Planning Authority is able to determine that the development will not adversely affect the integrity of the TBH SPA either alone or in combination with other plans and projects in relation to air quality, urbanisation and recreational pressure effects. 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.

ENVIRONMENTAL STATEMENT

1. As with the previous application, an Environmental Statement (ES) has been submitted with this application. An Environmental Impact Assessment (EIA) was undertaken by the applicant to assess the likely environmental effects of the proposed development and this assessment is contained in the submitted ES. The ES relates to this revised proposal in combination with any other relevant plans and projects, including phases 1a, 1b, 1c and 1e of the previous planning permission under PLAN/2015/1260.
2. The ES also includes the alternatives considered and design evolution taking into account the environmental effects. The previously submitted ES under PLAN/2015/1260 concentrated on alternative forms of development within the application site rather than the consideration of alternative locations given the vision and objectives of the Core Strategy and the particular issues to be addressed in Sheerwater as included in Policy CS5. This was considered acceptable under PLAN/2015/1260 and consequently there is now a planning permission PLAN/2015/1260 capable of implementation. Following this previous permission, the ES advises that the applicant was asked to re-visit the scheme to re-consider the amount of open space to be provided and the mix of housing. The proposed development seeks to substitute phases 2, 3 and 4 of the previously approved scheme. The applicant advises that Phase 1 of planning permission PLAN/2015/1260 would still be implemented to deliver the leisure centre and 139no. dwellings.
3. Compared to the previously approved scheme, the proposed development would:
 - Increase the amount of open space that the masterplan will deliver;
 - Increase the amount of car parking available for the new homes proposed;
 - Introduce new surface car parks for the community centre hub, the existing Primary School, the existing Secondary School as well as improving the layout of the new car park for the Leisure Centre and negating the need to demolish 4 existing dwellings;
 - Relocate the community facilities at the centre of the development adjacent to the central park and opposite the community car park;
 - Optimise the development potential of this urban site by increasing the number of homes to be provided but aligning the housing mix to meet the local housing need whilst still providing a significant proportion of family sized homes (an additional 158 units above that approved under PLAN/2015/1260); and
 - Improve the overall design approach of the masterplan omitting unnecessary highways circulation space to deliver a high quality walkable neighbourhood comprised of different character areas that connect to the wider estate.

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4. The proposed development retains the central park which is connected to the Basingstoke Canal by new green open space creating a circular pedestrian route and ecological corridor. The revised masterplan retains the 'no-development' buffer zone along the Basingstoke Canal. The ES states that the alternative to the proposed development would be to implement the previously approved scheme in full which would generate less open space, fewer specialist homes and less homes overall in comparison to this proposed scheme.
5. The EIA has assessed the maximum quantum of development for the site being 1200 units including the previously approved phase 1c and the proposed phase 1e under planning permission PLAN/2015/1260. The benefit of assessing a higher maximum quantum of development for the purposes of the EIA ensures that the conclusions of the assessment are robust. The application proposes a maximum of 1003 dwellings or 1142 dwellings including phase 1c and phase 1e from planning permission PLAN/2015/1260 which is lower than the maximum quantum of development assessed for the purposes of the EIA.
6. In addition in response to matters raised during the consideration of the application an ES Addendum and further information was submitted e.g. air quality and drainage and this information was subject to further consultation (along with consultation on the other matters revised during the course of the application). The ES, ES Addendum and the further information are considered to be a robust assessment of the likely significant effects of the proposed development.

PLANNING ISSUES

Hybrid application and relationship to PLAN/2015/1260

1. The current hybrid planning application relates to a smaller site area in comparison to the previous application PLAN/2015/1260. The reason being is that the previous application granted full planning permission for the new Leisure Centre and sports pitches (including the AGP) (phases 1a and 1b) and for the first phase of residential development of 92no. units (phase 1c). As this previous planning permission exists, the current applicant has advised that the intention is to implement planning permission PLAN/2015/1260 to provide the Leisure Centre, sports pitches and phase 1c of the residential development and to progress a reserved matters application (PLAN/2018/0369) for one of the outline phases of residential development for 47no. units (phase 1e). This reserved matters application is currently under consideration. This revised hybrid application is therefore submitted to substitute phases 2, 3, and 4 of PLAN/2015/1260.
2. In terms of housing provision, density and mix (private and affordable housing) the current hybrid application will be assessed on the basis of the details of this application. However where appropriate this report will also include the relevant housing provision detail for phase 1c and the proposed phase 1e to provide a comprehensive explanation for the development within the wider Sheerwater regeneration area as a whole.
3. The main differences between this application and the previously approved scheme PLAN/2015/1260 are given in paragraph 3 above under the heading Environmental Statement.
4. The key planning matters for consideration in this case are:
 - General policy framework and principle of the proposed development;
 - Housing provision
 - Housing density
 - Housing mix

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- Affordable Housing
- Replacement of retail provision
- Replacement of community facilities
- Open space, sport, recreation and green infrastructure
- Highways and Movement;
- Ecology and Biodiversity;
- Design considerations within the development site;
- Trees and Landscaping;
- Townscape and Visual Impact;
- Amenities of existing and future occupiers
- External Lighting;
- Noise and Vibration;
- Air Quality;
- Heritage;
- Contamination;
- Flood risk, Drainage and Utilities;
- Waste;
- Sustainable construction;
- Phasing;
- Socio-economic considerations;
- Local finance considerations; and
- Conclusion – the Planning Balance

General policy framework and principle of the proposed development

5. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that *“if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise”*. In this regard the Development Plan comprises Saved Policy NRM6 of the South East Plan 2009 (which is relevant to residential development), the Woking Core Strategy 2012 and the Development Management (DM) Policies DPD 2016.
6. The application site is located within the urban area of the Borough and includes the designated Sheerwater Local Centre, urban open space (the recreation ground and athletics track), existing housing development and a number of community facilities. The principle of development within the urban area is thus acceptable subject to detailed considerations.
7. In this case the principle of the redevelopment of a significant part of Sheerwater has already been established through the granting of planning permission under PLAN/2015/1260. That permission is still capable of being implemented and thus represents the “fall-back” position.
8. Since the determination of the previous application PLAN/2015/1260 the emerging Site Allocations DPD (Regulation 19 version) was published in November 2018 for public consultation which closed on 17 December 2018. Policy UA25 relates to the application site, but also includes the two schools present in the area and a larger section of land adjacent to the canal to the south-western corner of the current application site. Policy UA25 seeks to allocate a site in Sheerwater to regenerate the area through its redevelopment to provide residential including a significant proportion of family homes and affordable housing, community, retail, open space and leisure and recreational facilities. The proposed allocation in the Site Allocations DPD is a clear indication of the

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Council's commitment to enable positive action to regenerate the area and can thus be given substantive weight based on the stage reached in the process.

9. The fundamental aim of the NPPF is to deliver sustainable development. The NPPF has been updated since the determination of the previous application but there has not been any significant change to the approach to new development and how it affects the consideration of this application. It is however noted that paragraph 93 states that "*local planning authorities should use their planning powers to help deliver estate regeneration to a high standard*". The NPPF is a material consideration in the determination of planning applications.
10. The NPPF reinforces the requirement that Local Plans should be reviewed to assess whether they need updating at least once every 5 years from the date of adoption. The Woking Core Strategy was adopted in 2012. The Core Strategy has been reviewed in accordance with the revised National Planning Policy Framework, Planning Policy Guidance and the Town and Country Planning (Local Planning) (England) Regulations 2012, as amended by the Town and Country Planning (Local Planning) (England) (Amendment) Regulations 2017. The review concluded that there was no immediate requirement to modify it either in part or as a whole. Consequently, the Core Strategy continues to be considered up-to-date in providing the necessary strategic policy framework for managing development across the Borough.
11. Since the determination of the original application, the Parking Standards 2018 have been adopted and this sets out minimum parking standards for residential development but still retains maximum parking standards for non-residential development. These updated standards will be considered under the parking paragraphs of this report.
12. Since the determination of the previous application the Sheerwater Recreation Ground has been listed as an Asset of Community Value by the Council. The CLG Assets of Community Value – Policy Statement states that the provisions "*give communities the right to identify building or other land that they believe to be of importance to their community's social well-being. The aim is that, if the asset comes up for sale, then they will be given a fair chance to make a bid to buy it on the open market. If the nominated asset meets the definition of an asset of community value, the local authority will list it.*"
13. The Guidance further states that "*the provisions do not place any restriction on what an owner can do with their property, once listed if it remains in their ownership. This is because it is planning policy that determines permitted uses for particular sites. However the fact that the site is listed may affect planning decisions – it is open to the Local Planning Authority to decide that listing as an asset of community value is a material consideration if an application for change of use is submitted, considering all the circumstances of the case.*" The effect of land being listed as an asset of community value would be that this is a material planning consideration when planning applications affecting them are being considered and determined. However in this case there would be no further planning policy considerations in addition to those referred to in this report.
14. A number of other policies are relevant to the consideration of the principle of the proposed development and these are assessed below.

Housing provision

15. Policy CS1 of the Core Strategy makes provision for 4,964 net additional dwellings within the Borough between 2010 and 2027. Policy CS1 highlights that Maybury and Sheerwater are identified as Priority Places for specific actions to address pockets of deprivation in the areas.

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16. On housing, Policy CS5 seeks to enable the provision of 250 new homes in Maybury and Sheerwater and seeks to redress the existing tenure imbalance in the area by requiring new affordable dwellings in the area to be family homes (2+bedrooms). Presently, it is identified that there is a high number (243) of studios and one bedroom accommodation in the area. Policy CS10 re-iterates the housing provision and distribution figures for local centres and the rest of the urban area and also provides indicative density ranges for the respective areas.
17. In terms of housing provision, the site is located within the urban area and the application proposes to provide 313 net additional Class C3 dwellings and 117 net additional Class C2/C3 units (total 430 net additional units). If the residential units of the consented phase 1c (92) and the proposed phase 1e (47) are included, the proposed net increase in the number of residential units would be 453 net additional Class C3 dwellings with the net additional Class C2/C3 units remaining the same at 117. The proposal would also result in an addition 158 units above that approved under PLAN/2015/1260. Whilst these numbers are more than the 250 dwellings envisaged by Policy CS5, the overall housing requirement is expressed as 'at least' and the additional provision will also make a significant contribution to the overall housing supply and mix of housing units in the Borough. In addition the proposal will meet the NPPF requirement of boosting significantly the supply of housing and making the most efficient use of land. In terms of housing provision the proposal is considered to be acceptable.

Housing density

18. The NPPF requires planning decisions to promote the effective use of land in meeting the need for homes and other uses whilst safeguarding and improving the environment and ensuring safe and healthy living conditions. Policy CS10 provides indicative density ranges for new housing development in the identified locations within the Borough. Local centres have a density range of 30-60dph with the rest of the urban area having a density range of 30-40dph. The policy also notes that density levels will be influenced by design with the aim to achieve the most efficient use of land and density levels less than 30dph will only be justified where higher densities cannot be integrated into the urban form.
19. In this particular case the proposed central park would form the boundary between the two proposed densities for the development. To the north of the central park, the proposed development would have a density of between 15-45 dwellings per hectare (dph) in accordance with the consented scheme for this area under PLAN/2015/1260. The area to the south of the central park and around the relocated local centre and community facilities would have a density of 40-80dph in comparison to the density consented under PLAN/2015/1260 for this area of between 30-70dph. The density around the existing local centre is 69dph.
20. Although the density of the area to the south of the central park is proposed to increase from the consented scheme this increase is not considered to be significant. Overall given the requirements of this site to accommodate a number of uses e.g. local centre, open space, canal side buffer zone and to achieve different character areas across the site for urban design purposes as well as providing additional housing for the priority place area it is considered that the densities proposed are justified and the proposed development would result in the efficient use of land. It is therefore considered that the requirements of Policy CS10 are met. Policy DM10 of the DM Policies DPD relates to development on garden land and the text accompanying the policy notes that Policy DM10 does not resist development on garden land that meets local and national planning policies. As this application is for the comprehensive redevelopment of the site it will include existing garden land, but the new development will be designed in accordance with the principles

set out in the application including the provision of new gardens where relevant and thus it is not considered that the proposal would conflict with the requirements of Policy DM10 of the DM Policies DPD.

Housing mix – dwelling size

21. Policy CS11 of the Core Strategy provides an indication of the mix of dwelling sizes required to meet the identified need and demand in the Borough which will be informed by the latest Strategic Housing Market Assessment. Policy CS11 does however allow flexibility for density and character considerations to be taken into account when determining the right mix for individual sites. In addition the requirements of this policy must also be considered in light of Policy CS5 which identifies that any new housing in Sheerwater should redress the current tenure imbalance in the area by requiring new affordable family homes (2+ bedrooms).
22. The existing mix of dwellings within the application site by bedroom size is specified in Paragraph 4.2 of the applicant's Affordable Housing Statement and is shown in the table below:

Unit Size	Number of existing units	% of existing units
1 bed	269	47%
2 bed	116	20%
3 bed	176	31%
4 bed	11	1.9%
5 bed	1	0.1%
Total	573	100%

23. The above table demonstrates that 47% of the existing housing units within the application site are 1 bed units.
24. The mix of dwelling sizes in Policy CS11 was informed by the 2009 Strategic Housing Market Assessment (SHMA) and the information in the more recently published SHMA 2015 is broadly similar. The table below shows the comparison between the need for different sizes of homes across the West Surrey SHMA 2015 and the number and percentage of the housing by bedrooms size as proposed in the application.

Unit Size	2015 SHMA split of all dwellings by size	Proposal – Total number of dwellings by size	% of dwellings proposed by size
Studio & 1 bed	20%	345	34.4%
2 bed	30%	279	27.8%
3 bed	35%	265	26.4%
4 bed	15%	112	11.4%
5 bed		2	
Total	100%	1003	100%

25. It can be noted from the table above that there is some difference between the mix proposed as part of the application and the housing mix of the SHMA 2015. However the main reason for the difference in unit mix is because the above figures include all of the 1 bed specialist accommodation (Class C2/C3). If these units are not included in the figures then the proposed housing mix would be as follows:

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Unit Size	2015 SHMA split of all dwellings by size	Proposal – Total number of dwellings by size	% of dwellings proposed by size
Studio & 1 bed	20%	211	24.2%
2 bed	30%	279	32.1%
3 bed	35%	265	30.5%
4 bed	15%	112	13.1%
5 bed		2	
Total	100%	869	100%

26. The above table shows that the proposed housing mix (excluding the specialist accommodation) would better reflect the 2015 SHMA housing mix. If the approved housing mix for Phase 1c (PLAN/2015/1260) is included in the figures, along with the proposed housing mix for Phase 1e (PLAN/2018/0369) then the housing mix for the regeneration area would be as shown below:

Unit Size	2015 SHMA split of all dwellings by size	Proposal – Total number of dwellings by size and Phase 1c & 1e	% of dwellings proposed by size
Studio & 1 bed	20%	214	21%
2 bed	30%	300	30%
3 bed	35%	329	33%
4 bed	15%	165	16%
5 bed			
Total	100%	1008	100%

27. The above table shows that when the approved housing mix for Phase 1c is included in addition to the proposed housing mix for Phase 1e (PLAN/2018/0369), the proposed housing mix for the regeneration area overall would be very similar to the 2015 SHMA housing mix. It is also noted that although the specialist accommodation would provide 134no. 1 bed units, all of these units are proposed as affordable housing units. As will be noted in the affordable housing section of this report, the Council's Housing Register shows that there is only a requirement for 1 bed specialist accommodation. In this regard the housing mix as proposed in the application is considered to be acceptable.
28. The overall housing mix by dwelling size is therefore considered acceptable and the overall proposed housing mix is acceptable and accords with Policy CS11 of the Core Strategy.

Housing mix – affordable housing

29. In terms of affordable housing mix the 2015 SHMA identifies the following need for different sizes of homes:

Unit Size	West Surrey HMA	Woking	Number of existing affordable housing units (%)
1 bed	40%	50.3%	244 (54%)
2 bed	30%	24.4%	70 (16%)
3 bed	25%	22.3%	128 (29%)
4+ bed	5%	2.9%	6 (1%)

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Total	100%	100%	448
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30. The above table shows that there is a difference in affordable housing need by size of unit between the West Surrey Housing Market Area (HMA) and that for the Woking area alone there is a much higher requirement for 1 bed units. However Policy CS5 also seeks to redress the current tenure imbalance in the Priority Place area by requiring new affordable dwellings in the area to be family homes (2+bedrooms). The Reasoned Justification for Policy CS5 identifies that there is a high level of one bedroom social rented accommodation in areas of Sheerwater. The proposed affordable housing within the application site, split by bedroom size is shown in the following table. The columns in the table show a number of scenarios:

Unit Size	Total number of proposed affordable units – PLAN/2018/0337	Number of proposed affordable units – PLAN/2018/0337 excluding specialist accommodation	Number of proposed affordable units – with Phase 1c & 1e	Number of proposed affordable units – excluding specialist accommodation and with Phase 1c & 1e
1 bed	276 (55%)	142 (39%)	276 (53%)	142 (36%)
2 bed	145 (29%)	145 (40%)	154 (29%)	154 (40%)
3 bed	69 (14%)	69 (19%)	84 (16%)	84 (22%)
4+ bed	9 (2%)	9 (2%)	9 (2%)	9 (2%)
Total	499	365	523	389

31. The right hand column of the above tables shows that across the whole regeneration area, 64% of the proposed affordable dwellings would have at least 2 bedrooms (excluding the specialist accommodation). This would be an increase from 46% as shown in the first table above. This increase in family accommodation would contribute to providing more affordable family dwellings in the regeneration area and would comply with Policy CS5 of the Core Strategy.
32. In terms of the proposed specialist affordable accommodation (Class C2/C3) it is noted that all 134 units would be 1 bedroom units. As the first and third columns in the table above show this would skew the number of 1 bedroom affordable units being provided in the regeneration area. However these units will be restricted to provide specialist accommodation only (in accordance with the Housing Allocations policy) and as noted in the submitted Affordable Housing Statement the Council's Housing Need Register (March 2019) show that all of the need for sheltered accommodation was for 1 bedroom units. There were 162 households on the Council's Housing Need Register (March 2019) for 1 bedroom sheltered housing units, which is significant. In addition the Council's Housing Strategy and Enabling Officer has advised that *"it is agreed that the proposed units should all be one bedroom flats rather than two bedroom flats, although policy CS13 requires a proportion of 50% 2 bed units in schemes. It is considered that one bed units better meet the housing needs of those on the Council's Housing Register, and indeed currently there are no housing applicants requiring 2 bed housing with support units."*
33. Whilst the proposed split of total affordable housing units by unit size would not accord with either the West Surrey HMA need or the Woking need in relation to 2 and 3 bed units, as specified in the SHMA 2015, when the proposed development is considered along with the previously approved phase 1c and proposed phase 1e, the proposed housing mix would better reflect the Woking housing need, albeit providing a smaller number of 2 bed

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units. Overall the proposal would significantly increase the proportion of family sized affordable dwellings with at least 2 bedrooms, in comparison to the existing situation. The provision of specialist accommodation would also meet the need as identified on the Council's Housing Register.

Conclusion on total housing mix

34. Mindful of the above considerations relating to housing mix by dwelling size it is considered that the proposed development would overall provide an acceptable mix of units by size, would also deliver a significant increase in the number of affordable family homes (2+ bedrooms) and would also meet the local housing need for specialist accommodation. In addition the proposed housing mix has also been guided by the scale and density parameters for the different character areas across the proposal site. Overall the proposal is considered to comply with the requirements of Policies CS5 and CS11 of the Core Strategy.

Housing provision for older people and vulnerable groups

35. Policy CS13 - *Older people and vulnerable groups* seeks to protect existing specialist accommodation and support the development of new provision. Within the application site is Woodlands House which comprises 17no. studio and 1 bedroom units which are stated to be of poor quality, lack flexibility to address changing resident needs and are stated as being no longer fit for purpose (Para 3.55 of applicant's Affordable Housing Statement).
36. The proposal includes a specialist accommodation living facility which would provide 68 self-contained affordable living units as part of the detailed planning application and a further facility comprising 66no. 1 bedroom self-contained affordable living units as part of the outline application providing a total of 134no. specialist 1 bedroom affordable units across the application site. Policy CS13 of the Core Strategy requires 50% of specialist accommodation units to be *"2 bedrooms (unless the development is entirely for affordable units when a smaller percentage may be more appropriate)"*. In this case all of the proposed specialist units would be for affordable housing and the application proposes that they would all be 1 bedroom units. In this regard and as noted above there were 162 households on the Council's Housing Need Register (March 2019) requiring 1 bedroom sheltered housing units, which is significant. There was no other need for any other size of sheltered housing units on the housing need register. In addition the Council's Housing Strategy and Enabling Officer has advised that *"it is agreed that the proposed units should all be one bedroom flats rather than two bedroom flats, although policy CS13 requires a proportion of 50% 2 bed units in schemes. It is considered that one bed units better meet the housing needs of those on the Council's Housing Register, and indeed currently there are no housing applicants requiring 2 bed housing with support units."*
37. Policy CS13 of the Core Strategy states that in the case of specialist affordable housing accommodation a different percentage of 2 bedroom units can be provided where appropriate. In this case given the need on the Housing Register and the comments of the Council's Housing Strategy and Enabling Officer it is considered that the proposed provision of all 1 bed specialist units is acceptable and thus the proposal is considered to comply with Policy CS13 of the Core Strategy.

Conclusion on housing provision, density and mix

38. Overall it is considered that the proposed increase in housing provision, the proposed housing mix, the housing mix of the proposed affordable housing units and the proposed increase in the provision of specialist housing for older people/vulnerable groups is acceptable and would significantly contribute to the delivery of housing and housing

choice within the Borough. The proposal is considered to result in the efficient use of land in terms of housing density and in terms of housing provision the proposal is considered to accord with Policies CS1, CS5, CS10, CS11 and CS13 of the Woking Core Strategy and the NPPF.

Affordable housing

39. The NPPF supports the delivery of affordable homes as part of meeting housing needs and creating mixed and sustainable communities. Policy CS12 of the Woking Core Strategy states that all new residential development on previously developed land will be expected to contribute to the provision of affordable housing in accordance with the criteria set out in the policy. Policy CS5 seeks to redress the tenure imbalance in the Priority Place by requiring new affordable homes to be family homes and also give priority to the intermediate rent and shared ownership tenures.
40. The Affordable Housing Delivery SPD (Oct 2014) provides further guidance in respect of the delivery of affordable housing in the Priority Place areas. Section 5.5, states that *“the Council will allow some flexibility to the on-site requirements for affordable housing in the Council’s regeneration areas and other major allocated sites, where the Council considers there is an issue of tenure imbalance in the existing community.”* It is advised that in these circumstances the Council may decide on an alternative tenure mix and lower or higher percentage provision as appropriate. The Affordable Housing Delivery SPD also requires a *“higher proportion of new affordable homes should be family homes”*.
41. There are 448no. existing affordable housing units currently on the site and 499no. affordable housing units proposed as part of this hybrid application. This would represent a net increase of 51no. units. If phases 1c and 1e of planning permission PLAN/2015/1260 are included it would represent a net increase of 75no. affordable units. Planning permission PLAN/2015/1260 secured a net increase of 13no. affordable units. The current proposal therefore results in a significant increase in the number of affordable units being provided. The existing split between market and affordable housing within the application site is currently 22% market housing and 78% affordable housing which highlights the significant imbalance in this area.
42. In this particular case, assuming that the application site was all within public ownership (although it is recognised that not all of the current site is within public ownership), 50% of the proposed residential units (net) would be required to be affordable housing which would equate to a requirement of 215 affordable units. In addition to the existing number of affordable housing units on the site this would ordinarily result in a total affordable housing requirement of 663 affordable housing units which would represent 66% of the units being affordable housing units. Therefore, if the proposed development was required to comply with Policy CS12 in terms of the amount of affordable housing to be provided on the site this would not contribute in any significant way to the re-balancing of the tenure split between the market/affordable housing.
43. Planning permission PLAN/2015/1260 secured 53% of the proposed new development as market housing and 47% being affordable housing. The current proposed development seeks to address the existing tenure imbalance with 50% of the proposed new development being market housing (504 units) and 50% being affordable housing (499 units). When considered in isolation, the proposed development would satisfy the policy requirement in overall terms. When considered with the approved phase 1c and proposed phase 1e from permission PLAN/2015/1260, 54% of the proposed new development being market housing (619 units) and 46% being affordable housing (523 units). The proposed development would still therefore result in a more recognised/balanced level i.e.

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between 45-50% of affordable housing provision which Policy CS12 normally seeks to achieve on development sites.

44. A significant proportion (61%) of the new affordable housing units (excluding the 1 bed specialist units) to be provided on the site will be family homes with 2+ bedrooms in comparison to the 46% of existing affordable housing units on the site which are family sized homes with 2+ bedrooms. This provision would represent a significant shift in terms of the provision of affordable family homes within the area and would meet the Policy CS5 requirement for new affordable family homes in the area. In addition the proposed development would also replace the existing affordable housing stock with new affordable housing stock. Although it is recognised that this scheme would deliver more 1 bed units than the previously approved scheme under PLAN/2015/1260, it is however noted that this current application would far better address the actual affordable housing need in terms of dwelling size.
45. In terms of tenure, the application proposes that all of the proposed affordable housing units would be let at the equivalent of Social Rent (similar to the regime on Kingsmoor Park). The proposed rent regime will be included within the Undertaking of the Executive and the S106 Legal Agreement. No shared ownership is proposed as part of the application.
46. The Affordable Housing Delivery SPD notes that for the regeneration areas an alternative tenure mix may be required from that stated elsewhere in the document. In this case it is considered that all of the affordable housing being for rent would be acceptable and the Council's Housing Strategy and Enabling Officer has not raised any objection to the proposed rent regime.
47. The design of the proposed affordable housing will be tenure blind and consistent with the design principles set out in the applicant's Design and Access Statement and Design Code. The affordable housing will be located as part of each phase of the proposal and will be distributed across the application site, most likely in clusters which is considered appropriate given the amount of affordable housing to be provided on the site.
48. This application proposes a phased implementation of the proposed development. The proposed residential development would be split into 11 main phases (13 with phase 1c and 1e from PLAN/2015/1260) with the current proposed delivery of affordable housing units as shown below:

Phasing	Total Units	Affordable Units	Market Units	% of Affordable units per phase
Purple	92	46	46	50%
Red	124	107	17	86%
Emerald	18	18	0	100%
Blue	200	45	155	23%
Yellow	168	102	66	61%
Bronze	72	14	58	19%
Pink	30	0	30	0%
Cyan	68	14	54	21%
Orange	153	153	0	100%
*Copper (phase 1c)	92	13	79	14%
Cobalt	39	0	39	0%

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*Gold (phase 1e)	47	11	36	23%
Platinum	39	0	39	0%
Total	1142	523	619	-

Note - * details provided for information only as outside red line area for this application.

49. It can be noted from the above table that the first three phases would provide more affordable housing units than market housing units. The phases which provide no affordable housing units are very small phases, in terms of total numbers of units to be provided per phase and these phases also occur towards the middle and end of the build programme. The Council's Housing Strategy and Enabling Officer has not raised any objection to the proposed delivery of affordable housing over the phased development period. With any phased scheme there is always potential that only part of the development will be delivered. In this case however it is likely that if the later phases of development are not delivered then the existing affordable housing units on the site would be retained.
50. Recommended planning conditions will secure a minimum number of affordable housing units to be provided on the site. Therefore any reduction in the number of dwellings to be provided on the site would be in the provision of market housing. However even if the market housing to be provided on the site was reduced by a small amount, it is still considered that there would be a sufficient addition of market housing to the site to provide a mixed and balanced community. Planning conditions will also control the maximum number of specialist affordable units on the site (134no. maximum) and will also secure these units as affordable for person(s) who are independent but need a level of support offered including people who can live independently with the aid of an appropriate care package (Housing with Support as detailed in the Council's Housing Allocations Policy dated February 2018) (conditions 75).
51. The Undertaking of the Executive obligations are detailed as part of the recommendation for this application and these will also be included in a S106 Legal Agreement. These obligations relate to the amount of affordable housing to be provided, size of units to be delivered, rent regime and the timing of delivery of the affordable housing units to be approved in writing by the Local Planning Authority.
52. Mindful of the above factors, it is considered that in terms of affordable housing, subject to the recommended conditions and the Undertaking of the Executive/S106 Legal Agreement the proposed development would comply with Policies CS5 and CS12 of the Core Strategy, the provisions of the Affordable Housing Delivery SPD and the policies NPPF, supporting the creation of a mixed and balanced community.

Replacement of retail provision

53. Sheerwater is designated as a local centre under Policy CS4 of the Core Strategy where retail uses should meet the day to day needs of the local community. Local centres are expected to provide a small amount of additional retail floorspace (Class A) in order to maintain their function as meeting the daily needs (small scale shopping and service requirements) of the local community. Policy CS5 anticipates that the Council will seek to increase the retail offer in Sheerwater and will support a convenience offer. It is also stated that the loss of existing units will be resisted in Sheerwater.
54. Since the adoption of the Core Strategy planning permission has been granted in Sheerwater for a new Asda store (PLAN/2012/0910 and PLAN/2013/0647). This store is operational and provides an additional 7,661sqm of retail floorspace (net retail floor area 4,000sqm), including 51% of the net sales area being used for the sale of convenience

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goods (49% for comparison goods sale). The store is prevented from providing a Post Office but includes a bakery, fishmonger, meat counter, opticians and large café. The size of this store is significant and exceeds the total additional floorspace provision envisaged by Policy CS4 within all of the local centres combined over the whole plan period.

55. Under planning permission PLAN/2015/1260, 1,650sqm of retail floorspace was approved to replace the existing shopping parade (3,450sqm) on the basis that it would still serve day to day local shopping needs and would complement the existing Asda store, notwithstanding the reduction in retail floorspace. The current planning application proposes, up to 1,728sqm of flexible retail use (within Classes A1 and/or A2 and/or A3 and/or A4 and/or A5) and 117sqm management office (flexible use within Class A1 and/or A2 and/or A3 and/or A4 and/or A5 and/or B1a and/or SG), providing 10no. retail units in phases Yellow, Red and Purple.
56. Having regard to the size of the existing Asda store (7,661sqm) and the retail floorspace proposed as part of this application (1,728sqm), even though the existing retail floorspace would be reduced, this would still result in more retail floorspace within Sheerwater than that envisaged by Policy CS4 (the existing floorspace (3,450sqm) and that proposed in the policy (3,200sqm) for all local centres excluding Knaphill) of the Core Strategy over the plan period. In quantum terms therefore the proposal is considered to comply with Policy CS4 and would provide slightly more retail floorspace than previously approved under PLAN/2015/1260.
57. The proposed retail units would be positioned around the retained Dartmouth Avenue and the amenity space opposite Asda. The proposal would result in a more prominent and visible location for the retail uses. There is no objection to the re-location of the local shopping centre and a more visible location and a co-location close to Asda would enhance its prominence within the local area and the vitality of the shopping area. The shopping area would also be located closer to other facilities such as the community centre, health centre, pharmacy and nursery/children's centre, fostering the potential for linked trips to be made.
58. The phasing schedule/plan will control the timing of the delivery of the proposed retail floorspace as part of the proposed development (condition 5) and it is considered that the phased delivery of the retail units would not raise any concerns as they are proposed to be built as part of phases Red, Yellow and Purple.
59. In light of this assessment it is considered that the proposed development would comply with Policy CS4 of the Core Strategy and the NPPF subject to the recommended conditions. Whilst the proposed development would not comply with part of Policy CS5, which seeks to resist the loss of retail units in Sheerwater, this is considered to be a minor conflict as, in this case, having regard to the provision of the Asda store and the proposed retail provision as part of this application, it is considered that together the retail floorspace would provide for a wide range of retail facilities, providing choice, to meet the day to day needs of the local community, such that the local centre would not be undermined by the proposed development. Consequently it is not considered that any harm would result to the local centre from this reduction in floorspace.

Replacement of local community facilities

60. Social and community infrastructure is essential to community cohesion and is a means to limit social exclusion. Policy CS19 seeks to resist the loss of existing facilities. The proposed community facilities will be delivered prior to the demolition and removal of the existing social/community facilities to ensure the continuity of service provision. A 54

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space public car park will also be provided in phase Yellow. The proposed community facilities are as follows:

Community Uses (D1)	Existing floorspace	PLAN/2015/1260	PLAN/2018/0337	Comparison with existing
Sheerwater Youth Centre	350sqm	1,110sqm	350sqm (existing retained outside application site)	118%
Parkview Community Centre	685sqm		808sqm*	
Woking SureStart Centre/Nursery	425sqm	600sqm	929sqm	218%
Sheerwater Health Centre	225sqm	416sqm	312sqm	197%
Waterside Dental Centre			132sqm	
Total	1,685sqm	2,126sqm	2,531sqm	
Total (minus Youth Centre)	1,335sqm	-	2,181sqm	163%

Note - * Area (excluding Switchboard room, refuse store and cold water storage – including these facilities floorspace is 904sqm)

61. The applicant has advised that the community facilities have been located at the centre of the masterplan to maximise their accessibility, functionality, flexibility and relationship with support services. This is a significant benefit of the scheme. The applicant has further advised that the scale and massing of each facility has been determined by discussions with facility owners, operators and service providers. The community centre will also include partitions within the main hall to enable the space to be subdivided into two smaller spaces. The proposed community centre will be centrally located within the site, close to the new shops and other facilities including the nursery, health centre and dentist. The community centre will also be located adjacent to the central park which will enable users to benefit from the close proximity of the park and assist with the management of the key formal play facilities located in the park including the MUGA sports lighting and park kiosk. The car park for the community facilities will also be located adjacent to the community centre.
62. It is considered that the proposed provision would replicate the type of existing facilities whilst providing an enhancement in terms of additional floorspace given the increased population which would result to the local area from the proposed redevelopment. The quantum of provision is considered to be acceptable and the co-location of facilities would be beneficial to maximise their use. The centralised location of the facilities would enhance their visibility within the development and would *“promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other”* (section 8 of the NPPF) which would assist in promoting social inclusion and community cohesion.
63. The internal layouts of these facilities have not yet been provided but will be required to be approved in writing by the Local Planning Authority (condition 80). It is however considered necessary to ensure that each new community facility is provided before the existing facility is removed (condition 81). Conditions will also be included to restrict the uses to the community uses proposed (conditions 84, 85, 86, 87 and 88).

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64. The current hybrid application also makes provision for 290sqm of additional classroom space adjacent to Broadmere Primary School which would improve the education facilities for this school.
65. The current hybrid application also seeks to provide a revised car park layout for the Leisure Centre approved under PLAN/2015/1260 which would provide a total of 157no. spaces (an increase of 16no. spaces) and would improve the car park for Bishop David Brown School, providing 66no. spaces. The current hybrid application also includes part of the Broadmere Community Primary School site within an outline phase of development. The inclusion of this area would enable a dedicated pick up and drop off area and small car park to serve the existing school. These facilities would result in an enhancement of facilities for these uses and complement the improvements to the community facilities to be provided within the regeneration area.
66. Overall the quantity and proposed location of the social/community facilities is considered to be appropriate to meet the needs of the development and its residents and the proposed development is therefore considered to comply with the requirements of Policies CS15 and CS19 of the Core Strategy and the policies in the NPPF.

Open space, sport and recreation and green infrastructure

67. Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Paragraph 97 of the NPPF states that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:
- An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
 - The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; and
 - The development is for alternative sports and recreation provision, the need for which, clearly outweigh the loss.
68. At local level, Policy CS17 sets out the requirements for open space, green infrastructure and sport and recreation (formal and informal). Policy CS17 differs from the NPPF, in that it states that development involving the loss of open space will not be permitted unless, amongst other things, “alternative and equivalent or better provision is made available in the vicinity”. In addition Policy CS17 also states that there will be a presumption against any development that involves the loss of a sport, recreation or play facility except “.... *where alternative facilities of equal or better quality will be provided as part of the development*”. Notably, Policy CS17 does not refer to quantity.
69. Local planning policies also encourage the provision of Green Infrastructure and requires the provision of undeveloped buffer zones alongside watercourses, including the Basingstoke Canal. Policy CS5 also requires new development in Sheerwater to enhance open spaces and other public amenity areas with the reasoned justification explaining that the quality of public open space in the area is generally poor, as spaces are unattractive, lack play facilities and feel unsafe due to limited opportunities for passive surveillance.
70. The application site includes the Sheerwater Recreation Ground which is designated as urban open space and an Asset of Community Value. Planning permission PLAN/2015/1260 has already established the redevelopment of the existing open space

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facilities within this part of Sheerwater and the provision of new open space and sporting facilities within/adjacent to the current application site and elsewhere within the Borough e.g. the relocation of the athletics track and 2no. grass pitches to Egley Road.

Existing and proposed open space provision in quantity

71. The table below summarises the existing open space provision on site, that required by Policy CS17 of the Core Strategy for the proposed development (based on the proposed population increase) and the provision proposed as part of the application:

Type	Existing provision	Core Strategy Requirement for total new development PLAN/2018/0337	Approved provision under PLAN/2015/1260	Proposed provision¹
Outdoor Sports (excl. MUGA)	3.924ha (school) 2.460ha (athl. track) 1.087ha (rec. ground)	3.3ha	2.661ha (school - excluding AGP)	2.539ha* (2.661ha)
Artificial Grass pitch	-	0.13ha	0.8ha	0.8ha
MUGA	0.077ha	0.1ha	0.076ha	0.069ha
Provision for children and teenagers (Skate/BMX Park, NEAP, LEAP & LAP)	0.317ha	Standard is distance/time from home	0.348ha	0.469ha
Parks and gardens (informal open space)	3.763ha	1.73ha	3.066ha	4.1ha
Canal woodland area	2.212ha	n/a	1.976ha	1.914ha
Total provision within the application site	13.84ha	5.26ha	8.927ha	9.891ha (10.013ha)
Athletics track at Egley Road	n/a	n/a	2.1ha (excluding ancillary facilities provided within building)	2.1ha (excluding ancillary facilities provided within building)

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2no. Grass football pitches at Egley Road	n/a	n/a	1.33ha	1.33ha
Total provision including on site and off site provision	13.84ha	5.26ha	12.357ha	12.321ha (13.443ha)

Notes – ¹ Including the provision secured under PLAN/2015/1260 for phases 1a,1b and 1c.

* The outdoor sports pitches and athletics grass pitch are not included within the red line site area for this application. Notwithstanding the slight difference in the size area for the outdoor pitches, this application does not propose to change this area and on site this area has not changed. Any small discrepancy in size area is likely to be due to the method of calculation between the plans.

72. The Sheerwater Recreation Ground (and athletics track) is also designated as urban open space on the Proposals Map. However this loss is accounted for in the table above under its separate recreation and outdoor sporting facilities use. In respect of urban open space Policy CS17 states that it is space that meets the needs of the community. The previous application has already established the loss of the urban open space from its current position and there would be no planning reason why the replacement open space facilities proposed as part of this application could not be designated as urban open space in future, if so desired. It should be noted that the urban open space designation does not result in any further planning considerations with regard to open space in addition to those already considered in this report.

Parks and gardens

73. In comparison to the previously approved scheme under PLAN/2015/1260, the current proposed hybrid application would provide more than 1ha of additional parks and gardens open space. This is a significant increase above the previously approved provision. It is also important to note that unlike for the previously approved scheme under PLAN/2015/1260, the current application proposes to increase the overall provision of parks and gardens within the regeneration area as a whole. It should also be noted that the total provision for parks and gardens exceeds the required provision which results from the increased population resulting from this scheme.
74. As in the previously approved scheme, the majority of the parks and gardens space (informal amenity space) would be relocated to the centre of the site to create a large central park spreading east-west through the centre of the development. The central park has increased in size from the previously approved scheme under PLAN/2015/1260 and now forms a significant central green corridor for the new development, connecting the canal towpath in the west to the sports facilities to the east of the application site. Further green spaces/streets link north to south from the central park to create a network of green infrastructure including tree lined streets, podium streets and pedestrian friendly shared streets.
75. This central park would also extend northwards (as approved as part of phase 1c) to link to one of the existing entrance paths to the canal towpath and this part of the open space would contain a trim trail. It is further important to note that in the previously approved scheme the central park was split by a road accessing the northern part of the site. As part of this application the roads around the development have been rationalised to enable the central open park to form one large and significant area of open space at the heart of

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the proposed development. The whole of the central park classed as parks and gardens would extend to some 2.848ha which is larger than the equivalent parks and gardens space on the existing Sheerwater Recreation Ground (2.044ha). The central park would be the largest informal open space resource within the application site. Every new dwelling would be within 300 metres of the closest part of the central park thus satisfying the Accessible Natural Greenspace Standards (ANGSt) as referred to in the Core Strategy.

76. The central park would be able to accommodate a range of different forms of passive and active recreation. The central park will also include the formal play areas, including play spaces for a range of age groups, a skate park and a MUGA and the trim trail. The position of the central park would maximise its accessibility to existing and proposed residents and would benefit from significantly improved levels of natural surveillance. The park would be fully landscaped including existing and new tree planting.
77. Outside of the central park would be smaller areas for informal amenity use. The largest of these neighbourhood areas will be at the corner of Albert Drive and Dartmouth Avenue which would lie adjacent to the retail hub and is intended as a focal point for community events. These areas would be fully landscaped.

Provision for children and teenagers

78. This proposal would also provide an increased provision for children and teenagers. The proposed replacement skate park would be located within the central park and would be larger (0.055ha) than the existing skate park within the recreation ground (0.034ha). Previously the proposed skate park would have been the same size as the existing facility and thus an enhanced provision would result from this scheme. The proposed skate park would be more centrally located within the application site maximising its accessibility and improving the natural surveillance to these facilities. The layout of the proposed skate park will be subject to approval from the Local Planning Authority by condition (condition 59) as it is understood that the applicant will consult with local groups on the proposed layout of this facility.
79. There would be a negligible reduction in the provision of the MUGA from the previously approved scheme PLAN/2015/1260 but the MUGA now forms part of the detailed application. In this regard a floodlit MUGA of 18.5m by 39m would still be provided centrally within the park, co-located with the proposed skate park and also close to the Community Centre. The Council's Green Spaces Officer has not raised any objection to the size of the proposed MUGA. The detailed design of the MUGA would be required by condition 59.
80. As noted in the previous application there is only one existing formal play facility within the application site which is located on the recreation ground. Despite this being the only formal play facility it does not cater for children of all ages. In respect of formal play spaces, this scheme differs from the previously approved scheme under PLAN/2015/1260, in that there is one less play area proposed. However this was previously proposed in place of the Sheerwater Youth Centre which is now being retained. Nonetheless the applicant advises that the currently proposed play provision has been informed by further discussions with the Council's Green Spaces Officer whose preference is to consolidate play facilities to support their long term management whilst also improving the quality of play facilities in the local area. The loss of 1no. play area in comparison to PLAN/2015/1260 is not considered objectionable.
81. As previously approved a new NEAP will be provided in the central park along with a LEAP and a LAP which will result in a 'destination' play cluster. These play areas will be positioned at the intersection of key routes and close to the nursery and community centre.

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The applicant considers that this area will become a landmark for the wider regeneration area and would increase access to play opportunities for children across Sheerwater. Outside the central park, 1no. LEAP and 4no. LAPs are proposed to significantly enhance access to formal play space across the regeneration area. In accordance with the Fields in Trust publication 'Planning and Design for Outdoor Sport and Play' the proposed NEAP, LEAP and LAPs would have the minimum recommended sizes. Although the proposed plans show a variety of individual pieces of equipment within the play areas, full details of the exact equipment and their layout within the play spaces will be secured by condition (condition 59).

82. Whilst the walking distances to the LAPs would not be met for every dwelling it is considered the provision of the play areas would represent a significant improvement above the existing limited provision. Furthermore it is also considered that the range of play spaces would be acceptably distributed across the proposed development area and would be positioned to maximise their accessibility to children across the development and improve natural surveillance of these areas.

Canal woodland

83. Policy CS17 states that development will not normally be permitted which would have a detrimental impact on landscape quality, ecological value or water quality of the Basingstoke Canal corridor and that the Environment Agency would require an undeveloped buffer zone alongside the canal to help protect them. Policy DM4 of the DM Policies DPD also relates to development in the vicinity of the canal.
84. In the previously approved application, except for phase 1c, all of the development adjacent to the Basingstoke Canal was within the outline phases and thus there were no details provided for these phases adjacent to the canal. For this application the majority of the canal buffer zone is within a detailed phase of the application, with the remainder being split between two of the outline phases. In comparison to the approved scheme under PLAN/2015/1260 there would be a small reduction in the canal woodland area of 0.062ha or 3% which is considered negligible. The open space provision within the site would still provide links to the canal towpath to enable a circular walk to be achieved. The retained woodland buffer zone is considered to maintain the character of the existing canal edge. The buffer zone would achieve a minimum 10 metre buffer zone between the canal edge and the rear garden boundaries and in most instances this extends to a minimum of 20 metres between the canal edge and the rear most elevation of the proposed dwellings. For the detailed Bronze phase the distance between the canal edge and the rear gardens boundaries would vary between 13-20 metres. In addition the distance between the canal edge and the rear most elevation of the dwelling (normally the garage) would vary between 28-35 metres. This buffer zone exceeds the requirement of Policy CS17 (8m for a main river, although a canal is a man-made water course) and the 10m requirement as advised by Natural England in the original scoping for the original Environmental Impact Assessment for the development. No comments have been received from the Basingstoke Canal Authority for this application.
85. Within the application site the extent of the woodland buffer zone would be delineated by the rear garden boundary fences of the proposed dwellings, thus ensuring a defined physical boundary to the buffer zone. However the earliest phase adjacent to the canal is not due for completion until 2023 and therefore it is considered reasonable to require a condition to require the final positioning of the proposed garden fence boundary to be approved in writing by the Local Planning Authority (in consultation with the Environment Agency) to ensure that any changes to the trees in the interim and following any tree removal as proposed (and retained tree positions be known) can be taken into account to

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provide a rational garden boundary having regard to the need to consider the canal buffer zone and the rear garden boundary positioning for the proposed dwellings (condition 43).

86. A significant woodland buffer would still therefore be retained to the Basingstoke Canal which is considered to maintain the landscape quality of the woodland. Furthermore the proposed buffer zone would exceed the depths of buffer zone as required by Policy CS17. Within the application site the woodland buffer zone would be managed and maintained in accordance with condition 44, as required by the Environment Agency, and this would result in the ecological and visual amenity value of the woodland buffer zone being enhanced through on-going management enabling it to serve as part of the green infrastructure network for the site. The recreational enjoyment of the woodland buffer zone would also be enhanced by enabling a circular walk around the site, incorporating the towpath. The area of woodland outside of the application site falls within the control of the Basingstoke Canal Authority and would be managed in accordance with their own management plan for this area. Overall therefore it is considered that the proposal would meet the requirements of Policy CS17 and DM4 of the DM Policies DPD relating to this resource.

Phasing

87. The new sporting facilities at Egley Road have been completed and are available and these facilities include a replacement and enhanced athletics track facility and 2no. grass pitches all as a direct replacement for these facilities lost from Sheerwater. It should also be noted that the applicant is intending to implement phases 1a and 1b of planning permission PLAN/2015/1260 to provide the new/replacement sporting facilities within the grounds of Bishop David Brown School. As approved under condition 62 (sports pitch timeline for delivery) of planning permission PLAN/2015/1260 the 3G pitch is to be available for use in April 2020, the school rugby pitch would be available for use in January 2021 (including allowing 12 months grass seed establishment) and the grass football pitches and cricket square and nets being available for use in May 2022.
88. For this application the central park would be delivered as part of phase Green commencing in January 2022 and being completed in April 2024. A small part of the central park would be provided as part of phase Blue. It is however noted that the MUGA would be delivered as part of phase Yellow. The detailed phasing plans for the development also show that part of phase Platinum and phase Bronze (which include part of the Sheerwater Recreation Ground and the formal play facilities) are not due for commencement until July/August 2023.
89. The delivery of the proposed open space in the manner proposed is considered to offer an acceptable balance between the phasing of the development whilst enabling existing and proposed residents access to open space within the site. Condition 58 will also require a detailed timetable for the delivery of the central park to be approved by the Local Planning Authority. The open space and play facilities proposed as part of each phase of the development will be required to be delivered as part of that phase and be available for use prior to the first occupation of any development in that phase unless an alternative timetable is first approved in writing by the Local Planning Authority (condition 59). All publicly accessible open space will be required to be retained as publicly accessible open space in perpetuity (conditions 58 and 59).

Conclusion on open space/facilities

90. Overall in respect of all of the open space and play facilities to be provided on the site, it is considered that the quantum and distribution of the open space would represent better quality provision in terms of offering significantly enhanced opportunities for outdoor

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recreation to meet the needs of the local community. The central park would also be 1ha greater in size in comparison to the approved scheme under PLAN/2015/1260. The proposed recreation and play facilities within the site would form a wide variety of green infrastructure provision which would also enhance the visual quality and ecological value of the application site. The proposed development is also considered to comply with the requirements of Policy CS5 as it would result in the enhancement of open spaces, the provision of attractive open spaces, improved play facilities and the location and accessibility of these spaces would also improve their natural surveillance

91. With regard to the canal woodland buffer zone, a significant woodland buffer zone would be retained to the Basingstoke Canal and the northern boundary of the application site. The landscape quality of the woodland buffer zone would be maintained and its value would be enhanced through its on-going management. Moreover, the proposed development would also enhance its enjoyment through the placement of recreation space within the site, resulting in enhanced opportunities for recreation to incorporate the canal towpath. The canal woodland buffer zone would also exceed the buffer zone depths as required by Policy CS17.
92. The proposed development is therefore considered to comply with Policies CS5 and CS17 of the Core Strategy and Policies DM1, DM3 and DM4 of the DM Policies DPD.

Conclusion on the principle of the proposed development

93. In terms of the principle of the development in terms of housing provision, affordable housing provision, retail provision, provision of community facilities and the provision of open space, sport and recreation facilities, it is considered that the proposed development would be acceptable and would comply with the provisions of the Development Plan, subject to the detailed considerations which are assessed below.

Highways and Movement

94. The NPPF promotes sustainable transport and states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety of residual cumulative impacts on the road network would be severe. Policy CS5 relating to the Priority Place area also seeks to improve accessibility into and out of Sheerwater and to seek improvements to facilities for alternative modes of transport.
95. In terms of highway considerations the main differences between this application and the previously approved scheme under PLAN/2015/1260 are the:
- Increase in the number of dwellings;
 - Revisions to the street hierarchy; and
 - Updating the car parking provision to recognise the emerging Parking Standards SPD 2018 (which has now been adopted and represents a change since the determination of the previous application)

Highway Capacity and highway improvement works

96. The application proposes a net increase of 430 dwellings above the existing number of dwellings on the site or a net increase of 158 dwellings above that as previously approved under PLAN/2015/1260 (or 161 dwellings accounting for the 3 additional existing dwellings to be retained on the site). As the full development mix had not been established for the mostly outline application granted permission under PLAN/2015/1260, the peak period vehicular traffic impact of this previously consented development was assessed

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using blanket housing trip rates. These rates are typically higher than those for flats and/or non-private developments and would have potentially overstated the developments traffic generation.

97. The current application set outs the proposed development mix and on this basis representative trip generation rates have been applied to each dwelling type (House or Flat, Private or Non-private dwelling). The applicant's Transport Assessment states that over and above the previously approved scheme PLAN/2015/1260 the proposed development is predicted to generate an additional 47 trips in the AM peak hours (07:00-10:00) and 85 trips in the PM peak hours (16:00-19:00). Based on this analysis the revised development only produces a small increase in traffic generation over that of the previously approved scheme. Notwithstanding that the development results in only minor increases in traffic over that already assessed for the previously approved scheme, the County Highway Authority has rerun the traffic model for the revised development traffic flow and advised that nothing arose which would change their previous conclusion.
98. The County Highway Authority has also advised that previously and resulting from a view that the existing highway network around the junction of Monument Road/Maybury Road could be improved by revising this junction to form a dummy mini-roundabout (Monument Road and Maybury Hill with two-way traffic, Maybury Road as an exit only), these works were secured by condition on the previously approved scheme PLAN/2015/1260. However the County Highway Authority has re-considered the required mitigation resulting from the previously approved scheme and advises that the requirement for the mini-roundabout is no longer appropriate for the following reasons:
- Site observations suggest the impact of the vehicles turning right into Maybury Road from Monument Road (which can delay southbound traffic along Monument Road) are less problematic than the impact of the two pedestrian crossings to the south on Maybury Hill.
 - The road safety audit indicated concerns relating to the safety of such a junction solution, as southbound traffic will never be opposed by traffic coming from Maybury Road. This will lead to right turning traffic entering the junction at a greater speed, increasing the risk of conflict with northbound traffic and pedestrians crossing the entry to Maybury Road.
99. On this basis, the County Highway Authority now requires the development to undertake a study to establish the most appropriate timings for the pedestrian crossings on Monument Road, with the aim being a reduction in delay to southbound traffic without impacting adversely on pedestrians. The County Highway Authority has further advised that whilst visiting the local highway network it was observed that a large volume of traffic turns left onto Monument Road via Arnold Road. In doing so these drivers bypass the Monument Road/Albert Drive junction and fill the available spaces in the traffic stream heading south towards Maybury Hill. This appears to slow the general progress of vehicles through the junction of Monument Road/Walton Road. It may therefore be possible to improve the operation of the junctions along the Monument Road corridor by closing Arnold Road to through traffic which would force any queue back onto the final section of Albert Drive, which was designed for this purpose. In order to address this concern the County Highway Authority has recommended a condition to secure a study being undertaken to address the potential closure of Arnold Drive and to update the signal controllers for a number of nearby traffic signals (conditions 30 and 31). A number of other standard highway conditions (conditions 17, 27, 28, 29, 30, 31, 33, 34, 35, 36, 37 and 95) are also recommended. Given the above comments the County Highway Authority has no objection to the application subject to planning conditions to ensure the implementation of the proposed highway works to mitigate the impacts of the development on the operation of the highway network.

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100. Whilst there would be increased movement of construction vehicles on the site during the construction period, the effects of the construction traffic would be temporary and the Construction and Environmental Management Plan and/or Construction Management Transport Plan would detail the routing of vehicles to and from the site. It is therefore considered that the existing highway network can accommodate the proposed construction vehicles.

Alternative Modes of Transport

101. The NPPF advises that the transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel.
102. In terms of bus and cycle provision, even with the net increase in the number of residential units above planning permission PLAN/2015/1260 the applicant's Transport Assessment advises that there is sufficient capacity on bus services to accommodate the likely increases in bus trips from the development and that the proposed increase in cycle trips can be comfortably accommodated on the surrounding cycle infrastructure. As such no mitigations are therefore required. It is also still intended that the Dartmouth Avenue is designed to accommodate a public transport bus route through the new development. This would enable any bus service to access the proposed local centre/market place and improve bus accessibility to the new residents. However even if the bus service remains on Albert Drive the proposed new residents would be in sufficiently close proximity to any bus stop to enable and encourage its use as an alternative mode of transport.
103. The existing pedestrian network within the application site and wider local area is well-developed with streets providing footways on one or both sides of the carriageway. In addition a well-established network of shared footway/cycleway, on-road and off-road cycle routes serve Sheerwater including the Planet Trail (along the Basingstoke Canal towpath) linking Sheerwater to the wider local area. The proposals have been designed to provide a comprehensive and attractive network of routes to encourage walking and cycling (active travel) for example:
- Routes connecting the canal towpath to the central park,
 - Routes through the linear park connecting the residential areas to local schools, new leisure centre and the wider network;
 - Green streets connecting the adjacent residential areas to the central park; and
 - Routes to the community centre and retail units.
104. The proposed pedestrian linkages throughout the development are considered to be acceptable and would enable ease of movement through the development for pedestrians and cyclists.

Proposed accesses and road layout within the site

105. The parameter plan sets out the strategic access and movement proposals for the site and identify the proposed hierarchy of vehicular routes within the site and the pedestrian only points. In comparison to the previously approved scheme under PLAN/2015/1260, the key highway improvements to the scheme are:
- All roads being designed to 20mph or less by the integration of landscaping and speed management features;
 - A clear hierarchy of streets being achieved;
 - A reduction in roads fronting the central park to soften the residential edge of the park; and

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- Removal of the western primary road crossing the central park resulting in the removal of traffic across the park and around the community centre/nursery buildings.

106. The proposed access points and road hierarchy/layout are logical and would connect the proposed new development to the existing surrounding area in a variety of ways as the current development does. These arrangements are considered to be acceptable to ensure accessibility, connectivity and legibility into and out of the proposed development and would represent a significant improvement in comparison to the previously approved scheme.
107. Each phase of the proposed development has a refuse strategy showing the proposed bin stores, refuse collection points and positioning for the refuse collection vehicle. These plans demonstrate that acceptable refuse storage and collection arrangements for each phase of the development are achievable. Given the size of the site it is however considered necessary to require a detailed refuse management plan for each phase of the development to be submitted to and approved in writing by the Local Planning Authority to ensure that the proposed arrangements are put in place and the acceptable operation of the storage and collection arrangements (condition 47).

Parking strategy

108. Policy CS18 states that maximum car parking standards for all non-residential forms of development will be set and minimum standards will be set for residential development. In April 2018 new Parking Standards were adopted which set minimum parking standards for residential development but retains maximum parking standards for all non-residential development.
109. The previously approved scheme under PLAN/2015/1260 adopted an average maximum parking standard for the residential development of 1.5 spaces per dwelling. The Parking Standards 2018 sets out minimum parking standards for residential development but advises that allocated or unallocated parking is acceptable. The tables set out in the proposed development section of this report detail the proposed parking provision for each of the phases the subject of the detailed planning application.
110. For the detailed part of the application it can be noted from these tables that for phases Purple, Red, Emerald, Yellow, Cyan, Blue (parcels E and F) the proposed parking provision either meets or exceeds the minimum residential parking provision as outlined in the Parking Standards SPD. For the bronze phase (low rise residential), it is noted that there is a shortfall of 17 parking spaces against the Parking Standards SPD. This is because a number of 4 bed units have 2 parking spaces instead of the required 3 parking spaces. However whilst there is this shortfall against the current standard it should be noted that the previously approved permission PLAN/2015/1260 (which is still capable of implementation) proposed an average of 1.5 spaces across the development as a whole. For the bronze phase the average number of spaces per dwelling is 2.3 which is a significant increase above the previously approved scheme. Overall and taking into account the excess provision as part of the medium rise development, there would be around 57 more car parking spaces than required, although this would include unallocated on-street parking spaces. Therefore mindful of these factors it is not considered that the shortfall in parking provision for a very small number of units in phase Bronze is objectionable in this particular case. The parking provision for the outline phases of the development will be determined at the reserved matters stage.
111. For the proposed non-residential uses, a 54 space car park opposite the community centre building/nursery is intended to provide spaces for joint use between the community

facilities, the retail units and also the park. However all of these facilities are to serve the local community. The applicant has used trip generation rates for these uses and it is demonstrated that the proposed car park would provide sufficient spaces. There will also be on-street parking spaces in the vicinity of these uses. The leisure centre car park is also proposed to be re-modelled as part of this application from that approved under PLAN/2015/1260 and to account for the retention of 4no. dwellings. However 157no. car parking spaces would still be provided which represents a net increase of 16no. spaces above that approved under PLAN/2015/1260. As part of this application, it is also proposed to provide a new drop off area and re-located car park for Boradmere primary school. The number of parking spaces would increase from 18 to 36 and these would be accessed off Devonshire Avenue. This represents a further benefit of this scheme.

112. In respect of electric vehicle charging the proposals include that all private homes (with an in-curtilage parking space) would have an active charging point, podium parking would have 5% active and 15% passive charging points, the community car park will have a fast charger (payable) and fast chargers will also be provided on street near the energy centre and in the leisure centre car park. The charging point provision for private dwellings meets the Climate Change SPD requirements and overall the proposed provision is considered to be acceptable. A condition will secure the provision of electric vehicle charging points (condition 51).
113. The Parking Standards SPD advises that for all dwellings 2no. cycle spaces should be provided. The application proposes 1no. cycle parking space for a 1 bed unit and 2no. cycle parking spaces for a 2 bed unit. Individual dwellings with a conventional dwelling would be provided with secure cycle parking facilities within the curtilages. Some dwellings with the podium areas would have their cycle parking located within the podium car park. Although the proposed development would not comply with the cycle parking standard in respect of 1 bed units, it is considered that given the number of cycle parking spaces provided for the medium rise development that sufficient cycle parking facilities would be provide across the development.
114. A Framework Residential Travel Plan has been submitted with the application to encourage the use of alternative modes of transport and sets out objectives and measures, although a full travel plan for the residential part of the development will be required to be submitted for approval (condition 33).
115. Overall it is considered that the proposed development has taken up the opportunities for sustainable transport modes, would provide a safe and suitable access layout for all people and that the proposed mitigations for the increased traffic generation as a result of the proposed development can be undertaken within the highway network that cost effectively limit the significant impacts of the development. The proposed development would not therefore prejudice highway safety nor cause inconvenience to other highways users and no severe residual impacts would occur. The County Highway Authority has assessed the application and does not raise any objection subject to conditions. In terms of highways and movement the proposed development is therefore considered to comply with Policy CS5 and CS18 of the Core Strategy and the NPPF.

Ecology and Biodiversity

116. The NPPF states that the planning system should contribute to and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible. Circular 06/05 – Biodiversity and Geological Conservation 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.

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This approach is reflected in Policy CS7 of the Woking Core Strategy. Policy CS8 of the Core Strategy also relates to the Thames Basin Heaths Special Protection Area.

117. The application site is made up of a range of habitat types including amenity grassland, broadleaved semi-natural woodland, buildings and private gardens, hardstanding, hedgerows, scattered trees, poor semi-improved grassland and mixed semi-natural woodland. No part of the application site lies within a designated site but the site lies adjacent to the Basingstoke Canal which is a Site of Special Scientific Interest (SSSI) and is around 655m from Horsell Common SSSI which forms part of the Thames Basin Heaths Special Protection Area (SPA). Chapter 7 of the Environmental Statement relates to ecology and nature conservation.

Designated sites – Basingstoke Canal SSSI & Thames Basin Heaths SPA

Basingstoke Canal SSSI

118. The Basingstoke Canal follows the northern boundary of the site and has the potential to be impacted by the development during construction from pollution, noise and dust etc. During construction measures to minimise adverse effects on the Basingstoke Canal including noise, dust, run off and external lighting will be controlled by a Construction and Environmental Management Plan (condition 16) consistent with planning permission PLAN/2015/1260.
119. A buffer zone of at least 10 metres will be retained between the canal edge and the rear garden boundaries (during construction and the operational phase) and in most instances the buffer zone would extend to 20 metres between the canal edge and the back of the proposed built form to ensure the landscape quality, ecological value and water quality of the Basingstoke Canal is not adversely affected. The 10 metre buffer zone exceeds the requirement for a buffer zone as set out in Policy CS17 of the Core Strategy and the proposed development is not considered to be detrimental to the Basingstoke Canal.
120. The current proposed buffer zone formed part of the current application as originally submitted to which the Environment Agency did not raise any objection to subject to conditions. During the course of the application the buffer zone was reduced slightly and an objection was received from the Environment Agency. The current application proposals have reverted back to the originally submitted canal buffer zone scheme to which the Environment Agency raised no objection subject to conditions (conditions X). Natural England has not raised any objection to the application in terms of impact on the Basingstoke Canal SSSI.
121. For the operational phase, the canal woodland buffer zone would be retained and for the part of the buffer zone within the application site, this would be subject to a long term management plan (condition 43) which will protect and enhance the corridor of the Basingstoke Canal and as required by the Environment Agency. A long term management plan would also have the potential for providing net gains in biodiversity through management. Lighting from the proposed development could impact on the Basingstoke Canal SSSI but the retained woodland corridor will reduce any potential adverse impacts from the residential phase of the development. No response has been received to the application from the Basingstoke Canal Authority.
122. During the operational phase, as previously approved residents will access the canal towpath for recreational use using two pedestrian accesses to the canal towpath. In addition access to the canal footpath will be only one of a range of recreational facilities provided within the site for outdoor recreation. The applicant considers that given the other outdoor recreation facilities and the provision of appropriate interpretation boards to

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emphasise the sensitivity of the canal environment that Basingstoke Canal SSSI would not be adversely affected by any likely increase in residents utilising the canal footpath (condition 42).

Thames Basin Heaths SPA

123. The application site lies within the 400m-5km zone of the Thames Basin Heaths Special Protection Area (TBHSPA) which are internationally important and designated for their interest as habitats for ground nesting birds. Policy CS8 of the Woking Core Strategy requires all new residential development within the 400m-5km zone to make a financial contribution towards the provision of Suitable Alternative Natural Greenspace (SANG) and the Strategic Access Management and Monitoring (SAMM) to avoid adverse effects on the integrity of the SPA from recreational disturbance. Horsell Common SSSI is the closest part of the TBHSPA to the application site which is approximately 655m to the north-west of the application site. The SANG contribution is now encompassed within the Community Infrastructure Levy (CIL) but the SAMM element of the contribution is required to be secured outside of CIL. The applicant has agreed to make a SAMM contribution for each net increase in the number of residential units (including any Class C2/C3 unit which is a self-contained unit) to be provided on the site in accordance with the adopted Avoidance Strategy 2010-2015. The payment of this financial contribution will be secured by the Undertaking of the Executive and S106 Legal Agreement with the SAMM contribution to be paid prior to the commencement of each phase of residential units.
124. The application has also been assessed having regard to the air quality impact on the Thames Basin Heaths SPA resulting from the additional traffic generation (on roads in close proximity to the SPA) and the energy centre. The application has assessed the impact based on the net increase in the number of dwellings over and above that already approved under planning permission PLAN/2015/1260. The assessment demonstrates that the increased traffic generation on the roads in close proximity to the SPA and the energy centre will not exceed the 1% critical load level (Oxides of Nitrogen (NO_x)). As such the proposal not therefore considered to have an adverse impact on the integrity of the SPA in terms of air quality. Natural England has withdrawn their earlier objection to the application on air quality grounds following the receipt of additional information and now raises no objection to the application in terms of adverse impact on the Thames Basin Heaths SPA resulting from the proposed development. In this respect the proposed development is therefore considered to comply with Policies CS7 and CS8 of the Core Strategy,
125. As previously concluded for application PLAN/2015/1260, for the Basingstoke Canal SSSI, the assessment demonstrates that the changes in the air quality levels as a result of the proposed development would not exceed the screening criteria adopted by the Environment Agency and the Joint Nature Conservation Committee and thus would not have a significant adverse impact on the SSSI in terms of air quality.
126. All other designated sites are too distant from the application site to be affected by the proposed development during the construction or operations phases.
127. In view of the above, and in line with the conclusions of the Appropriate Assessment the proposed development is not therefore considered to have an adverse effect on the integrity of the Thames Basin Heaths Special Protection Area and will not damage or destroy the interest features for which the Basingstoke Canal SSSI has been notified. The proposal therefore accords with saved Policy NRM6 of the South East Plan 2009, Policies CS7 and CS8 of the Woking Core Strategy 2012, Circular 06/2005 – Biodiversity and Geological Conservation and the Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015.

Habitats

128. The construction of the proposed development would result in an additional loss of approximately 0.059ha of woodland in comparison to PLAN/2015/1260. However in the wider context of the canal and the woodland area which runs along the canal, this loss is not considered to be significant. In addition, the woodland is structurally in a poor condition and has non-native invasive species e.g. rhododendron occurring throughout. All tree removal would be undertaken between November to February and if works are required at other times of the year then they would be undertaken under the supervision of an Ecologist. The remaining woodland would be protected during the construction phase and measures to mitigate the construction impacts are suggested in the ES e.g. lighting. The application also advises that the removal of selected trees within the application site along the northern boundary has the potential to increase natural light throughput to the Basingstoke Canal which has the potential to result in a beneficial effect on the growth of marginal and aquatic vegetation associated with the watercourse, neither of which are in particularly favourable condition. This could result in a beneficial effect on the status of the SSSI. Post-construction the woodland (within the application site) will be subject to an appropriate management plan to improve the structure of the woodland and the diversity of species to have a positive impact.

129. The previous application acknowledged the loss of other habitats within the site such as ornamental hedges which were considered to be of low ecological value. However it was also established that the loss of these habitats was not considered to be significant in ecological terms and their loss would be mitigated by the provision of the new green infrastructure on the site, including the provision of new tree planting, wildflower rich grassland, a water body and other biodiversity enhancements on site. There is no change to this impact for this current application albeit it is noted that this proposal would result in a significant increase in the parks and gardens amenity space in comparison to the previous approval under PLAN/2015/1260 which would be a significant benefit of this scheme.

Protected species

130. The previous planning permission under PLAN/2015/1260 established that in terms of protected species, any impacts on protected species could be mitigated. As part of this application the ecology assessments have been updated and the same conclusions can be drawn. No mitigation is required for badgers, reptiles or amphibians. During construction mitigation measures to avoid and mitigate ecological impacts will be included in the CEMP. Any vegetation clearance will be undertaken outside the bird breeding season or otherwise under the supervision of an ecologist (condition 56). In respect of stag beetles, deadwood would be relocated to areas not affected by the proposed development and any stag beetles or larvae will be moved to the woodland corridor to previously constructed refugia.

131. The Basingstoke Canal and woodland provide suitable foraging, commuting and potential roosting sites for a range of different bat species. Bats will also forage around urban areas and potentially roost in some buildings. Most of the buildings on the site have tiled roofs and are likely to have loft space features suitable for roosting bats.

132. As the development is phased and given the likely time lag between the assessments already undertaken it is considered reasonable and necessary to require updated bat surveys to be undertaken. These bat surveys will include the necessary building inspections and where applicable roost emergent and re-entry surveys. Any trees to be affected by the proposed development will also be inspected by a licenced bat worker

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before being felled. Such assessments (all surveys, results, mitigations and/or enhancements) will be required to be undertaken and submitted for approval prior to the commencement of the development of each phase to ensure no adverse impacts (condition 40).

133. All habitats and trees not affected during construction will be appropriately fenced off and signed to avoid unnecessary damage to features which contribute to commuting and foraging. Increased lighting levels can cause disturbance to bats and act as a barrier across commuting lines although some bats take advantage of artificial lights by hunting insects around street lighting. During the construction phase, temporary artificial lighting will be controlled as part of the CEMP (condition 16) and only the minimum light levels necessary for health and safety will be used i.e. low level directional lighting.
134. For the operational phase the Landscape and Ecological Management Plan (LEMP) will include measures to enhance biodiversity on the site. With regard to external lighting low level, directional lighting is recommended for the application site. External lighting is proposed for the MUGA and skate park and it is considered that, given the use of the application site by low numbers of relatively light-tolerant bat species and the location of these facilities, this would have a significant adverse impact on bats from these luminaires. Nonetheless a condition relating to external lighting is included in the recommendation (condition 96) to ensure compliance with relevant guidelines.
135. As noted above, Natural England has withdrawn their objection to the application on grounds relating to the Thames Basin Heaths SPA. The Surrey Wildlife Trust advises that the ecological survey information provides much useful information for the Local Planning Authority to assess the potential status of protected and important species and to assess the likely effect of development on them. The Surrey Wildlife Trust advises if planning permission is granted then the applicant should be required to undertake all of the recommended actions in the Preliminary Ecological Appraisal by MLM Group dated 19th March 2018, section 7 of the Environmental Statement and biodiversity enhancements (conditions 12, 13, 38, 39, 40 and 41).
136. The Surrey Wildlife Trust also advises that it should be ensured that the applicant is required to undertake all the advised additional bat survey work required and incorporate all the likely advised mitigation which is necessary to prevent adverse effect on legally protected species. In addition, although no reptiles were found during the reptile survey work, further survey work of suitable habitat in gardens affected by the development is likely to be required and a possible on-site translocation area may be required and should be identified within plans at an early stage in future phases of the proposed development. The Surrey Wildlife Trust also advises that a Construction and Environmental Management Plan (condition 16) should be approved to help protect biodiversity value during construction and a Landscape and Ecological Management Plan for public spaces should be required to develop and maintain biodiversity value of the site (condition 44).
137. In light of all of the information relating to ecology it is considered that, subject to the mitigation secured by conditions, the Undertaking of the Executive, the S106 Legal Agreement and the requirement for further survey work (conditions 40 and 41), the impact of development on ecology would be acceptable and the proposed development is not considered to have an adverse effect on the integrity of the Thames Basin Heaths Special Protection Area, would not damage or destroy the interest features for which the Basingstoke Canal SSSI has been notified and would not adversely affect protected species. Furthermore biodiversity enhancements would also result from the proposed development from the measures to be undertaken on site with long term management plans being required for the woodland buffer zone and the public spaces. The proposal therefore accords with saved Policy NRM6 of the South East Plan 2009, Policies CS7 and

CS8 of the Woking Core Strategy 2012, Policy DM4 of the DM Policies DPD, Circular 06/2005 – Biodiversity and Geological Conservation and the Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015.

Design considerations within the development site

138. The NPPF sets out that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve (paragraph 124). Policy CS21 of the Core Strategy states that new development should respect and make a positive contribution to the street scene and the character of the area within which it is located. Policy CS24 states that all development proposals are required to provide a positive benefit in terms of landscape and townscape character and local distinctiveness. Policy DM17 of the DM Policies DPD states that development should create or contribute to a safe, attractive, high quality, inclusive and legible public realm which positively contributes to local character and encourages social interaction.
139. The applicant has submitted an extensive Design and Access Statement (DAS) which sets out the design approach for the whole site and a Design Code has also been submitted with the application which sets out a number of urban design principles for the proposed development and will guide the design of the future phases of the development at the reserved matters stage.
140. The Design and Access Statement advises that the vision and guiding principles of the development has remained the same from the previously approved scheme. However the current masterplan has evolved in a number of key areas in response to feedback from the public, the Council and the challenges set by the applicant. The key improvements to the masterplan are summarised as follows:
- Increase the density of development in the medium rise mixed use zone at the heart of the scheme;
 - Increase the proportion of smaller residential units in the overall mix;
 - Reduction in the number of primary and secondary roads and improvements to the walkability of the neighbourhoods;
 - Increase the amount of useable recreational space;
 - Address the congestion associated with set down and pick up at Broadmere Primary School; and
 - Improve the car parking and access arrangements to the consented Leisure Centre scheme and remove the need to demolish 4 dwellings along Devonshire Avenue.

Outline application parameters

141. For the outline part of the application, the submitted parameter plans show the proposed main access points, open space, development parcels, site levels, building heights, land use and phasing. The parameter plans show the extent of the proposed development zones and the land uses to be included in those development zones. The areas outside of the development zones will be provided as open space or roads.
142. As the majority of this application comprises the detailed application, there is much less development forming part of the outline application than in PLAN/2015/1260. The majority of the development zones for the outline part of the application are residential zones, with one zone being for specialist accommodation and a small zone for additional classrooms and key worker accommodation above. This latter zone is in close proximity to Broadmere Primary school.

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143. In terms of parameter heights, the proposed development for the outline zones would vary from 12 metres (2-3 storeys) in height to 15 metres (2-4 storeys), to 18 metres (4-5 storeys) in height. The heights are expressed as maximum heights for the development zones. The highest parts of the proposed development would be limited to the area fronting the main spine road through the development up to Broadmere Primary School and for the central zone (adjacent to Phase Blue) for the specialist accommodation. In comparison to the approved parameter heights under planning permission PLAN/2015/1260 for the same areas, the main differences are that all of the low rise development to the north of the central park would have a maximum height of 12 metres (previously adjoining the park the maximum height was be 15 metres). For the area to the west of Broadmere Primary School there would be a larger area of development with a maximum height of 18 metres (4-5 storeys) but this would be close to phase Blue and there would be a smaller area of development with a maximum height of 15 metres (2-4 storeys) and larger areas of development with a maximum height of 12 metres 2-3 storeys).
144. These height zones are considered to result in an acceptable transition from the heights of the adjacent phases, to the existing development outside but adjacent to the application site. Where new outline phases directly adjoin existing residential areas outside of the application site the height has been limited to 12 metres (2-3 storeys). The height of the proposed development will be relative to the proposed site levels, which will be altered on the site to accommodate the proposed drainage system. This approach is considered to be acceptable and consistent with the previously approved application.
145. With regard to access and movement the opportunity has been taken to reduce the impact of roads on the residential areas and the central park (as detailed in paragraph 105) and these are included in the access and movement parameter plan.
146. An illustrative master plan has also been submitted with the application which shows one way the proposed development could be accommodated within the parameters of the outline application.
147. For the outline part of the application, the DAS is considered to provide sufficient analysis and information, which along with the parameter plans and illustrative master plans demonstrate that the proposed development could be accommodated on the site in a manner which represents high quality and inclusive design and an efficient use of land. It is therefore considered that the layout, land use, heights, design principles (built structure and open space) proposed for the development as controlled through the parameter plans and the Design Code are acceptable. The submission of the Design Code will also be beneficial in guiding the outline phases of the proposed development to ensure that the development proceeds in a visually coherent manner and this will be controlled by condition 7.

The detailed application

148. The proposal retains the three main character areas of the previously approved scheme, namely, the Mid-Rise Zone to the south of the central park, the Low-Rise Zone to the north of the central park and the central park itself. The scheme also retains the character areas for the residential development from the previously approved scheme i.e. neighbourhood spine area, neighbourhood area/mews, park edge and canal side. The proposed building typologies would include apartments, maisonettes and houses. The affordable housing will be designed to be 'tenure blind' (i.e. visually indiscernible from market housing). Parking would be provided for each residential unit and will be provided either within curtilage, on-street or within podiums. The proposed development would be

landscaped and there would be a series of open spaces and a hierarchy of play areas. Parts of the open space would also include sustainable urban drainage system devices.

Mid-Rise Zone

149. As previously approved the mid-rise zone would be located to the south of the central park and comprises the higher density mixed use/residential zones. The mid-rise zone comprises phases Purple, Red, Emerald, Yellow, Blue, Cyan (a) which all form part of the detailed application and phases Cyan (b) and Orange which form part of the outline application.
150. The layout of the development broadly follows the previously approved scheme but one of the main benefits of this proposal is that it clusters the community hub (community centre, nursery, health centre, dentist and pharmacy) and car park with the community centre and nursery overlooking the central park. The co-location of these facilities promotes access to both health and wellbeing services. The new retail facilities would also be located in this zone fronting the 'market square' open space and Dartmouth Avenue and will provide greater prominence to the local retail facilities and to complement the facilities provided by Asda. This zone also includes the proposed Energy Centre.
151. Five of the phases of the development incorporate podium parking, reducing the requirement for on-street residential parking. The apartments, dwellings and/or other uses e.g. community uses would be arranged around a central parking area with a podium above the car parking area enabling gardens and further dwellings and apartments to be provided. The podium concept has the benefit of providing parking at ground level but that parking area would be full enclosed by development presenting an active street frontage to contribute to the character and vitality of the street scene. Some low rise residential development is also proposed in this zone where the scheme adjoins and ties in with the existing neighbouring development.
152. The massing approach for the detailed application follows the broad principles set out in the previously approved scheme, with the taller and larger blocks (6 storey) being clustered around the central square providing a civic presence and gateway to the development. The neighbourhood spine contains buildings of 5 storeys with the mass broken up vertically to reduce their scale and provide a residential presence reflecting the character area. Adjacent to the existing or proposed low rise housing transitional buildings of 2-3 storeys are proposed. Along the park edge the massing varies between 3-4 storeys. It is noted that to be able to accommodate the increase in the number of units and the provision of additional open space, the parcels of development with 6 storeys and the 4-5 storey development has extended across some wider parts of the site in comparison to the previously approved scheme. However this has primarily occurred adjacent to the main spine road, around the 'gateway' into the site and around the community hub area. However a much larger area of 2-4 storeys (15 metres) was previously approved to the southern part of the central park but a large amount of development in these areas is now below the 2-3 storeys (12 metres). In addition some of the dwellings in close proximity to existing neighbouring development outside the site would have maximum heights of 7.8-9 metres which is much less than the 12 metre maximum height previously approved in these areas. As such it is considered that the proposed massing and heights of the development would offer a suitable variation across the site to re-inforce the character areas and provide acceptable transitions across the development and to existing neighbouring development. As such the proposed massing and heights of the development is considered acceptable.
153. Woking Design SPD states that any building 2 or more storeys higher than neighbouring properties could be considered tall, regardless of whether it is over 6

storeys. In this case the maximum number of storeys proposed by this development is 6 storeys. However where the proposed development directly adjoins existing development outside of the application site the new development would not be two or more storeys higher than neighbouring properties. Within the development it is acknowledged that some new buildings will be 2-3 storeys higher than other new 'neighbouring' buildings but the height and massing changes across the site have been particularly proposed to create different character areas in terms of urban design, to foster an efficient use of land and to provide variation and transition in heights and massing across the development and between existing and new development. In any event the Design SPD also states that applications should quote building heights, number of storeys and Ordnance Datum level when presenting proposals and clearly demonstrate the proposal's relationship to adjacent building heights. In this case irrespective of whether or not the proposed development includes 'tall' buildings, the application includes this information as required by the SPD.

154. Even if some of the proposed buildings on the site were considered to be 'tall' the development is considered to be of high quality and exceptional design. The character area approach to the development has been established by the previous planning permission PLAN/2015/1260 and the impact of the proposal on the setting of heritage assets and townscape and visual impact has also been assessed. Overshadowing is considered below in terms of residential amenities. The tall building strategy also requires schemes to pay particular attention to the environment created at ground floor level and in this case the use of the podium concept to buildings enables active and attractive street frontages to be provided at the human scale, enabling the parking and bin storage to be enclosed within the podium. The proposed development would also successfully create new public spaces and provide attractive 'green' streets incorporating substantial landscaping to provide a pleasant and high quality development. Overall the proposed development is considered to comply with the Woking Design SPD.

155. The Design and Access Statement advises that the architectural character for the proposed development would be contemporary which would be enriched by the landscape character, materials palette and detailing founded in the Surrey arts and crafts vernacular. The main design features of the apartment and maisonette blocks would be:

- Having street elevations with strong vertical and horizontal compositions with symmetry and repetition;
- Flat roofs with solid parapets;
- Varied plan forms to provide visual interest to the elevations;
- Clearly expressed entrances with patterned brick to highlight locations at street level;
- Providing apartments with private amenity space with the use of recessed balconies to prevent them appearing as an 'add-on' feature;
- Providing shared communal gardens above podiums where appropriate;
- Vertically proportioned windows to maximise daylighting and re-inforce vertical emphasis;
- Varied use of palette of materials to provide visual interest;
- Providing defensible space to ground floor apartments; and
- Top floor apartments being recessed from the edge of the building and faced in metal cladding to minimise visual impact.

156. The proposed dwellings would have either a flat roof to reflect the contemporary approach to the apartment blocks or would have pitched roofs to provide visual interest to the rhythm of the development. The main design features of the dwellings would be:

- Narrow plot widths (except for the mews dwellings);

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- Providing varied plan form to some terraces e.g. park edge dwellings to provide visual interest and create strong rhythm to development;
- Clearly defined entrances with patterned brick to highlight locations at street level;
- Design led solutions to bin storage when located at the front of dwellings;
- Robust materials palette and variations in use of materials to provide visual interest;
- Defensible space to front of some dwellings or having less formal arrangements between public and private spaces to create sense of place and variety e.g. Green Streets (for pedestrian and cycle access only);
- Concealed gutters to simplify appearance of elevations; and
- Architectural detailing to allow plots to be read individually within terraces.

157. The principal building material for the mid-rise development would be facing brick to provide robustness and longevity. Bricks will be selected in variations of light and medium buff tones on the medium rise buildings (to reflect the wider Sheerwater area) to traditional red tones on the low rise dwellings. Decorative brickwork would be used to express entrance ways to buildings and to provide interest to apartment block walls adjacent to gardens. Pitched roofs and some vertical elements would utilise clay plain tiles to provide texture and warmth and would reference local vernacular architecture. Metal panels would also be used alongside brick to provide variation to the elevations. Patterned perforated metalwork would also be used to conceal ventilation louvres to apartments.

Low Rise Zone

158. As previously approved the low-rise zone comprises of residential development only and is located to the north, east and west of the central park. The Design and Access Statement advises that the low rise residential dwellings respond to the more naturalist and 'gardenesque' character of the Basingstoke Canal. Low-rise development is also proposed in zones where the proposed scheme adjoins and ties in with the existing neighbouring development.

159. The low-rise zone comprises of phase Bronze for the detailed application and phases Platinum, Pink and Cobalt for the outline part of the application.

160. With regard to the Bronze phase for which detailed planning permission is sought, the proposed development largely follows the design rationale as set out by the detailed phase 1c as previously approved under PLAN/2015/1260. In terms of design the proposed dwellings would vary between 2-3 storeys. The building typologies would comprise detached dwellings, semi-detached dwellings including townhouses and small rows of terraced dwellings. The house types are generally grouped to provided consistency and visual interest in form and appearance and to express the different character areas identified above e.g. canal side area, avenue and mews. Some of the dwellings would have a roof ridge parallel to the road whilst other dwellings would have gables facing the road. Visual interest to the elevations is achieved through the use of subservient additions to detached and semi-detached dwellings, variations in the use of glazing and the use of small dormer windows. All of the dwellings for this phase would have pitched roofs and would be faced in either a red brick or a lighter/buff brick under a tiled or slate effect roof. The majority of the dwellings would have in-curtilage parking and each dwelling would have its own private rear garden. Key landmark dwellings (on the corners of roads and/or adjacent to open space) would provide additional detailing to enhance their appearance as a focal point.

161. The built environment would be enriched by a network of high quality open spaces, green streets and tree lined avenues and other street planting comprising street trees,

landscaping and rain gardens. The effect of this would be to provide attractive street scene environments and open spaces which promotes a sense of place, fostering social interaction and providing a variety of facilities and opportunities for the daily lives of the residents.

162. Overall the layout, scale, design and appearance of the proposed development is considered to represent an attractive and well-designed form of development in terms of meeting its own objectives and creating a well-connected mixed and sustainable community, securing the provision of local facilities to support the community whilst enabling a comprehensive phased development of the site. The residential development is considered to result in an acceptable scheme which would make an efficient use of land whilst providing a clear identity for the development and creating a sense of place. Subject to the conditions as set out (conditions 45, 46, 48 and 55) it is considered that the proposed development within the application site would offer a high quality design approach which would accord to the requirements of Policy CS21 and CS24 of the Core Strategy and Policy DM17 of the DM Policies DPD, the Woking Character SPD and Design SPD and the policies in the NPPF.

Trees and Landscaping

163. The northern boundary of the site adjacent to the Basingstoke Canal is heavily treed and there are groups of trees and individual trees interspersed through the application site. An updated Tree Survey and Impact Assessment has been submitted in support of the application, along with an Arboricultural Method Statement. The application site contains two Tree Preservation Orders. TPO No. 626/0463/1995 - covers the existing properties of 1 and 7 St Lukes Court and also 20 Dartmouth Avenue and TPO No. 626/0525/1998 covers St Michael's Shared Church on Dartmouth Avenue (although the church itself is outside of the application site).
164. The Arboricultural Impact Assessment advises that the current layout of the scheme is an evolution of the previously approved masterplan and as such the impact on trees is essentially the same as in the previously approved scheme. Therefore the proposed development results in the loss of trees at a broadly similar scale to that of the previously approved proposal. The trees along the canal side would be retained with only marginal loss from the southern edge of the tree belt. This would ensure that the amenity provided by the trees to the canal is retained and not materially altered.
165. As previously approved, the tree removal will also include an existing oak tree covered by TPO No. 626/0463/1995 (T261). This tree is located in close proximity to The Birch and Pines PH which has been demolished and would surrounded by the built environment. However as in the previous proposals the loss of this tree will be mitigated by extensive and significant new tree planting across the development as part of a fully details landscaping scheme for the site. The replacement tree planting would form part of the open space/landscaping scheme for the proposed development and in addition to mitigating the loss of trees will also enhance the character and appearance of the new development and provide a biodiversity resource for the new development.
166. The Council's Arboricultural Officer has not raised any objection to the application subjected to conditions relating to updated arboricultural information being provided for each phase to assess/detail works within root protection areas of trees and landscaping (conditions 54, 55 and 57). As previously secured a financial contribution is secured by the Undertaking of the Executive and S106 Legal Agreement for the provision of off-site additional tree planting within the wider area of Sheerwater/Priority Place area if the number of trees replanted within the site does not equal the number removed.

167. Whilst the proposed development would result in the loss of a large number of existing trees, a large number of these trees are of low quality. The loss of trees will be off-set by the planting of a large number of replacement trees. The new open spaces will also be comprehensively landscaped to enhance the appearance of the development and create a biodiversity resource for the future. Subject to the conditions and the Undertaking of the Executive/S106 Legal Agreement relating to the financial contribution for tree planting, it is considered that the impact of the proposed development on trees is acceptable. The proposed development would therefore comply with Policy CS21 of the Core Strategy, Policies DM1, DM2 and DM4 of the DM Policies DPD and the NPPF.

Townscape and Visual Impact

168. Policy CS5 relating to the Priority Place states that new development should strive to promote a sense of place and help transform the image and identity of an area. A number of local planning policies require consideration to be given to the townscape and visual impact of proposals and the setting of heritage assets. In addition the Woking Character Study SPD notes for Sheerwater that the general condition of many of the properties is below average standard.
169. The applicant's Environmental Statement considers the impacts of the development on the townscape character and visual receptors/amenity. The previous application PLAN/2015/1260 assessed the impact of the proposals on townscape and visual impact. For this application only 4 of the viewpoint locations have been considered for the townscape and visual impact assessment as this application does not include the development on the previously approved athletics track or in the grounds of Bishop David Brown School to which 2 of the previously assessed viewpoints related to. It should also be noted that the maximum heights of the development as set under planning permission PLAN/2015/1260 for the medium rise (21 metres) opposite Asda and for the low rise between the central park and canal (12 metres) are not altered by this application. In addition a buffer zone of at least 10 metres will be retained between the canal edge and the rear garden boundaries and in most instances the buffer zone would extend to 20 metres between the canal edge and the back of the proposed built development.
170. As previously identified, in terms of the construction phase of development the impacts are not considered to be altered from the previous conclusions in that short term impacts to the character and visual amenity of the area will arise throughout the construction period as a result of demolition of existing buildings, new construction and construction traffic and plant e.g. with cranes and scaffolding. The assessment acknowledges that the impact of the construction phase on character and visual amenity will be more intrusive than the completed development. In addition as the development is phased some residents within the application site will be in close proximity to the new development. Given the short to medium term nature of the construction effects, the impact is considered to be a temporary adverse effect on character and visual impact. However the retention of the woodland buffer zone to the canal will reduce the visual effects of the construction period to residents to the north of the canal and the use of hoarding to the parts of the site under construction will also reduce the impact of the construction period. A CEMP (condition 16) would also be in place for each phase of the development which will assist in managing and minimising the construction impacts.
171. For the operational phase, with regard to townscape character the proposed development is not considered to result in any significant adverse impacts to any of the character areas assessed. For the Woodham Hall Estate townscape character area whilst the change from open space to housing would change the character of the northern edge of the application, the proposed development is not considered to have an adverse impact on the Woodham Hall Estate character area as the type and scale of the development

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would be in-keeping with other existing development found along the canal edge. For the Old Avenue townscape character area the buildings to the south side of Albert Drive are not affected by the proposed development and the proposed development will not be seen from this character area.

172. For the Sheerwater townscape character area, whilst the appearance of the site will change, the underlying character will be similar to the pre-development situation i.e. residential development with a local centre interspersed with community facilities and open space. Therefore the impact of the proposed development on the character of the Sheerwater area is considered to be neutral. The proposed development may also have a beneficial effect with the existing larger blocks of built structure within the local centre being replaced by a series of blocks with greater permeability through the site.
173. With regard to visual impact of the development on the 4 viewpoints considered, two of the viewpoints are from the existing development within Sheerwater, Albert Drive (view 1) and Dartmouth Green (view 6) with the other two being from the towpath of the Basingstoke Canal (View 2 and 3).
174. In terms of visual impact, the two views within Sheerwater would change from the existing buildings to the proposed buildings creating a new street scene view. The views would be materially altered as a result of the greater scale and height of the proposed development. However the composition of the views would be similar to pre-development circumstances as the scheme would appear as 'newer' suburban development. Given the high quality design of the development, the creation of new streets, open space and landscaping it is not considered that the changes to these views would be unacceptable within the context of an urban area.
175. The Basingstoke Canal is designated as a conservation area. A small part of the application site lies within the Basingstoke Canal Conservation Area, although there would be no built development within the Basingstoke Canal Conservation Area. The views from the Basingstoke Canal towpath (views 2 and 3) would change as the proposed development would replace the existing open spaces and existing residential development. The proposed development would also be in closer proximity than the existing residential development which can be viewed from parts of the towpath. The unmitigated effect of this change is assessed by the applicant as being of moderate significance. Nonetheless this does not suggest that the proposed development is unacceptable.
176. In this particular case, the retention of a canal buffer zone of at least 10 metres in depth from the top of the canal will be retained and in most instances would extend to at least 20 metres between the canal edge and the back of the proposed built development. For the detailed Bronze phase the distance between the canal edge and the rear gardens boundaries would vary between 13-20 metres. In addition the distance between the canal edge and the rear most elevation of the dwelling (normally the garage) would vary between 28-35 metres. This buffer zone would preserve the conservation area and the element of its setting which makes a positive contribution to the heritage asset and it would have the effect of filtering views of the proposed development. The woodland buffer will comprise the existing woodland belt on land within the ownership of the Basingstoke Canal Authority and land within the application site but outside of the proposed residential gardens. In addition it is also considered that the proposed dwellings within the site adjacent to the canal area would create a similar townscape character and views to that found elsewhere along the canal.
177. In terms of the views from the canal overall, it is considered that the retention of the woodland buffer zone, the provision of a small area of amenity open space in phase

Platinum, the high quality design of the proposed development and the use of brick as the dominant material and some additional planting would ensure that the proposed development would preserve and enhance the Basingstoke Canal Conservation Area and its setting, would not adversely affect the enjoyment of the Basingstoke Canal, and would not have a significant adverse impact on the views of the site from the canal towpath. No objection to the application has been received from the Council's Conservation Consultant or from Historic England.

178. Overall, the visual impacts from construction would be a temporary adverse effect on character and visual amenity and these effects would be minimised by the provision of a CEMP. For the operational phase, it is acknowledged that by its very nature new development of the scale proposed would be apparent and would look different to the existing development to be removed and that to be retained outside of the application site. However the proposed development would not be detrimental to the townscape character and appearance of the site and the surrounding wider local area, and would preserve and enhance the character and appearance of the Basingstoke Canal Conservation Area and its setting and would not adversely impact on the enjoyment of the Basingstoke Canal. The proposed development is considered to meet the statutory test in relation to conservation areas and overall in terms of townscape and visual impact the proposed development is considered to comply with Policies CS20, CS21 and CS24 of the Core Strategy, Policies DM4 and DM20 of the DM Policies DPD, the Townscape Character SPD and the Design SPD.

Amenities of existing and future occupiers

179. The potential impact from the demolition and construction activities on noise for existing residential occupiers in the local area and those who will occupy the earlier phases of the development whilst later phases are still being constructed are considered in paragraph 210 of this report. The operational phase of the proposed development may also have potential impacts to existing and proposed occupiers in terms of road traffic noise and air quality. These matters are considered in paragraphs 214 and 227 respectively of this report and both sections conclude that the proposed development would not result in significant adverse impacts to residential amenities.
180. The impact of the proposed development on existing properties has been assessed by the applicant using the Building Research Establishment (BRE) Guide 'Site Layout Planning for Sunlight and Daylight' for daylight and sunlight. The BRE guidelines are also referred to in the SPD.

Outline application

181. For the outline phases of the application, as the layout, scale and appearance of these phases of development are reserved for approval at a later date, the amenity (including garden size, privacy, daylight/sunlight and overbearing effect) of the future occupiers of these units will be assessed as part of the reserved matters applications.
182. Where these later phases of development adjoin the existing development outside of the application site the detailed impact of the proposed new development on the amenities of these existing occupiers will be assessed as part of the reserved matters applications. However there is no change in terms of the maximum parameter height of the outline phases of the proposed development in phases Platinum, Pink and Cyan (a) from the previous approval. For phase Orange, the configuration of the parameter heights for this phase has altered since the previous approval under PLAN/2015/1260 and there are existing dwellings to the south of this phase on the other side of Dartmouth Avenue. Therefore the applicant has provided additional information which demonstrates that a 5

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storey block (18 metres maximum height) would comply with the 25 degree splayline from the existing dwellings opposite the site and thus would achieve suitable daylighting. A daylight assessment has also been provided and whilst the results show that there would be some impact on daylighting to these neighbouring windows, the BRE guidelines are met (with the values with the proposed development being no less than 0.8 times its former value when the vertical sky component is less than 27% with the proposed development), demonstrating that these windows will not perceive a daylighting reduction.

183. Although phase Orange is an outline phase and as such there are no detailed plans of this phase, the likely separation distance between any building in this phase and the existing dwellings opposite Dartmouth Avenue is likely to be around 28-29 metres. This separation is considered sufficient to avoid any overbearing impacts and exceeds the front-to-front elevation separation distances for privacy in the Outlook, Amenity, Privacy and Daylight SPD.

Detailed application - Existing neighbouring occupiers

184. For the detailed application the impact on daylighting and sunlight to all existing neighbouring dwellings has been assessed. In respect of daylighting for the existing dwellings to the west of Murray Green (adjacent to phase Purple), Nos. 1-17 (odd) St Michael's Road (to south of phase Red) and Nos. 1-5 (odd) Dartmouth Path (opposite Emerald), the 25 degree splayline is not impinged by the new development and thus suitable daylighting to these existing dwellings would be achieved.
185. In respect of the dwellings Nos. 14-22 (even) Dartmouth Green (to the south of phase Red) and Nos. 15-23 (odd) Dartmouth Green and Nos. 27-33 St Michael's Road (both to the south of phase Emerald), the Vertical Sky Component (VSC) test has been undertaken. The results show that that all of the values are beyond the BRE Guidelines (the vertical sky component is more than 27% with the proposed development) and therefore the assessment shows that the existing development will not perceive a reduction in daylight due to the proposed development.
186. In terms of sunlight for the existing dwellings, the proposed development would either be located to the north of the existing dwellings or the rear elevations/gardens of the existing dwellings face north or south-west. As such the proposed development is not considered to result in any significant adverse impact in terms of sunlight to these existing dwellings.
187. The closest new development to No. 15 Dartmouth Green and No. 31 St Michael's Road would be two storey dwellings and would be in similar positions to the existing dwellings in these locations. Although the side elevations of these new dwellings would be viewed within the rear garden areas it is not considered that the new dwellings would be overbearing to the amenities of these neighbouring occupiers. In respect of No. 14 Dartmouth Green, there would be 2 storey Mews dwellings located along the side garden boundary to the north of this neighbouring occupier. However the Mews dwellings alongside the garden of No. 15 Dartmouth Green would have a separation gap of 5.5 metres alongside part of the side garden boundary at first floor level. There is also a gap of 2.5 metres between the side elevation of the dwelling and the boundary of the application site. Furthermore the garden and rear elevation of No. 14 Dartmouth Green face west and bound other neighbouring gardens along its rear boundary. Whilst there would be built structure along the northern garden boundary of No. 14 Dartmouth Green it is not considered that this arrangement would result in a significant overbearing impact of the amenities of this neighbouring dwelling.

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188. The maisonettes forming part of phase Red would be located 6 metres from the side garden boundary of No. 1 St Michael's Road and 8 metres to the side elevation of the dwelling. There would be an access road intervening and the maisonettes would be around 12.2 metres high. Given this relationship this building is not considered to be significantly overbearing to the amenities of these neighbouring occupiers. To the west of Murray Green open space are two storey dwellings. Open space would be retained between these dwellings and the new development, the closest part of which would be 3 storey townhouses (9.7 metres high). However these would be in excess of 25 metres from the existing dwellings fronting Murray Green and as such no adverse overbearing impact would result. Whilst of course the massing of the proposed development would be seen from existing neighbouring dwellings in the distance, beyond the relationships noted above, no adverse overbearing impact is considered to otherwise result.
189. In terms of privacy, the separation between the proposed 3 storey townhouses and the existing dwellings opposite Murray Green (phase Purple) would exceed the 15 metre front-to-front elevation separation distance as recommended in the SPD. The mews dwellings (phase Red) would not have any rear facing windows towards neighbouring gardens and this would be restricted by condition 90. The maisonette building would be located 6 metres from the garden boundary with No. 1 St Michael's Road. The rear elevation would have a covered walkway at first floor level and 1no. window serving the end of the walkway. At second floor level there would be 4no. bedroom windows which would face this neighbouring garden. Whilst there would be views from these windows towards the rear garden of No. 1 St Michael's Road, this garden is already subject to views from first floor windows in the neighbouring terrace. Therefore as these windows would be at second floor and given the separation distance (6 metres), it is not considered that these views would result in a significant loss of privacy to the occupiers of this neighbouring dwelling.
190. For phase Emerald, given the position of the dwellings adjacent to No. 15 Dartmouth Green and No. 31 St Michaels Road, there would be no significant reduction in privacy to these neighbouring dwellings subject to a condition requiring any side elevation windows to be obscurely glazed and non-opening below 1.7 metres above internal finished floor level (condition 98). The recommended separation distances between front-to-front elevations between phase Emerald and the dwellings opposite Dartmouth Path would also be exceeded.
191. The Leisure Centre car park would also be positioned adjacent to the rear garden boundaries of Nos. 171-187 Devonshire Avenue. However a gap of around 2.5-3 metres would be retained between the back of the car parking spaces and the rear garden boundaries of these neighbouring dwellings, allowing the existing trees and vegetation to be retained. In addition the garden depths of these dwellings to the original rear elevation of the dwellings is around 15 metres (although some of these dwellings have extended to the rear). These gardens currently back onto the Bishop David Brown School and the access drive to the former Kiddiwinks nursery and it is noted that some parking spaces are currently provided adjacent to these garden boundaries. Whilst it is acknowledged that the proposed Leisure Centre use would be open longer hours and at weekends in comparison to the school/nursery use, given the relationship of the proposed spaces to the neighbouring gardens it is not considered that this would result in a significant adverse impact to the amenities of these neighbouring dwellings by reason of increased noise and disturbance.

Detailed application – Proposed occupiers

192. In respect of the Housing Technical Standards relating to nationally prescribed space standards for new dwellings, all of the dwellings in phases Purple, Red, Emerald, Yellow

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(mid-rise), Blue (parcel E), Cyan (b) and part Yellow meet the required standard for the size of bed/persons proposed. 9no. three storey dwellings in phase Blue (parcel F) do not meet the standard as 4bed 8 person dwellings, as these dwellings measure 123sqm (GIA) which is 7sqm below the standard of 130sqm. Nonetheless, these dwellings would exceed the standard 4bed 7 person dwellings (121sqm) and thus the lack of compliance with the standard for 4bed 8 person dwellings is not considered to be objectionable in this case.

193. Daylighting and sunlight assessments have been provided for the proposed new units. For daylight the application assesses the internal Average Daylight Factor (ADF), No Sky Line (NSL) and Vertical Sky Component (VSC) for all units in the detailed application. For sunlight, hourly overshadowing assessments, assessment of sunlight hours for gardens and assessment of Annual Probable Sunlight Hours (APSH) and Winter Probable Sunlight Hours (WPSH) for south facing living rooms have all been assessed. In respect of new development it should however be noted that the NPPF states (paragraph 123) that *“when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards)”*.
194. In terms of daylight for phase Bronze (low rise residential) every dwelling complies with the ADF, NSL and VSC tests and an acceptable standard of daylighting to the units can be achieved for these units. Similarly for sunlight for those south facing windows the dwellings in phase Bronze would comply with the annual and winter probable sunlight hours thresholds. For gardens the overshadowing assessment demonstrates that each garden would achieve more than 2 hours of sunlight on at least 50% of the garden area on 21st March.
195. For the mid-rise development each unit has been assessed against the recommended daylight thresholds with the results per phase as below:

Phase	ADF	NSL	VSC		Reason for non-compliance
Blue	All comply	Bldg 1 – 25% of rooms do not comply Bldg 2 – 12% of rooms do not comply	Bldg 1 – 32% of windows Bldg 2 – 16% of windows	do not achieve 27% threshold	Due to overhanging balconies and overshadowing from podiums
Yellow (low rise) and Cyan (b)	All comply	20% of rooms do not comply	10% of windows do not achieve 27% threshold (but none less than 15%)		Due to overhanging balconies
Yellow (high rise)	All comply	33% of rooms do not comply	56% of windows do not achieve 27% threshold (but none less than 15%)		Due to overshadowing by balconies and architectural elements
Purple	All comply	All comply	30% of windows do not achieve 27% threshold (of this 5% are below 15%)		Due to overhanging balconies and overshadowing from building

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Red	23% of rooms do not comply	All comply	10% of windows do not achieve 27% threshold (of this 1% are below 5%)	Due to overhanging balconies and overshadowing from building
Emerald	All comply	All comply	All comply	n/a

196. For the mid-rise development each unit has been assessed against the recommended sunlight thresholds (APSH and WPSH with regard to south facing windows) with the results per phase as below:

Phase	APSH	WPSH	Reason for non-compliance
Blue	Bldg 1 – 63% of windows do not comply	All comply	Due to overhanging balconies
	Bldg 2 – 52% of windows do not comply	All comply	
Yellow (low rise) and Cyan (b)	4% of windows do not comply	All comply	Due to overhanging balconies
Yellow (high rise)	4% of windows do not comply	All comply	Due to overhanging balconies
Purple	30% of windows do not comply	7% of windows do not comply	Due to overhanging balconies and overshadowing from building
Red	Bldg 1 (Apartments) – 21% of windows do not comply	All comply	Due to overhanging balconies and overshadowing from building features
	Bldg 2 (Maisonettes) – all comply	All comply	
	Bldg 3 (Specialist) – 80% of windows do not comply	3% of windows do not comply	
	Bldg 4 (Mews) – 50% of windows do not comply	All comply	
Emerald	All comply	All comply	n/a

197. Whilst it is acknowledged that the threshold guidelines are not met in every case, this primarily results from the shape of proposed buildings which results in some overshadowing of windows and also due to the balconies proposed as part of the architectural detailing which results in window/door openings being recessed which impacts on daylight. However the BRE Guidance is clear in that the advice given is not mandatory and is not an instrument of planning policy. The numerical guidelines should be interpreted flexibly since natural lighting is only one of many factors in site layout design. Therefore in urban areas a balance needs to be struck between the issues such as site layout and design and the daylight and sunlight issues. This flexible approach is also supported by the NPPF. In this particular case it is considered that the efficient use of land and the layout, architectural and design approach to the development including the provision of integrated balconies would outweigh the lack of compliance with the BRE guidelines. Overall the proposed development is considered to provide an acceptable standard of amenity in relation to daylight and sunlight for the new occupiers.

198. For the mid-rise development, the separation distance between buildings is considered to be acceptable to mitigate any significant overbearing impacts. There are some instances in phases Blue and Cyan (b) where flats return to provide corners of the built structure and thus there are high flank walls adjacent to the gardens of proposed dwellings. However patterned brickwork is proposed to these flank walls to provide visual interest. Whilst it is acknowledged that some overbearing impact would result to neighbouring properties, it is not considered that this limited impact would be so significant that it would justify a recommendation of refusal in this case.
199. With regard to privacy the separation distances proposed would ensure that an acceptable level of privacy is achieved between units. There are some cases e.g. between the front-to-front elevations of the podium dwellings (phase blue) and the mews dwellings (red phase) where the separation distances fall marginally below those recommended in the Outlook, Amenity, Privacy and Daylight SPD. However in such cases first floor windows have been off-set from each other or specific design measures incorporated to minimise views between dwellings. In addition there is less than 10 metres between some of the windows in the side elevation of the Maisonette building and the Apartment building on phase Red, however this only relates to 3 sets of windows and some of the windows are angled to reduce views and some windows are secondary to the rooms they serve. For phase Yellow all windows have a separation distance of 10 metres. It is noted that some habitable room windows would face the amenity space for the nursery but a louvre style canopy is proposed for shading and to limit views. Given the nature of the development as a whole it is considered that an acceptable level of privacy would be achieved for the proposed occupiers.
200. The mid-rise development comprises of dwellings and apartments. Each new home has been designed to maximise the amount of useable private and communal amenity space and will have access to either a private balcony, terrace or garden where applicable. Each apartment/maisonette would have access to a private balcony. The specialist accommodation would have access to either a balcony or a small terraced area. Except for one of the Mews dwellings in phase Red the proposed dwellings would each have an area of private amenity space although this would not comprise a 'conventional garden' nor would necessarily be of a size to match the footprint of the proposed dwelling. Some dwellings would have access to an area of amenity space at podium level. In some instances the podiums are comprised solely of private gardens i.e. phase Blue, whereas the podiums for phases Purple, Red and Yellow a shared, secure communal amenity space is provided. Residents would also have access to the public open space across the site. For phase Emerald all of the rear gardens exceed the footprint of the proposed dwellings. The arrangement of private and communal amenity space for the proposed mid-rise development is considered to provide an acceptable standard of amenity for the proposed occupiers.
201. For the low rise development, given the layout and separation distances between dwellings no significant overbearing impacts between units are considered to result. In terms of privacy, there would be no dwellings positioned immediately back-to-back due to the proposed layout. The closest relationship would be between plots 143 and 146 but these dwellings are angled mitigating the separation distance of between 15-20 metres for these rear elevations. Any side elevation windows at first floor level or above and which face a neighbouring garden would be subject to a condition requiring these windows to be obscurely glazed and non-opening below 1.7 metres above internal floor level (condition 98). For phase Bronze all of the rear garden sizes would exceed the footprint of the proposed dwelling and are considered to provide a suitable area of private garden amenity in scale with the building. Thus the proposal would complying with the SPD requirements. The layout and garden depths of the proposed dwellings adjacent to the boundary with

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phase 1e of planning permission PLAN/2015/1260 are also not considered to prejudice the development of that phase which is subject to a reserved matters application.

202. Overall it is considered that the amenities of existing occupiers outside of the application site will be safeguarded and that the proposed development will also achieve acceptable levels of amenity for the proposed occupiers. The proposed development would therefore comply with Policy CS21 of the Woking Core Strategy, the Outlook, Amenity, Privacy and Daylight SPD and the NPPF.

External lighting

203. Paragraph 180 of the NPPF advises that, by encouraging good design, planning decisions should limit the impact of light pollution on local amenity, intrinsically dark landscapes and nature conservation. Artificial lighting can have potential impacts during the demolition/construction phase and/or the operational phase. In this case the potential impacts relate to residential receptors and ecological aspects such as species sensitive to lighting changes e.g. bat roosts/bat corridors.
204. During the demolition/construction phase a Construction and Environmental Management Plan (condition 16) will be implemented to reduce potential lighting impacts on the site and surrounding area, including ecological receptors. These impacts are therefore not considered to be significant and in any event the effects will be temporary i.e. for the duration of the construction period in darker hours.
205. As part of the proposed development new artificial lighting will be introduced onto the site by new street lighting. A condition is recommended to control the design and appearance of the proposed street lighting (condition 96). Given the existing street lighting which exists in the area and the need for new street lighting to the new residential areas this is not considered to be detrimental to the existing or proposed new residents or ecological considerations. The applicant has also advised that external lighting will be designed to minimise light spill and sky glow. The buffer zone between the canal and proposed development would mitigate the impact of any low level external residential lighting normally associated with residential gardens.
206. With regard to the proposed external lighting for the MUGA and skate park, it is stated that all luminaires for the sports facilities will be provided with high efficiency LED luminaires and will be time switched and photocell controlled to minimise impacts. Full details of the lighting are required to be submitted and approved by the LPA (condition 60). Directional lighting would be utilised to minimise light spillage outside of these facilities having regard to the separation distances to the surrounding residential development. Hours of use of the external lighting is controlled by condition 61.
207. In these circumstances it is not considered that the proposed artificial lighting would be detrimental to the amenities of nearby residential occupiers and the proposed development would comply with Policy CS21 of the Woking Core Strategy, Policy DM7 of the DM Policies DPD and the NPPF.

Noise and Vibration

Noise

208. The NPPF states that planning decisions should aim to avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development (para 123). These requirements are reflected in Policy CS21 of the Core Strategy. Policy DM7 of the DM Policies DPD also relates to noise.

209. The proposed residential development itself is not considered to generate significant noise levels. However in relation to noise the considerations are as follows:
- noise from demolition/construction activities;
 - is the site suitable for additional residential development?
 - the potential effects from changes in road traffic noise in the locality;
 - the potential effects of noise from the new community/infrastructure facilities including MUGA and Skate Park, community centre/nursery and energy centre and new retail uses within the development; and
 - fixed building plant.
210. Elevated noise levels are inherent during all types of demolition and construction operations and can never be completely eliminated. As for the previously approved scheme mitigation measures would be used to minimise the noise impact from construction activities. The mitigation measures would be encompassed within a CEMP to control the demolition/construction activities on the site. It is advised that by adopting Best Practice Means and suitable hours of working it would reduce the overall construction noise levels such that the proposed demolition/construction activities would not have a significant adverse impact on residential amenities (condition 16).
211. The application site is located within the urban area where new residential development is appropriate. The residential amenity of future residents has been assessed with regard to the British Standard noise limits for internal and external amenity areas. The assessment concludes that areas of the development close to Albert Drive are expected to experience the highest noise levels and facades facing onto the road area likely to require acoustic façade treatment. Internal noise levels will only be achieved in those dwellings close to the significant sources of noise when windows are closed and as such an alternative means of ventilation will be required for these units. A condition is therefore included within the recommendation to ensure that the internal residential environments are protected from noise (road noise and other noise e.g. plant at Asda, energy centre) and that the target internal noise levels are achieved.
212. With regard to external amenity, it is noted that Policy DM7 of the DM Policies DPD states that outdoor amenity areas should achieve a noise level of 50dB(A). The policy text suggests, however, that “in general” these levels will be sought for residential development. Therefore it is not considered that the policy requires these levels to be achieved in every situation. The submitted Environmental Statement notes that the British Standard noise levels for external amenity areas is less than 55dB(A). This noise level is consistent with the upper noise level as specified by the World Health Organisation. The applicant’s assessment states that the majority of the private rear gardens within the development meet the required noise levels for external amenity areas of less than 55dB(A).
213. The only predicted residential areas of exceedance are those near to the surrounding road network. It is noted that some of the private gardens which face towards the canal would experience noise levels higher than the British Standard noise level. The main noise source affecting these gardens is the road traffic noise generated by Woodham Lane to the north of the residential development to the north of the canal. The assessment suggests that close boarded or solid fences should be provided to reduce noise levels further. However having regard to the canal buffer zone, which provides an ecological and landscaped buffer to the proposed development, open mesh trellis fencing is proposed to the rear garden boundaries as being more appropriate than close boarded fence. Open mesh fencing would provide a suitable backdrop to the canal buffer zone. In addition all of the proposed gardens would be significantly further from the noise source than the

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established residential area to the north of the canal. Therefore notwithstanding the elevated noise levels for some of the rear gardens facing the canal this is not considered to result in a significant adverse impact to the amenities of the proposed occupiers.

214. The applicant has assessed the likely change in road traffic noise levels as a direct result of the proposed development by comparing the predicted noise levels for 2027 without the proposed development with the 2027 predicted noise levels with the proposed development scenario. For each of the roads assessed, the results show that there is no change/negligible change in road traffic noise. Therefore no mitigation measures are required in this regard.
215. New community facilities and retail units would be re-provided as part of the proposed development. These are uses which would be expected within a local community e.g. restaurant, public house, hot food takeaway, community centre and nursery. It is to be expected that residential occupiers will be aware of comings and goings and general noise and activity associated with these use as there will be residential units above and/or within close proximity to these uses. However the proposed development is intended to operate as a local centre in accordance with the current designation and in terms of the proposed retail uses (Classes A3, A4 and A5) it is considered necessary to restrict their hours of use to between 8am and 11pm to ensure the use of such facilities are appropriate to the local centre and to ensure no adverse impact to neighbouring occupiers. In addition conditions relating to floor/ceiling acoustic insulation, acoustic containment of noise for the community centre, nursery and energy centre, hours of servicing of units, extract/ventilation equipment and no amplification of sound and details of all plant and equipment to be installed are recommended to adequately control any potential impacts which may occur and to safeguard the amenities of nearby residential occupiers (conditions 63, 64, 65, 66, 67, 68, 70 and 71).

Noise from MUGA/Skate Park

216. As part of this application, a MUGA is proposed and the nearest sensitive receptor is around 20 metres away. The assessment has determined the likely noise level at this receptor and concludes that no significant adverse impact would result. In any event full details of the design and hours of use of the MUGA would be controlled by condition (conditions 59, 60 and 61) which would further minimise any impacts from the MUGA e.g. use of fixed fencing to avoid vibrations/noise. The skate park would be around 30 metres to the external terrace of the nearest flat (around 32 metres to windows of flat). There are no recommended separation distances between skate parks and residential dwellings and the separation distance of 30 metres is considered acceptable to avoid any adverse impact nearby residential uses. The intervening area would be an area of open space with some tree planting which would further assist in minimising and impacts. The design of the skate park is also subject to condition (condition 59). Hours of use for the skate park are controlled by condition 61.

Fixed Plant

217. Fixed building plant would be required for some of the retail units, the new community facilities and the energy centre. The precise siting and details of any fixed building plant to be installed is not yet known. The existing and proposed residential occupiers will be the receptors sensitive to fixed building plant. In respect of any plant which may be required the applicant's assessment advises that items of plant associated with new developments should be designed to give a cumulative noise rating level of no greater than the current prevailing background level at a distance of 1 metre from nearest residential facades. In order to meet these requirements target noise criteria are specified for all plant for day time and night time levels across the site. Therefore individual items

will need to be designed to a lower level to achieve the overall day time and night time target noise levels to ensure no adverse noise impact. Condition 66 is therefore recommended to ensure that each plant item accords to the specified noise levels.

218. Subject to the conditions as set out above it is considered that the proposed development is acceptable in terms of its impact on noise in the local area and the development would not adversely affect the amenities of the existing neighbouring occupiers in the local area or the future occupiers of the development. The Council's Environmental Health Officer has raised no objection to the application. The proposed development would therefore comply with Policy CS21 of the Core Strategy, Policies DM3 and DM7 of the DM Policies DPD and the NPPF.

Vibration

219. With regard to the assessment of vibration construction impacts, piling is proposed to be undertaken on some parts of the site, namely the foundations for the 2-4/4-5/4-6 storey blocks of flats. No buildings under 12 metres in height would require the use of piled foundations. All off site receptors located to the north of the canal would therefore be of sufficient distance from the locations where piled foundations are proposed to be used not to be affected by vibration as a result of the piling works.
220. The proposed taller buildings where piled foundation would be used are located towards the southern part of the site closer to off-site residential receptors. The assessment identifies, that given the close proximity of the off-site receptors to the piling locations, there is potential for perceptible levels of vibration at existing off-site receptor locations. The assessment further identifies that appropriate working methods would be employed to minimise the risk of annoyance and structural damage including the undertaking of pre-commencement surveys, vibration monitoring within 30 metres and a communication strategy to proactively inform occupants of potentially affected properties (condition 15). Taking into account these mitigations which would be included in a CEMP the assessment concludes that the proposed impact of the works would not be significant.
221. With regard to other vibration impacts during construction works such as excavation works and lorry movement, it is considered that the potential for vibration at off site receptors would be barely perceptible but nonetheless the CEMP will minimise any potential impacts.
222. The applicant has also assessed the potential impact of vibration from the nearby railway line to the south on the new residential development. The assessment concludes that the vibration dose values would result in a low probability of adverse comment in accordance with the British Standard guidelines and therefore no mitigation measures are required.
223. In light of the above comments on vibration no objection is raised to the application in this respect and the site is considered to be suitable for its proposed uses.

Air Quality

224. One of the core principles of the NPPF is to seek to reduce pollution. The applicant has assessed the potential impacts of the development on air quality having regard to the pollutants included within the Air Quality Strategy (AQS) which sets out the Government's framework for reducing hazards to health from air pollution and ensuring that international commitments are met in the UK. The assessment notes that although the site is not within an AQMA, air quality levels within the local area are of concern.

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225. The assessment considers the impacts during the construction process, the increase in traffic on local roads and the impact from the proposed Energy Centre on human (residential occupiers) and ecological receptors. The impact on ecological receptors is considered in paragraph 124.
226. The construction works will give rise to a risk of dust impacts during demolition, earthworks and construction, as well as from track-out of dust and dirt by vehicles onto the public highway. For the construction phase, with mitigations in place it is considered that the impacts from dust from various construction activities would not be significant. The mitigation measures will be included in the CEMP (as a Dust Management Plan) (condition 16) in accordance with the previously approved scheme under PLAN/2015/1260. It is considered that any residual effects which may result would not be significantly adverse to receptors. As part of dust management an air quality monitoring programme will also be implemented prior to the start of the development and will be maintained to an agreed time period post construction (condition 19). No significant adverse impacts are therefore considered to result from construction works.
227. For the operational phase with the proposed development in place (taking account of emissions from road traffic and the proposed Energy Centre plant) no new exceedances of any air quality objective has been predicted. In respect of the future residents of the development, the air quality would be acceptable. No mitigation measures are therefore required. Nonetheless a Travel Plan will be utilised for the proposed development which will assist with encouraging a modal shift from the private car to minimise traffic generation (condition 33).
228. The Council's Environmental Health Officer has raised no objection to the application on air quality grounds subject to conditions (16 and 19). In this regard the proposed development would comply with Policy CS21 of the Core Strategy, Policy DM6 of the DM Policies DPD and the NPPF relating to air quality.

Heritage

229. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in relation to conservation areas, states that "special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area" when Local Planning Authorities are exercising their planning functions.
230. The assessment for the previous planning application concluded that there would be no adverse impact to any nearby heritage assets as a result of the development. The impact of the proposed development on the setting of the Basingstoke Canal Conservation Area is considered under the Landscape and Visual Impact section of this report (paragraphs 175-178 above) and it is concluded that the character and appearance of the Basingstoke Canal Conservation Area would be preserved and enhanced. Neither Historic England nor the Council's Conservation Consultant has raised any objection to the application on heritage grounds. As previously included in planning permission PLAN/2015/1260, the County Archaeologist has requested a condition relating to archaeological works and this has been included in the recommendation (condition 26).
231. The proposed development is considered to meet the statutory test in relation to conservation areas and the proposed development is also considered to comply with Policy CS20 of the Woking Core Strategy, Policy DM20 of the DM Policies DPD and the NPPF.

Contamination

232. In respect of contamination the NPPF advises that the effects of pollution should be taken into account and that the responsibility for securing a safe development rests with the developer and/or landowner. Policy DM5 of the DM Policies DPD relates to environmental pollution and Policy DM8 relates to land contamination and seeks to remediate or minimise the risks from contamination. The applicant has undertaken ground investigations to establish the likely level of contamination at this site.
233. Construction phase activities could disturb, expose or mobilise existing contamination and introduce new potential contamination sources e.g. through storage of chemicals. The applicant has undertaken a desktop study, a site investigation and reviewed the results in a Land Quality Statement with the latter providing preliminary site information to delineate potential further works. There is also some made ground to a depth of about 1 metre on the site.
234. The Council's Contaminated Land Officer has advised that that given contamination is present, some further investigation is required and there are also areas where contamination may be discovered and both a remediation action plan and watching brief will be required. The standard contamination condition should be attached to any planning permission granted (condition 25). The Construction and Environmental Management Plan (condition 16) will also contain measures to prevent the pollution of soil, groundwater and surface watercourses. The Environment Agency has not raised any issues in relation to contamination in their consultation response. Subject to the recommended condition the proposed development in relation to contamination is considered acceptable and complies with Policies DM5 and DM8 of the DM Policies DPD and the NPPF relating to contamination.

Flood Risk and Drainage and Utilities

235. The NPPF states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. This is reflected in Policy CS9 of the Core Strategy. With regard to surface water drainage local planning authorities should seek opportunities to reduce flood risk through the appropriate application of sustainable drainage systems (SUDS). The majority of the site is located in Flood Zone 1 (low risk) with a small part of the site located within Flood Zone 2 (medium risk). A Flood Risk Assessment (FRA) has been submitted with the application.
236. There is potential for the contamination of surface and ground water during the demolition and construction phases but this will be mitigated through the operation of the CEMP which will include measures to comply with relevant legislation e.g. Environment Agency's Pollution Prevention Guidelines, and other best practice measures.
237. There is no history of fluvial flooding incidents at Sheerwater or on the development site. The canal cannot be classed as 'fluvial' as it is a controlled watercourse. The risk of infrastructure failure due to catastrophic failure of the Basingstoke Canal has the potential to cause significant damage to properties and cause loss of life. The canal is operated and maintained by the Basingstoke Canal Authority which provides continuous maintenance and inspection regimes including assessments of the canal structure and embankments. This reduces the risk of infrastructure failure from the canal. The Basingstoke Canal Authority has not commented on this application but in the previous application they did not raise any objection to the proposal on grounds relating to the potential for any catastrophic failure of the canal as this is mitigated to low risk through their regular inspection and continual 24 hour monitoring of water levels. The applicant's FRA notes that the Basingstoke Canal Authority have confirmed that during the 1in30yr storm event in 2016, which caused extensive flooding in Maybury, the water levels in the

canal were “nowhere near overtopping”. As in the Section 73 application (PLAN/2018/0374) the canal toe bund is no longer proposed as this was promoted by the previous applicant and was not a requirement of any consultee to mitigate any risks from flooding.

238. All forms of development are suitable in Flood Zone 1. For Flood Zone 2 residential development (a more vulnerable land use) is only acceptable if the development passes the Sequential Test. For the previously approved scheme under planning permission PLAN/2015/1260 it was considered that the Sequential Test was passed as any alternative site for the proposed development would not achieve the regeneration of Sheerwater or address the vision and objectives of the Core Strategy and the issues identified in Policy CS5 of the Core Strategy. For this revised proposal it is considered that the same factors would still apply and the Sequential Test is passed as there are no alternative sites available for the proposed development which would meet the requirements of the Core Strategy.
239. The site investigation has identified groundwater between 0.5-2 metres below existing ground level and the proposed development would not introduce below ground level accommodation. Site levels will generally be raised in the northern area of the site where highest elevated groundwater levels were encountered. This will ensure that building thresholds and associated external areas will be at low risk from flooding. In accordance with the previous planning permission finished floor levels for the proposed units would be a minimum of 150mm above the proposed ground levels so the potential for flooding is low and flood resilient measures would be incorporated into the design of the buildings (condition 23).
240. The Environment Agency’s surface water flood map shows that there is a risk of flooding from surface water within the central part of the application site. This is caused mainly by the inability of the existing drainage network to serve the development and overland flows from areas outside the application site.
241. In respect of the existing drainage network, the existing site discharges into the Rive Ditch culvert. There will be no drainage discharge from the proposed redevelopment into the Basingstoke Canal. Due to the high groundwater levels there is little infiltration capacity and the majority of the existing public sewers will be re-located and re-designed and/or new surface water drainage infrastructure will be provided for the proposed development.
242. The proposed drainage strategy for the whole site would incorporate sustainable urban drainage techniques, in accordance with Policy CS9, which will provide a betterment of up to 66% against existing flows for the application site and phases 1c and 1e of planning permission PLAN/2015/1260. The previous scheme resulted in a betterment of 57% against the existing flows. The betterment to drainage would be achieved through the introduction of cellular storage attenuation tanks, (non-infiltration) permeable paving, swales, rain gardens and detention/retention ponds which will slow the movement of water through the network and enhance the ecological, environmental and aesthetic quality of the proposals. The surface water drainage system will also provide on-site storage for the 1in100yr+40% for climate change. Any exceedance flows will be directed away from building thresholds towards the central park. For all phases flood resilient measures will be incorporated into all buildings to further mitigate flood risk. Such measures could include external walls to be of low permeability and easy to clean and walls being designed to structurally resist 600mm of Hydrostatic pressure (condition 23). The reduction in off-site discharge will also decrease the potential flood risk to other properties downstream of the proposed development. As the proposed drainage scheme does not make any allowance for urban creep (i.e. future increases in impermeable area), permitted

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development rights for dwellings are removed (condition 90) to ensure flood risk is not increased in future.

243. As the development is proposed to be implemented in phases, the surface water drainage for each phase will be constructed in full prior to the first occupation of any dwelling in that phase in accordance with the approved details and construction plans and verification details to be submitted and approved by the Local Planning Authority (conditions 20, 21, 22, 23 and 24). In addition the full drainage details (including discharge rates and construction details) for each of the outline phases will be required to be provided as part of the reserved matters submission (conditions 10 and 11).
244. With regard to the overland flows originating off-site this flood risk is required to be mitigated to ensure a safe and sustainable development. To achieve this, the existing flow paths will be maintained through the site to ensure floodwaters are not “pushed” further off-site to other areas of Sheerwater, thereby increasing flood risk elsewhere. The flows will be channelled through the highway to minimise the risk to the adjacent plots. The applicant’s FRA advises that the flood depths are envisaged to be below 300mm so would not pose a significant risk to traffic as speeds are low due to the residential nature of the area. It is also proposed to create a new detention area in the proposed central park which would act as a temporary detention area for the overland flows in the extreme rainfall events (greater than 1in30yr event). This open space will be created as a low point in close proximity to the existing low point where overland flows currently pond. The central park area would contain any flood waters thereby negating the flood risk to surrounding properties. The area available for temporary flood detention will exceed the anticipated volume of surface water flows with spare capacity in case of additional flood waters from e.g. blocked drains or extreme storm events. The applicant’s FRA notes that as the overland flow originates off-site the safe control of these flood waters to an area for safe detention is considered a flood mitigation measure for the local area.
245. The applicant’s FRA further advises that the majority of flood water in the detention area would infiltrate to the ground over time or dissipate due to evapotranspiration. A restricted connection from the open space to the surface water drainage network would be provided but this will be restricted to 5l/s. It should be noted that the flood detention area is an amenity/open landscaped area and so is not likely to be used by people during heavy storm events when overland flows would occur. The MUGA and associated formal play areas would be elevated so these would be unaffected by any flood waters so they can remain functional after such a storm event.
246. The Council’s Drainage and Flood Risk Engineer has reviewed the revised FRA, calculations (including the hydraulic model), technical note and drawings and advises that the current information submitted is compliant with Policy CS9 of the Core Strategy and the NPPF and therefore recommends that the application is approved on drainage and flood risk grounds subject to conditions (conditions 10, 11, 20, 21, 22, 23 and 24). The Lead Local Flood Authority has also raised no objection to the application subject to the same conditions. The proposed development is therefore considered to comply with Policy CS9 of the Core Strategy, Policy DM4 of the DM Policies DPD and the NPPF.

Foul Water and Potable Water

247. As in the previous application, it is likely that foul water will be conveyed by gravity under carriageways following the site gradients to outfall at the eastern boundary of the site to discharge into the Thames Water foul water pump chamber and storage compound at Lambourne Crescent. A foul water impact assessment has been carried out by Thames Water following the previous planning permission under PLAN/2015/1260. As a result for

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this application and in respect of foul water sewage network infrastructure capacity Thames Water have raised no objection to the application.

248. The proposed development will result in an increase in water demand. No consultation response has been received from the water provider and thus it is considered that there is no issue in this respect. The applicant has however advised that they are engaging with Affinity Water regarding water infrastructure capacity and upgrade requirements.

Other Utilities

249. Gas – The applicant's Utilities Statement advises that the main gas (medium pressure) service will be retained and diverted in part to follow existing and new highway. No comments have been received from National Grid Gas and thus it is considered that there is no issue in this respect.
250. Electricity – The applicant has advised that 2 new substations and upgrades to others will be required to accommodate the additional load on the electrical network to serve the new development. New substations will meet UKPN sub-station standards.
251. Telecommunications – The applicant has advised that a new fibre installation will be installed underground to the new properties. The developer will install underground ducts to facilitate the installation of cables by Openreach and by Virgin. A private data (fibre) network will also be installed within the development. The new infrastructure will enhance the economic and social potential of the new residents.
252. In light of the above comments it is considered that the proposed development would comply with Policies CS15 and CS16 of the Core Strategy with regard to the provision of utility services and communication infrastructure.

Waste

253. A Site Waste Management Plan has been submitted with the application and identifies that the waste hierarchy (with a preference to reusing and recycling waste materials) will be adhered to for the demolition and construction phase of the proposed development. A CEMP required by condition 16 will include details relating to waste and waste management. The County Waste Authority has not raised any objection to the application.
254. In respect of the operational phase of the development, waste storage arrangements for non-residential development and the residential development have been provided for the detailed phases of the application. Non-residential occupiers will be required to make their own arrangements with regard to refuse and recycling collection and a bin storage area has been included in the plans for all non-residential facilities. For the mid-rise residential units bin storage arrangements and collection points have been included in the application details and have been subject to consultation with the Waste Services Provider. A waste management plan will be required to detail the operation of the refuse facilities to ensure that bins are presented for collection at the appropriate time/location and to ensure that the variety of bin store facilities are not over/under used and maintained to ensure appropriate use. Subject to condition 47, the Waste Services provider has not raised any objection to the refuse details.
255. For the low-rise phase Bronze dwellings have been designed to enable sufficient space either within the front or rear garden to accommodate the required bins. The location of the proposed external bin stores are considered to be suitably located in relation to the residential units they serve and the proposed collection points. The applicant has also provided a plan showing the swept path for the refuse collection vehicle to demonstrate

access within the development. No objections are therefore raised to the application in terms of waste provision for this phase. Condition 47 includes requiring the bin facilities to be provided before the occupation of each dwelling.

Sustainable Construction

256. Policy CS22 of the Core Strategy sets out local policy relating to sustainable construction which new developments should achieve. New residential development on previously developed land is required to meet Level 4 of the Code for Sustainable Homes. All new non-residential development should achieve a BREEAM very good rating and new development should consider the integration of Combined Heat and Power (CHP).
257. BREEAM will be used for the proposed non-residential buildings. The applicant has advised that the proposed development will require 2 separate BREEAM assessments. A BREEAM pre-assessment has already been provided to demonstrate 'Very Good' is achievable for non-residential development over 1,000sqm (condition 100). BREEAM Communities is a certification that provides a way to measure, improve and certify the social, environmental and economic sustainability of large scale development by integrating sustainable design into the master-planning process. A BREEAM Communities pre-assessment has also been undertaken for the whole site to demonstrate 'Very Good' is achievable (condition 101).
258. The submitted Utilities Statement states that a district heating network will be located centrally to serve the dwellings part of phases Purple, Red, Emerald, Yellow, Blue and Orange. The energy centre would be provided as part of phase Red and the report submitted with the application suggests that the total carbon dioxide emissions savings would save around 28% against the baseline conditions. The provision of the energy centre will be secured by condition 49. However it is noted from the proposed phasing that some of the phases of development intended to be served by the energy centre will be occupied before the energy centre is completed. In such cases condition 49 will require details of a temporary solution to serve these residential units until such time that the energy centre is provided. The submitted sustainable construction statement also advises that photovoltaic panels will also be used for the non-residential units to achieve the required energy reduction (condition 50).
259. On 25th March 2015 a Written Ministerial Statement was delivered to Parliament which has effectively repealed the Code for Sustainable Homes. However the Local Planning Authority is still able to require that new development achieves a commensurate level of sustainable construction to that of Code Level 4 with regard to water and energy requirements. The submitted statement advises that all new residential dwellings will meet the water and energy requirements for Code Level 4. The district heating network is used for the medium rise development and community hub. For the low rise residential dwellings not served by the energy centre, photovoltaic panels will be installed on the roofs and for dwellings with 3+ bedrooms, solar thermal collectors in addition to photovoltaic panels will also be used (condition 50).
260. For the outline phases of the residential development the sustainability requirements will be considered as part of the detailed reserved matters applications.
261. Biodiversity enhancements will be provided as part of the proposed development. These measures are secured by condition 42.
262. In light of this information it is considered that the proposed development would comply with Policy CS22 of the Core Strategy, the Council's Climate Change SPD and the NPPF on sustainable construction.

Phasing

263. The applicant has provided phasing plans as part of the application. Given the size of the development proposed it is likely that the scheme would be developed in a number of phases. Condition 5 of the recommendation requires the development to be undertaken in accordance with the proposed phasing plans and phasing schedule. It is however recognised that given the length of the construction period there may need to be changes made to the phasing and in this regard the prior approval of the Local Planning Authority will be required for any changes to the phasing of the proposed development.
264. The remainder of the development would be subject to outline planning permission and thus before any development could be commenced, reserved matters approval for each phase would need to be granted by the Local Planning Authority first. The time limits recommended for the submission of the reserved matters approval are considered appropriate given the anticipated length of the construction period. Although as with any large development scheme, there can be no assurance in planning terms that the planning permission will be completed in full.

Socio-economic considerations

265. The effects of the proposed development on the local economy, employment, health, housing and community facilities and open space are considered in Chapter 6 of the Environmental Statement. The assessment for Maybury and Sheerwater shows that the levels of deprivation, demographics, perceived health of the population and levels of unemployment each contrast with the surrounding area and within Woking and Surrey as a whole. The Devonshire Avenue and Dartmouth Avenue area of Sheerwater is identified as within the 14% most deprived areas nationally and the most deprived area in the county (Woking Core Strategy paragraph 2.11). Overall the issues identified are high unemployment, low incomes, overcrowded housing, early mortality and poor educational attainment.
266. In relation to land use planning and in particular, housing, it is noted that the average number of people per household is high. Maybury and Sheerwater have the highest proportion of overcrowded households at 21.3% compared to the Surrey average of 6.8%. In addition the proportion of people who own their own property is also significantly lower in Maybury and Sheerwater at 47.2% than Woking 70.5% and Surrey 72.9% with the proportion of socially rented housing high at 29% against the Surrey average of 11.4%.
267. In terms of the proposed housing provision, excluding the proposed specialist accommodation, 75.8% of all units and 61% of affordable units would be family sized (2+beds). The specialist accommodation units would all be 1 bedroom units to respond to local housing need. There would also be an overall net increase of 51 affordable housing units within the application site. Increasing the size of units would also contribute to addressing the issues of overcrowding housing in the area which would be beneficial. The proposed development would also result in an increase in specialist accommodation, all of which would be affordable housing. It is therefore considered that by complying with the housing requirements of Policy CS5, the proposed development would contribute to improvements in the local housing stock and increase housing choice.
268. The proposed development also includes the provision of new community facilities to replace those to be demolished to facilitate the development such that there would be no loss of community facilities. The proposed replacement facilities are also considered to be appropriately sized to meet the needs of the increased resident population. The

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location of these facilities within the centre of the site would also improve their accessibility to the new resident population.

269. In terms of open space provision this is assessed in planning policy terms in paragraphs 67-92. The proposed development would provide additional open space above that approved under planning permission PLAN/2015/1260 and would improve the quality of the open space to be provided as part of the development. A large park would be provided at the centre of the site and improved equipped play area provision for children of all ages would be provided. The provision of the enhanced open space facilities as part of the application are therefore considered to be beneficial to the new residents and the wider local community.
270. Whilst it is acknowledged that the increase in the resident population on the site will generate a need for education places no consultation response has been received from the County Education Authority in response to this application. The previous planning permission PLAN/2015/1260 secured the provision of new kitchen and dining room facilities as part of the leisure centre for Bishop David Brown School. Space within the site is also provided for 290sqm of additional classrooms for Broadmere Primary School. In addition the current application includes provision for a 929sqm nursery to replace the existing 425sqm nursery, which would be large than as approved under planning permission PLAN/2015/1260. Therefore it is not considered that the proposed development would justify any additional contribution for education provision over and above the CIL contribution which will be required as part of this development.
271. In terms of employment, Policy CS5 of the Core Strategy states that the Council will promote local labour agreements with developers to enable local people to secure employment and skills development. For the construction phase, the proposed development is expected to support approximately 1,147 full time equivalent jobs at the regional level. The relatively high claimant count for Maybury and Sheerwater (0.9% against Woking level of 0.5%) indicates the limited access to employment opportunities for the resident population. For the operational effects, the applicant has estimated that the proposed development would be able to support an additional 29 FTE jobs in Surrey, of which, 20 FTE jobs would be within Woking, this is after taking into account the existing provision. In addition the employment effects would be enhanced through the Local Labour Agreement and Procurement (secured by the Undertaking of the Executive and S106 Legal Agreement) which seeks to provide training and employment opportunities for local residents. The total net additional expenditure impact from the proposed development (post-construction) would be £6.7m for Woking which would reflect a significant net benefit to the local area. On this basis the proposed development is considered to comply with Policy CS5 of the Core Strategy.
272. The proposed development would be delivered in phases and no existing community facility would be demolished before it has been re-provided and is available for use. This approach would minimise the disruption to local residents and users of these facilities. Access to the existing open spaces would be altered during construction and there would also be general access restrictions to parts of the site during the construction period. However whilst these impacts would be adverse they would only be temporary and once the new facilities have been provided access would be available to new open spaces within the residential part of the site. The proposed development will also result in existing residents having to re-locate from their existing dwellings, however the applicant has advised that the phasing of the proposed development has been designed to minimise the number of times residents will be required to move so that residents only have to move once, although in some cases this may not be possible. This will result in adverse impacts but they will be of a temporary nature.

273. The application has also been the subject of consultation with other local facility providers but no consultation responses have been received from any of the emergency services (except the Police Crime Prevention Design Advisor) or from the NHS. No objection is raised to the application in this regard.

Local Finance Considerations

274. As the proposed development includes the provision of additional residential accommodation the development is liable for financial contributions under the Community Infrastructure Levy. The CIL Regulations 2010 (as amended) enable the existing floorspace to be demolished to be taken into account and enable the contributions to be calculated on a phased basis. In addition the CIL Regulations also enable a developer to claim social housing relief where the specific definitions as set out in the CIL Regulations are met, such that any dwelling subject to social housing relief exemption would not be liable for CIL. In accordance with the CIL Regulations the claiming of social housing relief only occurs after planning permission has been granted.
275. At this stage it is not possible to conclude whether the proposed development/developer will be eligible for social housing relief under the CIL Regulations 2010 (as amended) for some or all of the proposed affordable housing. In the event that social housing relief is not claimed the CIL amount for the proposed development is expected to be around £5,352,983.00. In the event that social housing relief is able to be claimed by any developer the CIL amount for the proposed development is expected to be around £1,901,369.00.
276. These figures are only estimates at this time as there will be some variation depending on the existing floorspace to be discounted from each phase of the development once each property can be surveyed (this has to be calculated in accordance with the RICS Code of Measuring Conduct) and also the index-linking of the CIL charge. Nonetheless any developer will be required to provide details of the relevant floorspace to be demolished when submitting any Notice of Liability for the payment of CIL. As the proposed development is to be undertaken in phases the CIL payments would also be phased.
277. As noted in paragraph 123, the proposed development would engage the SAMM tariff to avoid and mitigate the impact of the additional residential development on the Thames Basin Heaths SPA. The applicant has advised that they are proposing to pay the required SAMM tariff contribution in accordance with the Council's TBHSPA Avoidance and Mitigation strategy. In this case the proposed development would result in a net increase of 313 (Class C3) dwellings and also a net increase of 117 (Class C2/C3) specialist accommodation units. The specialist units provided as part of the detailed application are all self-contained and would therefore be liable for the SAMM tariff. The SAMM contribution is index linked based on the RPI annual inflation in the relevant year. The payment of the SAMM Tariff would be secured as part of the Undertaking of the Executive and the S106 Legal Agreement. For the outline part of the application the SAMM Tariff contribution will be calculated based on the net increase of units to be provided for each phase of the development in accordance with the SAMM Tariff contributions in force at the time that Reserved Matters approval is granted.

CONCLUSION - THE PLANNING BALANCE

278. The NPPF sets out that it is the Government's clear expectation that there is a presumption in favour of development and growth except where this would compromise key sustainable development principles and be contrary to local planning policies, unless material considerations indicate otherwise. The role of the planning system is to contribute

to the achievement of sustainable development. This often involves balancing the economic, social and environmental aspects of a proposal.

279. An Environmental Impact Assessment was undertaken by the applicant to assess the likely environmental effects of the proposed development and this assessment is contained in the submitted Environmental Statement. In addition, in response to matters raised during the consideration of the application an Environmental Statement Addendum and further information was submitted and was the subject of further consultation. The Environmental Statement, Addendum and further information are considered to be a robust assessment of the likely significant effects of the proposed development. Subject to mitigation (conditions and the Undertaking of the Executive and S106 Legal Agreement) no significant adverse effects are considered to result.
280. Subject to the avoidance and mitigation measures i.e. payment of CIL and contributions to SAMM, it is concluded that the proposed development would not have any adverse effects on the integrity of protected international sites from recreational disturbance or from the proposed development itself in terms of air quality. As such it is considered that the presumption in favour of development is not restricted by the considerations relating to protected international ecological sites (paragraph 177 of the NPPF).
281. The planning considerations section of this report has assessed all of the material planning matters relating to this application. The application site is located within the urban area where, in terms of housing provision, mix, density, provision of affordable housing and specialist housing, the proposed development would make a significant contribution to the delivery of new housing in the Borough, increasing choice and would contribute to creating a mixed, inclusive and balanced community. In this regard the proposal would comply with the relevant housing policies of the Core Strategy.
282. The proposed development is also considered to comply with Policy CS5 of the Core Strategy which seeks to intervene in the Priority Place area of Sheerwater to use land-use planning to address some of the issues identified within that area, most notably housing. In this regard the proposal will secure the delivery of new housing within the area including a significant proportion of affordable family housing. The proposal would also renew the existing affordable housing stock and would contribute to the re-balancing of tenure by increasing housing choice in the area. The proposal is also considered to broadly comply with the other aspects of Policy CS5. In support of the proposed development, extensive recreation/open space and play facilities would be provided within the application site. The proposed development is considered to comply with Policy CS17 of the Core Strategy.
283. The proposal is also considered to represent an efficient use of land. Given the size of the development it is acknowledged that the appearance of the application site will change, however the site would be designed to a high quality in accordance with the guidelines set out in the Design Code and would be fully landscaped to mitigate the visual changes. The proposed development would also result in a significant increase in the size of the central park and would relocate it to a prominent and accessible position within the development. New formal play facilities would also be provided. The development would also result in a significant betterment to surface water drainage, reducing flood risk to people and properties. These are significant benefits of the scheme. The proposal is not considered to result in any harm to the other planning issues assessed which cannot be adequately mitigated by planning conditions and the Undertaking of the Executive and S106 Legal Agreement.
284. Overall, the proposed development is considered to comply with the provisions of the development plan and the NPPF and would represent a sustainable form of development.

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Planning conditions and the Undertaking of the Executive and S106 Legal Agreement would offer effective controls to the proposed development to ensure the development is in accordance with the application details and to mitigate the adverse effects identified in the planning considerations section. It is not considered that these adverse effects would outweigh the benefits of the proposal or indicate that a recommendation not in accordance with the development plan should be taken.

285. It is also acknowledged, however, that some people will consider that there are disadvantages to the proposal, such as the increased traffic generation, the change in the appearance of the site, the disruption resulting from the construction period, the changes to open space provision within the site and other matters relating to the scheme which are outside the considerations for this planning application. All of the comments raised by objectors in the letters of representation have been considered as part of the assessment of the application.

286. Overall it is not considered that the proposed development would result in any significant adverse impacts to interests of acknowledged importance which cannot be effectively mitigated/avoided by the use of planning conditions, the Undertaking of the Executive and S106 Legal Agreement. In this regard the proposed development is considered to comply with the relevant Core Strategy policies, the relevant policies in the DM Policies DPD, the relevant supplementary planning documents and the NPPF.

287. The recommendation has been made in compliance with the requirement of the NPPF to foster the delivery of sustainable development in a positive and proactive manner.

BACKGROUND PAPERS

Planning file PLAN/2018/0337

RECOMMENDATION

It is recommended that the Planning Committee grants Delegated Authority to Officers to **GRANT** planning permission for the application subject to:

1. The expiry of the press notice on 12.04.19 and no material planning issues being raised;
2. The prior completion of a S106 Legal Agreement with Thamesway Housing Ltd (who own part of the application site) to secure the obligations as detailed in point 3 below;
3. The prior resolution of the Council's Executive to give effect to the following measures:
 - That these measures/obligations will only take effect if planning permission PLAN/2018/0337 is implemented.

Definitions

- a) 'Affordable Housing' – means housing, including the units identified as Specialist Units (referred to in the application as Elderly Care Units and Independent Elderly Accommodation), let at a Social Rent which are therefore available to people who cannot otherwise afford to rent dwellings or houses generally on the open market within the Borough of Woking.
- b) "Affordable Housing Statement" means the affordable housing statement submitted to and approved by the Local Planning Authority prior to Commencement of development.

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- c) 'Affordable Housing Units' – means the Affordable Housing to be provided as part of the Development in accordance with the application and/or any subsequent reserved matters approval.
- d) 'Commencement of development' – means the date on which any material operation (as defined in Section 56(4) of the Town and Country Planning Act 1990) forming part of the Development begins to be carried out other than operations consisting of site investigation surveys and decontamination works, the erection of any site fencing or other site security, the laying or diversion of any services or other works in respect of or in relation to any statutory undertaker's equipment or concerns, the carrying out of any archaeological, environmental or ecological works and any works matters and operations to enable any of the foregoing to take place.
- e) 'Completion' – means completion of a dwelling on the application site to the extent that a certificate of practical completion has been or should have been issued at the end of each phase.
- f) 'Development' – means the development the subject of application PLAN/2018/0337.
- g) 'Dwelling' – means any residential unit provided by the development including Affordable Housing Units and Open Market Units.
- h) 'Housing Provider' – means (i) Woking Borough Council or (ii) a Registered Provider or (iii) Thamesway Housing Limited or (iv) a company, approved by the Local Planning Authority, whose purposes include owning and managing the Affordable Housing Units on this site.
- i) "Local Businesses" – means businesses which are located within the Council's administrative area.
- j) "Local Labour Agreement/Community Value Plan" means the document to be submitted in accordance with paragraph hh) of these undertakings
- k) 'Local People' - means people who live in the former Sheerwater and Maybury Ward or otherwise within the Council's administrative area.
- l) "Open Market Housing" means housing which is not Affordable Housing.
- m) "Open Market Units" means the Open Market Housing to be provided as part of the Development in accordance with the application and/or any subsequent reserved matters approval.
- n) 'Phase' – the phase/phasing as stated in the current application and does not include any sub-phase i.e. a sub-phase is not a phase for the purpose of the provision of Affordable Housing Units except where explicitly specified.
- o) 'Protected Occupier' – means any occupier of an Affordable Housing Unit who:
 - a. Has exercised the right to acquire pursuant to the Housing Act 1996 or any statutory provision for the time being in force (or any equivalent contractual right) in respect of a particular Affordable Housing Unit;
 - b. Has exercised any statutory right to buy (or any equivalent contractual right) in respect of a particular Affordable Housing Unit;

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- p) ‘SAMM’ – Strategic Access Management and Monitoring Contribution (SAMM) as classified under the EU Habitat Directive of 9 March 2005.
- q) ‘SAMM Contribution’ – means the Strategic Access Management and Monitoring (SAMM) Avoidance Strategy tariff/financial contribution for each dwelling by bedroom size as published by Woking Borough Council on their website which sums shall be increased in line with any increase in the Retail Price Index between the date of this Deed/Undertaking and the latest published figure on the date of payment to the Council as the case may be in accordance with the Thames Basin Heaths Special Protection Areas Avoidance Strategy.
- r) “Social Rent” means in respect of each property type, the rent shown in the following table (i.e. a rent which is equivalent to that charged for similar properties at Kingsmoor Park, Woking):-

Property Type	Net Weekly Rent (exclusive of service charge) April 2018/19
1 bed flat	£117.71
2 bed flat	£134.54
2 bed house	£144.01
3 bed house	£165.86
4 bed house	£174.57

Rents may be increased, annually in April, in line with the annual percentage increase in the Consumer Price Index published in the preceding September, plus 1%.

- s) “Specialist Units” means the units referred to in the application as Elderly Care Units and Independent Elderly Accommodation (Class C2/C3 use), which shall only be occupied by person(s) who are independent but need a level of support offered, including people who can live independently with the aid of an appropriate care package (Housing with Support, as detailed in the Council’s Housing Allocations Policy dated February 2018).

Affordable Housing

- t) The development shall provide 499 Affordable Housing Units (at least 49.7% of the total number of residential units to be provided on the site) in accordance with the Affordable Housing Statement OF WHICH a maximum of 134no. units shall be the Specialist Units (referred to in the application as Elderly Care Units and Independent Elderly Accommodation).
- u) The provision of the Affordable Housing Units for each phase of the development shall be as set out in the following table:

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Phasing	Total units to be provided on site	Affordable Housing Units to be provided per phase	Open Market Housing to be provided per phase
Purple	92	46	46
Red	124	107	17
Emerald	18	18	0
Blue	200	45	155
Yellow	168	102	66
Bronze	72	14	58
Pink	30	0	30
Cyan	68	14	54
Orange	153	153	0
Cobalt	39	0	39
Platinum	39	0	39
Total	1003	499	504

- v) All of the Affordable Housing Units to be provided on the application site shall be for Social Rent;
- w) For all phases of development SAVE FOR Emerald and Pink phases, prior to the commencement of any superstructure works in each and every phase full details of the timetable for the first occupation of all of the Affordable Housing Units in that phase in relation to the first occupation of the Open Market Housing Units in that phase shall be submitted to and approved in writing by the Local Planning Authority. The occupation of all units in that phase shall be in accordance with the approved details.
- x) To secure the provision of Affordable Housing Units on the application site in accordance with the following details:

Unit size	Number of Affordable Housing Units to be provided
1 bedroom	276
2 bedroom	149
3 bedroom	65
4 bedroom	9
Total	499

- y) The unit size of each Affordable Housing Unit shall be as approved by the Local Planning Authority on a phase by phase basis. PROVIDED ALWAYS THAT the size of the Affordable Housing Units to be provided on the site shall, in total, meet the numbers specified in the table above. Subject thereto, for each outline phase of development, full details of the size of each of the Affordable Housing Units to be provided in that phase shall be submitted with each Reserved Matters application.
- z) On practical completion of the Affordable Housing Units to be provided in each phase, the developer shall transfer the ownership of each Affordable Housing Unit (together with all necessary ancillary rights) to a Housing Provider.
- aa) That prior to the first occupation of any Affordable Housing Unit, the Housing Provider shall enter into a nomination agreement with Woking Borough Council to (i) grant the Council 100% nomination rights for all initial lets, 75% nomination rights for re-lets and (ii) require that all lettings not subject to nomination rights shall give priority to Local People.

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- bb) There shall be no changes to these Affordable Housing provisions without the prior written approval of the Local Planning Authority.
- cc) The obligations set out above shall not be binding or enforceable against any Protected Occupier or any mortgagee or chargee of that Protected Occupier or any person deriving title from the Protected Occupier or any receiver appointed by any mortgagee or charge or any successors in title thereto and their respective mortgagees or chargees SAVE THAT if any successor in title to the Protected Occupier is a Registered Provider or any other provider of affordable housing the obligations as set out above shall thereupon once again become enforceable against the said Registered Provider or other provider of affordable housing and their successors in title subject as provided therein.
- dd) The obligations set out above shall not be binding or enforceable against any mortgagee or chargee of a Registered Provider or any receiver appointed by any such mortgagee or chargee or any person deriving title from the mortgagee or chargee or any successors in title thereto and their respective mortgagees or chargee SAVE THAT if any successor in title to the mortgagee or chargee is a Registered Provider or any other provider of affordable housing the obligations as set out above shall thereupon once again become enforceable against the said Registered Provider or other provider of affordable housing and their successors in title subject as provided therein.
- ee) In the event that Woking Borough Council is the Housing Provider, appropriate changes will be made to the obligations set out above to reflect that the Council cannot legally enter into a formal agreement with itself, e.g. a nomination agreement.
- ff) In the event that Woking Borough Council is the Housing Provider, appropriate changes will be made to the obligations set out above to reflect that the Council cannot legally enter into a formal agreement with itself, e.g. a nomination agreement.

SAMM Financial Contribution

gg) To pay the SAMM financial contribution which shall be calculated as follows:

- a. Prior to the commencement of each and every phase of the development hereby approved full details of the number of existing dwellings by bedroom size to be demolished to facilitate the development of that phase (irrespective of whether any dwelling is inside or outside that phase boundary) and the number of proposed Dwellings by bedroom size to be provided in that phase shall be submitted to and approved in writing by the Local Planning Authority. Once approved the net increase in the number of Dwellings by bedroom size for each and every phase shall form the basis for calculating the required SAMM Contribution for that phase PROVIDED ALWAYS THAT the SAMM Contribution shall be paid for each and every Dwelling which represents a net increase in the number of dwellings on the application site in comparison to the existing number of dwellings on the application site in accordance with the following table:

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Dwelling size	Proposed number of dwellings/units	Existing number of dwellings/units to be demolished	Net increase in the number of dwellings/units
Studio	7	52	-45
1 bed	338	217	121
2 bed	283	116	167
3 bed	261	176	85
4 bed	112	11	101
5 bed	2	1	1
Total	1003	573	430

Note – where a minus figure exists (in column 4 above) it shall be deducted from the first row below with a positive figure until a positive figure is reached (i.e. -45 + 121 = 76).

- b. All SAMM Contributions shall be paid in full prior to the Commencement of development for each respective phase.

Local Labour Agreement and Procurement

- hh) Prior to the Commencement of development to submit to, and obtain the approval of, the Local Planning Authority to a Local Labour Agreement/Community Value Plan substantially in accordance with the Community Value Plan submitted with the planning application to the Local Planning Authority for approval. Thereafter any proposed changes to the Local Labour Agreement/Community Value Plan shall be submitted for the prior approval in writing by the Local Planning Authority before being implemented in accordance with the approved details.
- ii) To make provision in the Local Labour Agreement/Community Value Plan for:
- the strategy to be adopted by the Developer to maximise the employment opportunities, apprenticeships and training and the promotion of such opportunities for and to Local People on the Development; and
 - the opportunity for any Local People directly employed on the Development by the Developer during the construction of the Development to be offered training where reasonably appropriate; and
 - the employment of Local Businesses by the Developer during the construction of the Development where reasonably appropriate save where specialist trades are required;
 - measures for monitoring the success of the Local Labour Agreement/Community Value Plan; and
 - a timetable for the reporting of the findings of the monitoring to the Local Planning Authority which shall be at least prior to the completion of each phase or annually whichever is the sooner and including any recommendations for any changes to the Local Labour Agreement/Community Value Plan.
- jj) To undertake to comply with the provisions of the approved Local Labour Agreement/Community Value Plan during the construction of the Development to the extent that they are not prevented from doing so by reason of any domestic or international laws.

Off-site Tree Planting

- kk) In the event that the replacement tree planting within the site is less than the total number of trees to be removed, a financial contribution not exceeding £15,000 (at July

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2016 prices), which sum shall be indexed upwards in accordance any increase in an appropriate index specified by the Local Planning Authority, for off-site tree planting in the Sheerwater area shall be paid to the Local Planning Authority prior to Commencement of any development in cobalt phase.

Sustainable Urban Drainage Systems

- II) Prior to the Commencement of development, to submit a Sustainable Urban Drainage Systems ("SUDS") scheme to the Local Planning Authority for approval. The SUDS scheme shall include provision for:

- Adoption of SuDS and Handover
- Cost of Adoption
- As built drawings
- Maintenance Register to include map of location, list all features and maintenance requirements
- Access to Inspect and Maintain SuDS for lifetime of development

Any proposed changes to the approved SUDS scheme shall be submitted for the approval in writing by the Local Planning Authority.

The SUDS scheme shall be implemented in accordance with the approved details.

[Officer note: As the Council is the part-owner of the land the subject of this application, it cannot enter into a Section 106 legal agreement to secure any planning obligations which may be required to mitigate the effects of the proposed development and which cannot be secured by planning condition. In addition, there are multiple other land owners of part of the site due to the nature of the application site. However the Council's Executive is able to resolve to give effect to those measures required. Any such resolution by the Council's Executive would provide certainty that such measures will be given effect if planning permission is granted and implemented for the proposed development and that the Council will ensure obligations are passed to any successor in title or leaseholder as appropriate to give effect to the mitigation required.]

3. The following conditions (and any minor amendments to those conditions):

Time limits for outline planning permission

1. Application for the approval of the first reserved matters shall be made to the Local Planning Authority not later than three years from the date of this permission, and the application for approval of all remaining reserved matters shall be made within five years from the date of this permission.

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

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

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

Time limit for full planning permission

3. The development hereby permitted for the phases comprising the application for full planning permission 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).

Approved Plans condition

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

Outline Parameter Plans

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

Open Space, Recreation and Play Typologies – SHE-BDP-00-XX-PL-L-90-0101 Rev P10 rec 07.03.19

Access and Movement - SHE-BDP-00-XX-PL-L-90-0102 Rev P10 rec 07.03.19

Building Heights – SHE-BDP-00-XX-PL-L-90-0103 Rev P10 rec 07.03.19

Site Levels - SHE-BDP-00-XX-PL-L-90-0104 Rev P10 rec 07.03.19

Land Use - SHE-BDP-00-XX-PL-L-90-0105 Rev P11 rec 07.03.19

Phasing - SHE-BDP-00-XX-PL-L-90-0106 Rev P10 rec 07.03.19

Outline Tree Removal and Retention Plan – SHE-BDP-00-XX-PL-L-90-0111 Rev P05 rec 07.03.19

Parcel A

GA Plan Level 00 – SHE-BDP-3A-00-PL-A-20-0001 Rev P13 rec 24.10.18

GA Plan Level 01 – SHE-BDP-3A-01-PL-A-20-0001 Rev P12 rec 24.10.18

GA Plan Level 02 – SHE-BDP-3A-02-PL-A-20-0001 Rev P11 rec 24.10.18

GA Plan Level 03 – SHE-BDP-3A-03-PL-A-20-0001 Rev P11 rec 24.10.18

GA Plan Level 04 – SHE-BDP-3A-04-PL-A-20-0001 Rev P11 rec 24.10.18

GA Plan Level 05 – SHE-BDP-3A-05-PL-A-20-0001 Rev P11 rec 24.10.18

GA Plan Roof - SHE-BDP-3A-XX-PL-A-20-0001 Rev P09 rec 24.10.18

NIA Plans - SHE-BDP-3A-XX-PL-A-20-0002 Rev P07 rec 24.10.18

Refuse Strategy - SHE-BDP-3A-XX-PL-A-20-0004 Rev P08 rec 24.10.18

Parking Strategy - SHE-BDP-3A-XX-PL-A-90-0001 Rev P05 rec 24.10.18

Access Strategy - SHE-BDP-3A-XX-PL-A-90-0002 Rev P04 rec 24.10.18

South and West Elevations - SHE-BDP-3A-XX-EL-A-20-0002 Rev P08 rec 24.10.18

North and East Elevations - SHE-BDP-3A-XX-EL-A-20-0001 Rev P08 rec 24.10.18

3D Massing View - SHE-BDP-3A-XX-IS-A-20-0001 Rev P04 rec 24.10.18

GIA Plans - SHE-BDP-3A-XX-PL-A-20-0003 Rev P07 rec 24.10.18

North and East Elevations - SHE-BDP-3A-XX-VS-A-20-0001 Rev P06 rec 24.10.18

South and West Elevations - SHE-BDP-3A-XX-VS-A-20-0002 Rev P06 rec 24.10.18

Strip Elevation - SHE-BDP-3A-XX-VS-A-20-0003 Rev P05 rec 24.10.18

GA Sections - SHE-BDP-3A-XX-SE-A-20-0001 Rev P08 rec 24.10.18

Podium Elevations - SHE-BDP-3A-XX-EL-A-20-0006 Rev P01 rec 24.10.18

General Arrangement Plan Podium Garden - SHE-BDP-00-01-PL-L-90-0101 Rev P06 rec 24.10.18

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

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Parcel A House Type 1.1- Murray Green House

Street Elevation – SHE-BDP-3X-XX-VS-A-20-1101 Rev P03 rec 24.10.18
GA Plans – SHE-BDP-3X-XX-PL-A-20-1101 Rev P03 rec 24.10.18
GA Elevations – SHE-BDP-3X-XX-EL-A-20-1101 Rev P03 rec 24.10.18
GA Sections – SHE-BDP-3X-XX-SE-A-20-1101 Rev P03 rec 24.10.18
Isometric - SHE-BDP-3X-XX-IS-A-20-1101 Rev P03 rec 24.10.18

Parcel B

GA Plan Level 00 – SHE-BDP-3B-00-PL-A-20-0001 Rev P10 rec 24.10.18
GA Plan Level 01 – SHE-BDP-3B-01-PL-A-20-0001 Rev P09 rec 24.10.18
GA Plan Level 02 – SHE-BDP-3B-02-PL-A-20-0001 Rev P09 rec 24.10.18
GA Plan Level 03 – SHE-BDP-3B-03-PL-A-20-0001 Rev P08 rec 24.10.18
GA Plan Level 04 – SHE-BDP-3B-04-PL-A-20-0001 Rev P09 rec 24.10.18
GA Plan Level 05 – SHE-BDP-3B-05-PL-A-20-0001 Rev P08 rec 24.10.18
GA Plan Roof - SHE-BDP-3B-XX-PL-A-20-0001 Rev P07 rec 24.10.18
NIA Plans - SHE-BDP-3B-XX-PL-A-20-1002 Rev P02 rec 24.10.18
Refuse Strategy - SHE-BDP-3B-XX-PL-A-90-0003 Rev P07 rec 24.10.18
Parking Strategy - SHE-BDP-3B-XX-PL-A-90-0001 Rev P04 rec 24.10.18
Access Strategy - SHE-BDP-3B-XX-PL-A-90-0002 Rev P04 rec 24.10.18
GA Elevations Sheet 1 – SHE-BDP-3B-XX-EL-A-20-0001 Rev P09 rec 24.10.18
GA Elevations Sheet 2 – SHE-BDP-3B-XX-EL-A-20-0002 Rev P09 rec 24.10.18
GA Elevations Sheet 3 – SHE-BDP-3B-XX-EL-A-20-0003 Rev P09 rec 24.10.18
GA Sections - SHE-BDP-3B-XX-SE-A-20-0001 Rev P09 rec 24.10.18
3D Massing View - SHE-BDP-3B-XX-IS-A-20-0001 Rev P05 rec 24.10.18
GIA Plans - SHE-BDP-3B-XX-PL-A-20-1001 Rev P02 rec 24.10.18
Strip Elevation Elderly Care - SHE-BDP-3B-XX-VS-A-20-0001 Rev P04 rec 24.10.18
Strip Elevation Apartment Block – SHE-BDP-3B-XX-VS-A-20-0002 Rev P04 rec 24.10.18
GA Elevations - SHE-BDP-3B-XX-VS-A-20-0003 Rev P03 rec 24.10.18
General Arrangement Plan Podium Garden - SHE-BDP-00-01-PL-L-90-0102 Rev P06 rec 24.10.18
General Arrangement Plan - SHE-BDP-00-00-PL-L-90-0104 Rev P09 rec 24.10.18

Mews House Typical

GA Elevations - SHE-BDP-3B-XX-EL-A-20-4101 Rev P03 rec 24.10.18
GA Plan Level 00 – SHE-BDP-3B-00-PL-A-20-4101 Rev P03 rec 24.10.18
GA Plan Level 01 – SHE-BDP-3B-01-PL-A-20-4101 Rev P03 rec 24.10.18
Mews House (3 bed) Elevation - SHE-BDP-3X-XX-VS-A-20-0101 Rev P04 rec 14.03.19

Mews House 2 Bed

GA Elevations - SHE-BDP-3B-XX-EL-A-20-4201 Rev P02 rec 14.03.19
GA Plan Level 00 – SHE-BDP-3B-00-PL-A-20-4201 Rev P02 rec 14.03.19
GA Plan Level 01 – SHE-BDP-3B-01-PL-A-20-4201 Rev P02 rec 14.03.19
Elevation - SHE-BDP-3X-XX-VS-A-20-0201 Rev P04 rec 14.03.19
Visibility and Privacy Sight Lines Mews Houses - SHE-BDP-3B-XX-PL-A-90-0004 Rev P05 rec 24.10.18

Parcel C

GA Plan Level 00 – SHE-BDP-3C-00-PL-A-20-0001 Rev P09 rec 24.10.18
GA Plan Level 01 – SHE-BDP-3C-01-PL-A-20-0001 Rev P09 rec 24.10.18
GA Plan Roof - SHE-BDP-3C-XX-PL-A-20-0001 Rev P05 rec 24.10.18
NIA Plans - SHE-BDP-3C-XX-PL-A-20-0002 Rev P05 rec 24.10.18
Refuse Strategy - SHE-BDP-3C-XX-PL-A-90-0003 Rev P07 rec 07.03.19
Parking Strategy - SHE-BDP-3C-XX-PL-A-90-0001 Rev P07 rec 24.10.18

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Bin Storey Type 1 - SHE-BDP-3X-XX-PL-A-90-0004 Rev P02 rec 24.10.18
3D Massing View - SHE-BDP-3C-XX-SK-A-20-0001 Rev P07 rec 24.10.18
Street Elevation - SHE-BDP-3C-XX-EL-A-20-0001 Rev P05 rec 24.10.18
General Arrangement Plan - SHE-BDP-00-00-PL-L-90-0105 Rev P09 rec 07.03.19

House Type 0.3 – End Terrace House

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

House Type 0.3 – Mid Terrace House

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

Parcel D

GA Plan Level 00 – SHE-BDP-3D-00-PL-A-20-0001 Rev P07 rec 24.10.18
GA Plan Level 01 – SHE-BDP-3D-01-PL-A-20-0001 Rev P06 rec 24.10.18
GA Plan Level 02 – SHE-BDP-3D-02-PL-A-20-0001 Rev P05 rec 24.10.18
GA Plan Level 03 – SHE-BDP-3D-03-PL-A-20-0001 Rev P05 rec 24.10.18
GA Plan Level 04 – SHE-BDP-3D-04-PL-A-20-0001 Rev P05 rec 24.10.18
GA Plan Level 05 – SHE-BDP-3D-05-PL-A-20-0001 Rev P05 rec 24.10.18
GA Plan Roof - SHE-BDP-3D-XX-PL-A-20-0001 Rev P03 rec 24.10.18
NIA Plans - SHE-BDP-3D-XX-PL-A-20-0002 Rev P04 rec 24.10.18
Refuse Strategy - SHE-BDP-3D-XX-PL-A-90-0003 Rev P05 rec 07.03.19
Parking Strategy - SHE-BDP-3D-XX-PL-A-90-0001 Rev P04 rec 24.10.18
Access Strategy - SHE-BDP-3D-XX-PL-A-90-0002 Rev P04 rec 24.10.18
Nursery Canopy Study - SHE-BDP-3D-XX-DT-A-21-0003 Rev P04 rec 24.10.18
Elevations Sheet 1 North and East – SHE-BDP-3D-XX-EL-A-20-0001 Rev P05 rec 07.03.19
Elevations Sheet 2 South and West – SHE-BDP-3D-XX-EL-A-20-0002 Rev P05 rec 07.03.19
Elevations Sheet 3 – SHE-BDP-3D-XX-EL-A-20-0003 Rev P05 rec 07.03.19
Elevations Sheet 4 – SHE-BDP-3D-XX-EL-A-20-0004 Rev P06 rec 07.03.19
GA Sections - SHE-BDP-3D-XX-SE-A-20-0001 Rev P04 rec 07.03.19
3D Massing View - SHE-BDP-3D-XX-IS-A-20-0001 Rev P04 rec 24.10.18
GIA Plans - SHE-BDP-3D-XX-PL-A-20-0003 Rev P05 rec 24.10.18
Strip Elevation - SHE-BDP-3D-XX-VS-A-20-0001 Rev P03 rec 24.10.18
North and South Elevations – SHE-BDP-3D-XX-VS-A-20-0002 Rev P02 rec 24.10.18
East and West Elevations - SHE-BDP-3D-XX-VS-A-20-0003 Rev P01 rec 24.10.18
General Arrangement Plan Podium Garden - SHE-BDP-00-01-PL-L-90-0103 Rev P06 rec 24.10.18
General Arrangement Plan (Parcel D and N) - SHE-BDP-00-00-PL-L-90-0106 Rev P08 rec 07.03.19

Parcel E

Ground Floor Plan – SHE-BDP-3E-00-PL-A-20-0001 Rev P06 rec 24.10.18
First Floor Plan - SHE-BDP-3E-01-PL-A-20-0001 Rev P06 rec 24.10.18
Second Floor Plan – SHE-BDP-3E-02-PL-A-20-0001 Rev P06 rec 24.10.18
Third Floor Plan – SHE-BDP-3E-03-PL-A-20-0001 Rev P06 rec 24.10.18
Fourth Floor Plan – SHE-BDP-3E-04-PL-A-20-0001 Rev P06 rec 24.10.18

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Roof Plan – SHE-BDP-3E-05-PL-A-20-0001 Rev P06 rec 24.10.18
Areas Plan - SHE-BDP-3E-XX-PL-A-20-0002 Rev P04 rec 24.10.18
Refuse Strategy - SHE-BDP-3E-XX-PL-A-90-0003 Rev P06 rec 07.03.19
Parking Strategy - SHE-BDP-3E-XX-PL-A-90-0001 Rev P06 rec 24.10.18
Access Strategy - SHE-BDP-3E-XX-PL-A-90-0002 Rev P04 rec 24.10.18
Elevations Sheet 1 of 4 – SHE-BDP-3E-XX-EL-A-20-0001 Rev P05 rec 24.10.18
Elevations Sheet 2 of 4 – SHE-BDP-3E-XX-EL-A-20-0002 Rev P04 rec 24.10.18
Elevations Sheet 3 of 4 – SHE-BDP-3E-XX-EL-A-20-0003 Rev P01 rec 24.10.18
Elevations Sheet 4 of 4 - SHE-BDP-3E-XX-EL-A-20-0004 Rev P03 rec 07.03.19
Sections Sheet 1 of 2 - SHE-BDP-3E-XX-SE-A-20-0001 Rev P05 rec 24.10.18
Sections Sheet 2 of 2 - SHE-BDP-3E-XX-SE-A-20-0002 Rev P04 rec 24.10.18
Visibility and Privacy Sight Lines Podium Mews Houses - SHE-BDP-3E-XX-PL-A-90-0004 Rev P04 rec 24.10.18
3D Massing View - SHE-BDP-3E-XX-IS-A-20-0001 Rev P04 rec 24.10.18
GA Elevations – SHE-BDP-3E-XX-VS-A-20-0002 Rev P02 rec 24.10.18
Strip Elevation – SHE-BDP-3E-XX-VS-A-20-0003 Rev P03 rec 24.10.18

House Type 1.7 Park Facing Corner House

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

Parcel F

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

Apartments Type 2.2

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

Parcel E and F

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

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

House Type 0.4 – Podium Top Mews

Strip Elevation – SHE-BDP-3X-XX-VS-A-20-0401 Rev P02 rec 24.10.18
GA Elevations – SHE-BDP-3X-XX-EL-A-20-0401 Rev P02 rec 24.10.18
GA Plans – SHE-BDP-3X-XX-PL-A-20-0401 Rev P02 rec 24.10.18
GA Sections – SHE-BDP-3X-XX-SE-A-20-0401 Rev P02 rec 24.10.18
Isometric - SHE-BDP-3X-XX-IS-A-20-0401 Rev P02 rec 24.10.18

House Type 0.5 – Podium Top Mews

Strip Elevation – SHE-BDP-3X-XX-VS-A-20-0501 Rev P02 rec 24.10.18
GA Elevations – SHE-BDP-3X-XX-EL-A-20-0501 Rev P02 rec 24.10.18
GA Plans – SHE-BDP-3X-XX-PL-A-20-0501 Rev P02 rec 24.10.18
GA Sections – SHE-BDP-3X-XX-SE-A-20-0501 Rev P02 rec 24.10.18
Isometric - SHE-BDP-3X-XX-IS-A-20-0501 Rev P02 rec 24.10.18

House Type 1.2 – Watergarden Podium

Strip Elevation – SHE-BDP-3X-XX-VS-A-20-1201 Rev P02 rec 24.10.18
GA Elevations – SHE-BDP-3X-XX-EL-A-20-1201 Rev P02 rec 24.10.18
GA Plans – SHE-BDP-3X-XX-PL-A-20-1201 Rev P02 rec 24.10.18
GA Sections – SHE-BDP-3X-XX-SE-A-20-1201 Rev P02 rec 24.10.18
Isometric - SHE-BDP-3X-XX-IS-A-20-1201 Rev P02 rec 24.10.18

House Type 1.3 – Watergarden Podium

Strip Elevation – SHE-BDP-3X-XX-VS-A-20-1301 Rev P02 rec 24.10.18
GA Elevations – SHE-BDP-3X-XX-EL-A-20-1301 Rev P02 rec 24.10.18
GA Plans – SHE-BDP-3X-XX-PL-A-20-1301 Rev P02 rec 24.10.18
GA Sections – SHE-BDP-3X-XX-SE-A-20-1301 Rev P02 rec 24.10.18
Isometric - SHE-BDP-3X-XX-IS-A-20-1301 Rev P02 rec 24.10.18

House Type 1.4 – Watergarden Podium

GA Elevations – SHE-BDP-3X-XX-EL-A-20-1401 Rev P02 rec 24.10.18
GA Plans – SHE-BDP-3X-XX-PL-A-20-1401 Rev P02 rec 24.10.18
GA Sections – SHE-BDP-3X-XX-SE-A-20-1401 Rev P02 rec 24.10.18
Isometric - SHE-BDP-3X-XX-IS-A-20-1401 Rev P02 rec 24.10.18

House Type 1.5 – Park Facing Houses

Strip Elevation – SHE-BDP-3X-XX-VS-A-20-1501 Rev P02 rec 24.10.18
GA Elevations – SHE-BDP-3X-XX-EL-A-20-1501 Rev P02 rec 24.10.18
GA Plans – SHE-BDP-3X-XX-PL-A-20-1501 Rev P03 rec 24.10.18
GA Sections – SHE-BDP-3X-XX-SE-A-20-1501 Rev P02 rec 24.10.18
Isometric - SHE-BDP-3X-XX-IS-A-20-1501 Rev P03 rec 24.10.18

House Type 1.6 – Park Facing Houses

Strip Elevation – SHE-BDP-3X-XX-VS-A-20-1601 Rev P02 rec 24.10.18
GA Elevations – SHE-BDP-3X-XX-EL-A-20-1601 Rev P02 rec 24.10.18
GA Plans – SHE-BDP-3X-XX-PL-A-20-1601 Rev P03 rec 24.10.18
GA Sections – SHE-BDP-3X-XX-SE-A-20-1601 Rev P03 rec 24.10.18
Isometric - SHE-BDP-3X-XX-IS-A-20-1601 Rev P03 rec 24.10.18

Apartments Type 2.1

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

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Isometric - SHE-BDP-3X-XX-IS-A-20-2101 Rev P01 rec 24.10.18

Parcel N

GA Plan Level 00 – SHE-BDP-3N-00-PL-A-20-0001 Rev P07 rec 24.10.18

GA Plan Level 01 – SHE-BDP-3N-01-PL-A-20-0001 Rev P06 rec 24.10.18

GA Plan Level 02 – SHE-BDP-3N-02-PL-A-20-0001 Rev P06 rec 24.10.18

GA Plan Level 03 – SHE-BDP-3N-03-PL-A-20-0001 Rev P06 rec 24.10.18

GA Plan Level 04 – SHE-BDP-3N-04-PL-A-20-0001 Rev P06 rec 24.10.18

GA Plan Roof - SHE-BDP-3N-XX-PL-A-20-0001 Rev P03 rec 24.10.18

NIA Plans - SHE-BDP-3N-XX-PL-A-20-0002 Rev P03 rec 24.10.18

Refuse Strategy - SHE-BDP-3N-XX-PL-A-90-0003 Rev P05 rec 07.03.19

Parking Strategy - SHE-BDP-3N-XX-PL-A-90-0001 Rev P06 rec 24.10.18

Access Strategy - SHE-BDP-3N-XX-PL-A-90-0002 Rev P03 rec 24.10.18

GA Elevations Sheet 01 – SHE-BDP-3N-XX-EL-A-20-0001 Rev P05 rec 14.03.19

GA Elevations Sheet 02 – SHE-BDP-3N-XX-EL-A-20-0002 Rev P05 rec 14.03.19

GA Elevations Sheet 03 – SHE-BDP-3N-XX-EL-A-20-0003 Rev P04 rec 14.03.19

GA Elevations Sheet 04 - SHE-BDP-3N-XX-EL-A-20-0004 Rev P04 rec 14.03.19

3D Massing View - SHE-BDP-3N-XX-IS-A-20-0001 Rev P05 rec 24.10.18

GIA Plans - SHE-BDP-3N-XX-PL-A-20-0003 Rev P03 rec 24.10.18

Strip Elevation - SHE-BDP-3N-XX-VS-A-20-0001 Rev P03 rec 24.10.18

GA Elevations – SHE-BDP-3N-XX-VS-A-20-0002 Rev P02 rec 24.10.18

GA Elevations – SHE-BDP-3N-XX-VS-A-20-0003 Rev P01 rec 24.10.18

GA Sections - SHE-BDP-3N-XX-SE-A-20-0001 Rev P05 rec 14.03.19

General Arrangement Plan (Parcel D and N) - SHE-BDP-00-00-PL-L-90-0106 Rev P08 rec 07.03.19

House Type 0.6 Park Facing Terraced House

Strip Elevation - SHE-BDP-3X-XX-VS-A-20-0601 Rev P02 rec 24.10.18

GA Elevations – SHE-BDP-3X-XX-EL-A-20-0601 Rev P03 rec 24.10.18

GA Plans – SHE-BDP-3X-XX-PL-A-20-0601 Rev P03 rec 24.10.18

GA Sections – SHE-BDP-3X-XX-SE-A-20-0601 Rev P02 rec 24.10.18

Isometric - SHE-BDP-3X-XX-IS-A-20-0601 Rev P02 rec 24.10.18

Apartments Type 2.3

GA Elevations – SHE-BDP-3X-XX-EL-A-20-2301 Rev P05 rec 07.03.19

GA Plans – SHE-BDP-3X-XX-PL-A-20-2301 Rev P03 rec 24.10.18

GA Sections – SHE-BDP-3X-XX-SE-A-20-2301 Rev P01 rec 24.10.18

Isometric - SHE-BDP-3X-XX-IS-A-20-2301 Rev P01 rec 24.10.18

Low rise residential plans

Proposed site layout plan – low rise masterplan – SHE-BMA-20-XX-LR-A-01-002 Rev P1 rec 07.03.19

Proposed site layout plan – ground floor level – SHE-BMA-20-XX-LR-A-02-001 Rev P2 rec 07.03.19

Proposed site layout plan – roof plan – SHE-BMA-20-XX-LR-A-02-002 Rev P2 rec 07.03.19

Proposed bin strategy - SHE-BMA-20-XX-LR-A-02-003 Rev P- rec 07.03.19

Housing Distribution Plan - SHE-BMA-20-XX-2B-A-02-0003 Rev P2 rec 26.03.19

Tenure Plan - SHE-BMA-20-XX-2B-A-02-0004 Rev P2 rec 26.03.19

Proposed Garage - SHE-BMA-20-XX-XX-A-03-GARA001 rec 24.10.18

Proposed Bin store details (1 of 3) - SHE-BMA-20-XX-XX-A-90-401 Rev P3 rec 24.10.18

Proposed Bin store details (2 of 3) - SHE-BMA-20-XX-XX-A-90-402 Rev P3 rec 24.10.18

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Proposed Bin store details (3 of 3) - SHE-BMA-20-XX-XX-A-90-403 Rev P2 rec 24.10.18

Street Scene (Section A-A) - SHE-BMA-20-XX-2B-A-05-SS01 Rev P- rec 24.10.18

Street Scene (Section B-B) - SHE-BMA-20-XX-2B-A-05-SS02 rec 24.10.18

Street Scene (Section F-F) - SHE-BMA-20-XX-2B-A-05-SS03 rec 24.10.18

Street Scene (Section G-G) - SHE-BMA-20-XX-2B-A-05-SS04 rec 29.03.18

Street Scene (Section H-H) - SHE-BMA-20-XX-2B-A-05-SS05 rec 29.03.18

Street Scene (Section I-I) - SHE-BMA-20-XX-2B-A-05-SS06 rec 29.03.18

Low rise Accommodation schedule rev C rec 26.03.19

Low rise house type plans (plans and elevations only)

House Type B GA floor plans - SHE-BMA-20-XX-2B-A-03-B001 rec 29.03.18

House Type B GA elevations - SHE-BMA-20-XX-2B-A-05-B001 rec 29.03.18

House Type D GA floor plans - SHE-BMA-20-XX-2B-A-03-D001 rec 29.03.18

House Type D GA elevations - SHE-BMA-20-XX-2B-A-05-D001 rec 29.03.18

House Type E GA floor plans - SHE-BMA-20-XX-2B-A-03-E001 rec 29.03.18

House Type E GA elevations - SHE-BMA-20-XX-2B-A-05-E001 rec 29.03.18

House Type F GA floor plans - SHE-BMA-20-XX-2B-A-03-F001 rec 29.03.18

House Type F GA elevations - SHE-BMA-20-XX-2B-A-05-F001 rec 29.03.18

House Type J GA floor plans (plots 180-185) - SHE-BMA-20-XX-2B-A-03-J001 rec 29.03.18

House Type J GA elevations (plots 180-185) - SHE-BMA-20-XX-2B-A-05-J001 rec 29.03.18

House Type J GA floor plans (plots 169, 170, 190-193) - SHE-BMA-20-XX-2B-A-03-J002 rec 29.03.18

House Type J GA elevations (plots 169, 170, 190-193) - SHE-BMA-20-XX-2B-A-05-J002 rec 29.03.18

House Type J GA floor plans (plots 144, 188, 194) - SHE-BMA-20-XX-2B-A-03-J003 rec 29.03.18

House Type J GA elevations (plots 144, 188, 194) - SHE-BMA-20-XX-2B-A-05-J003 rec 29.03.18

House Type J GA floor plans (plots 145, 189, 195) - SHE-BMA-20-XX-2B-A-03-J004 rec 29.03.18

House Type J GA elevations (plots 145, 189, 195) - SHE-BMA-20-XX-2B-A-05-J004 rec 29.03.18

House Type K GA floor plans - SHE-BMA-20-XX-2B-A-03-K001 rec 29.03.18

House Type K GA floor plans - SHE-BMA-20-XX-2B-A-03-K002 rec 29.03.18

House Type K GA elevations - SHE-BMA-20-XX-2B-A-05-K001 rec 29.03.18

House Type K GA elevations - SHE-BMA-20-XX-2B-A-05-K002 rec 29.03.18

House Type L GA floor plans - SHE-BMA-20-XX-2B-A-03-L001 rec 29.03.18

House Type L GA floor plans - SHE-BMA-20-XX-2B-A-03-L002 rec 29.03.18

House Type L GA elevations - SHE-BMA-20-XX-2B-A-05-L001 rec 29.03.18

House Type L GA elevations - SHE-BMA-20-XX-2B-A-05-L002 rec 29.03.18

House Type M GA floor plans - SHE-BMA-20-XX-2B-A-03-M001 rec 29.03.18

House Type M GA elevations - SHE-BMA-20-XX-2B-A-05-M001 rec 29.03.18

House Type T GA floor plans - SHE-BMA-20-XX-2B-A-03-T001 rec 29.03.18

House Type T GA elevations - SHE-BMA-20-XX-2B-A-05-T001 rec 29.03.18

Detailed plans site wide

Site Location Plan – SHE-BDP-00-XX-PL-L-90-0109 Rev P05 rec 24.10.18

Detailed Planning Application boundary - SHE-BDP-00-XX-PL-L-90-0108 Rev P07 rec 24.10.18

Site Plan - SHE-BDP-00-XX-PL-L-90-0112 Rev P11 rec 07.03.19

Site-wide Open Space, Recreation & Play Typologies - SHE-BDP-00-XX-PL-L-90-0107 Rev P07 rec 07.03.19

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Canal Buffer Zone Plan - SHE-BDP-00-XX-PL-L-90-0132 Rev P07 rec 07.03.19
Canal Buffer Zone Extent - SHE-BDP-00-XX-PL-L-90-0137 Rev P01 rec 14.03.19
Road and Footpath Material Strategy - SHE-BDP-00-XX-PL-L-90-0133 Rev P08 rec 07.03.19
Parking Allocation - SHE-BDP-00-XX-PL-L-90-0134 Rev P04 rec 07.03.19
Sustainable Drainage Design Layout - SHE-BDP-00-XX-PL-L-90-0135 Rev P05 rec 07.03.19
Landscape General Arrangement Plan - sheet 1 of 3 - SHE-BDP-00-00-PL-L-90-0100 Rev P08 rec 07.03.19
Landscape General Arrangement Plan - sheet 2 of 3 - SHE-BDP-00-00-PL-L-90-0101 Rev P10 rec 14.03.19
Landscape General Arrangement Plan - sheet 3 of 3 - SHE-BDP-00-00-PL-L-90-0102 Rev P09 rec 07.03.19
General Arrangement Plan- Park - sheet 1 of 2 - SHE-BDP-00-00-PL-L-90-0108 Rev P09 07.03.19
General Arrangement Plan - Park - sheet 2 of 2 - SHE-BDP-00-00-PL-L-90-0109 Rev P08 rec 07.03.19
General Arrangement Plan - Low Rise Residential - SHE-BDP-00-00-PL-L-90-0110 Rev P07 rec 07.03.19
General Arrangement Plan - Leisure Centre Car Park - SHE-BDP-00-00-PL-L-90-0112 Rev P05 rec 07.03.19
General Arrangement Plan – Devonshire Avenue and Leisure Centre Access - SHE-BDP-00-00-PL-L-90-0111 Rev P05 rec 24.10.18
General Arrangement Plan – Devonshire Avenue Retained Existing Gardens Option - SHE-BDP-00-00-PL-L-90-0113 Rev P01 rec 24.10.18
Tree Retention and Removal - SHE-BDP-00-XX-PL-L-90-0116 Rev P05 rec 07.03.19
Landscape General Arrangement Plan – Level 01 - SHE-BDP-00-01-PL-L-90-0100 Rev P06 rec 24.10.18
Planting Plan – Podium Gardens - SHE-BDP-00-01-PL-L-90-0105 Rev P04 rec 24.10.18
Planting Plan - sheet 1 of 3 - SHE-BDP-00-XX-PL-L-90-0113 Rev P08 rec 07.03.19
Planting Plan - sheet 2 of 3 - SHE-BDP-00-XX-PL-L-90-0114 Rev P08 rec 07.03.19
Planting Plan - sheet 3 of 3 - SHE-BDP-00-XX-PL-L-90-0115 Rev P05 rec 24.10.18
Landscape Sections - sheet 1 of 3 - SHE-BDP-00-XX-SE-L-90-0100 Rev P05 rec 07.03.19
Landscape Sections - sheet 2 of 3 - SHE-BDP-00-XX-SE-L-90-0101 Rev P05 rec 07.03.19
Landscape Sections - sheet 1 of 3 - SHE-BDP-00-XX-SE-L-90-0102 Rev P05 rec 07.03.19
Tree Protection Plan Sheet 1 - SHE-BDP-00-XX-PL-L-90-0117 Rev A rec 07.03.19
Planting Schedule - SHE-BDP-XX-XX-QT-L-90-0010 Rev P04 rec 07.03.19
Typical Garden Wall Enclosure - SHE-BDP-3X-XX-DT-A-90-2010 Rev P01 rec 24.10.18
Park Kiosk - SHE-BDP-30-XX-DT-A-20-0001 Rev P01 rec 24.10.18
Site Context Elevations - SHE-BDP-30-XX-VS-A-90-0100 Rev P01 rec 24.10.18
Aerial View – SHE-BDP-30-XX-VS-A-90-0001 Rev P01 rec 24.10.18
Community View - SHE-BDP-30-XX-VS-A-90-0002 Rev P01 rec 24.10.18
Park View - SHE-BDP-30-XX-VS-A-90-0003 Rev P01 rec 24.10.18
Raingarden View - SHE-BDP-30-XX-VS-A-90-0004 Rev P01 rec 24.10.18
Topographical Survey Plans 3327 (1 of 4, 2 of 4, 3 of 4, 4 of 4) rec 07.03.19
External Lighting Plan – SHE-RBL-00-XX-DT-E-63-0001 Rev T03 rec 24.10.18

Phasing plans

Phasing Strategy by Month - SHE-BDP-00-XX-PL-L-90-0201 P02 rec 07.03.19
Phasing Strategy by Month – 0 - SHE-BDP-00-XX-PL-L-90-0202 P03 rec 07.03.19
Phasing Strategy by Month – 1 - SHE-BDP-00-XX-PL-L-90-0203 P03 rec 07.03.19
Phasing Strategy by Month - 2 - SHE-BDP-00-XX-PL-L-90-0204 P03 rec 07.03.19

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Phasing Strategy by Month – 10 - SHE-BDP-00-XX-PL-L-90-0205 P03 rec 07.03.19
Phasing Strategy by Month – 13 - SHE-BDP-00-XX-PL-L-90-0206 P03 rec 07.03.19
Phasing Strategy by Month – 17 - SHE-BDP-00-XX-PL-L-90-0207 P03 rec 07.03.19
Phasing Strategy by Month – 19 - SHE-BDP-00-XX-PL-L-90-0208 P03 rec 07.03.19
Phasing Strategy by Month – 20 - SHE-BDP-00-XX-PL-L-90-0209 P03 rec 07.03.19
Phasing Strategy by Month – 22 - SHE-BDP-00-XX-PL-L-90-0210 P03 rec 07.03.19
Phasing Strategy by Month – 24 - SHE-BDP-00-XX-PL-L-90-0211 P03 rec 07.03.19
Phasing Strategy by Month – 28 - SHE-BDP-00-XX-PL-L-90-0212 P03 rec 07.03.19
Phasing Strategy by Month - 34 - SHE-BDP-00-XX-PL-L-90-0213 P03 rec 07.03.19
Phasing Strategy by Month – 35 - SHE-BDP-00-XX-PL-L-90-0214 P03 rec 07.03.19
Phasing Strategy by Month – 37 - SHE-BDP-00-XX-PL-L-90-0215 P03 rec 07.03.19
Phasing Strategy by Month – 41 - SHE-BDP-00-XX-PL-L-90-0216 P03 rec 07.03.19
Phasing Strategy by Month – 44 - SHE-BDP-00-XX-PL-L-90-0217 P03 rec 07.03.19
Phasing Strategy by Month – 47 - SHE-BDP-00-XX-PL-L-90-0219 P03 rec 07.03.19
Phasing Strategy by Month – 51 - SHE-BDP-00-XX-PL-L-90-0220 P03 rec 07.03.19
Phasing Strategy by Month – 56 - SHE-BDP-00-XX-PL-L-90-0221 P02 rec 07.03.19
Phasing Strategy by Month – 57 - SHE-BDP-00-XX-PL-L-90-0222 P02 rec 07.03.19
Phasing Strategy by Month – 59 - SHE-BDP-00-XX-PL-L-90-0223 P02 rec 07.03.19
Phasing Strategy by Month – 64 - SHE-BDP-00-XX-PL-L-90-0224 P02 rec 07.03.19
Phasing Strategy by Month – 66 - SHE-BDP-00-XX-PL-L-90-0225 P02 rec 07.03.19
Phasing Strategy by Month – 68 - SHE-BDP-00-XX-PL-L-90-0226 P02 rec 07.03.19
Phasing Strategy by Month – 71 - SHE-BDP-00-XX-PL-L-90-0227 P02 rec 07.03.19
Phasing Strategy by Month – 72 - SHE-BDP-00-XX-PL-L-90-0228 P01 rec 07.03.19
Phasing Strategy by Month – 75 - SHE-BDP-00-XX-PL-L-90-0229 P01 rec 07.03.19

Road plans

Existing Site Levels – SHE-PRM-00-XX-SK-D-95-0005 Veer 1 rec 29.03.18
Proposed Adoptable Highways - SHE-PRM-00-XX-SK-D-95-1070 Ver 2 rec 24.10.18
Road Longitudinal Sections Sheet 1 - SHE-PRM-00-XX-SK-D-95-1071 Ver 1 rec 29.03.18
Road Longitudinal Sections Sheet 2 - SHE-PRM-00-XX-SK-D-95-1072 Ver 1 rec 29.03.18
Road Longitudinal Sections Sheet 3 - SHE-PRM-00-XX-SK-D-95-1073 Ver 1 rec 29.03.18
Road Longitudinal Sections Sheet 4 - SHE-PRM-00-XX-SK-D-95-1074 Ver 1 rec 29.03.18
Road Longitudinal Sections Sheet 5 - SHE-PRM-00-XX-SK-D-95-1075 Ver 1 rec 29.03.18
Road Longitudinal Sections Sheet 6 - SHE-PRM-00-XX-SK-D-95-1076 Ver 1 rec 29.03.18
Road Design Layout Overall Plan - SHE-PRM-00-XX-SK-D-95-1050 Ver 3 rec 24.10.18
Road Design Layout Sheet 1 - SHE-PRM-00-XX-SK-D-95-1051 Ver 3 rec 24.10.18
Road Design Layout Sheet 2 - SHE-PRM-00-XX-SK-D-95-1052 Ver 3 rec 24.10.18
Road Design Layout Sheet 3 - SHE-PRM-00-XX-SK-D-95-1053 Ver 3 rec 24.10.18
Road Design Layout Sheet 4 - SHE-PRM-00-XX-SK-D-95-1054 Ver 3 rec 24.10.18
Road Design Layout Sheet 5 - SHE-PRM-00-XX-SK-D-95-1055 Ver 3 rec 24.10.18
Road Design Layout Sheet 6 - SHE-PRM-00-XX-SK-D-95-1056 Ver 3 rec 24.10.18
Road Design Layout Sheet 7 - SHE-PRM-00-XX-SK-D-95-1057 Ver 3 rec 24.10.18
Road Design Layout Sheet 8 - SHE-PRM-00-XX-SK-D-95-1058 Ver 3 rec 24.10.18
Road Design Layout Sheet 9 - SHE-PRM-00-XX-SK-D-95-1059 Ver 3 rec 24.10.18
Road Design Layout Sheet 10 - SHE-PRM-00-XX-SK-D-95-1060 Ver 3 rec 24.10.18
Road Design Layout Sheet 11 - SHE-PRM-00-XX-SK-D-95-1061 Ver 3 rec 24.10.18
Road Design Layout Sheet 12 - SHE-PRM-00-XX-SK-D-95-1062 Ver 3 rec 24.10.18
Road Design Layout Sheet 13 - SHE-PRM-00-XX-SK-D-95-1063 Ver 3 rec 24.10.18
Auto Tracking Sheet 1 - SHE-PRM-00-XX-SK-D-95-0301 Ver 3 rec 24.10.18

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Auto Tracking Sheet 2 - SHE-PRM-00-XX-SK-D-95-0302 Ver 3 rec 24.10.18
Auto Tracking Sheet 3 - SHE-PRM-00-XX-SK-D-95-0303 Ver 3 rec 24.10.18
Auto Tracking Sheet 4 - SHE-PRM-00-XX-SK-D-95-0304 Ver 3 rec 24.10.18
Auto Tracking Sheet 5 - SHE-PRM-00-XX-SK-D-95-0305 Ver 3 rec 24.10.18
Auto Tracking Sheet 6 - SHE-PRM-00-XX-SK-D-95-0306 Ver 3 rec 24.10.18

Drainage plans

Below Ground Drainage Details Sheet 1 - SHE-PRM-00-XX-SK-D-98-0301 Ver 1 rec 29.03.18
Below Ground Drainage Details Sheet 2 - SHE-PRM-00-XX-SK-D-98-0302 Ver 1 rec 29.03.18
Below Ground Drainage Details Sheet 3 - SHE-PRM-00-XX-SK-D-98-0303 Ver 1 rec 29.03.18
Below Ground Drainage Details Sheet 4 - SHE-PRM-00-XX-SK-D-98-0304 Ver 1 rec 29.03.18
Below Ground Drainage Details Sheet 5 - SHE-PRM-00-XX-SK-D-98-0305 Ver 1 rec 29.03.18
Below Ground Drainage Details Sheet 6 - SHE-PRM-00-XX-SK-D-98-0306 Ver 1 rec 29.03.18
Overall Below Ground Drainage Strategy - SHE-PRM-00-XX-SK-D-98-1000 Ver 5 rec 07.03.19
Below Ground Drainage Layout Sheet 1 - SHE-PRM-00-XX-SK-D-98-1001 Ver 5 rec 07.03.19
Below Ground Drainage Layout Sheet 2 - SHE-PRM-00-XX-SK-D-98-1002 Ver 5 rec 07.03.19
Below Ground Drainage Layout Sheet 3 - SHE-PRM-00-XX-SK-D-98-1003 Ver 5 rec 07.03.19
Below Ground Drainage Layout Sheet 4 - SHE-PRM-00-XX-SK-D-98-1004 Ver 4 rec 07.03.19
Below Ground Drainage Layout Sheet 5 - SHE-PRM-00-XX-SK-D-98-1005 Ver 5 rec 07.03.19
Below Ground Drainage Layout Sheet 6 - SHE-PRM-00-XX-SK-D-98-1006 Ver 5 rec 07.03.19
Below Ground Drainage Layout Sheet 7 - SHE-PRM-00-XX-SK-D-98-1007 Ver 4 rec 07.03.19
Below Ground Drainage Layout Sheet 8 - SHE-PRM-00-XX-SK-D-98-1008 Ver 5 rec 07.03.19
Below Ground Drainage Layout Sheet 9 - SHE-PRM-00-XX-SK-D-98-1009 Ver 4 rec 07.03.19
Below Ground Drainage Layout Sheet 10 - SHE-PRM-00-XX-SK-D-98-1010 Ver 4 rec 07.03.19
Below Ground Drainage Layout Sheet 11 - SHE-PRM-00-XX-SK-D-98-1011 Ver 4 rec 07.03.19
Below Ground Drainage Layout Sheet 12 - SHE-PRM-00-XX-SK-D-98-1012 Ver 4 rec 07.03.19
Below Ground Drainage Layout Sheet 13 - SHE-PRM-00-XX-SK-D-98-1013 Ver 4 rec 07.03.19
Below Ground Drainage Layout Sheet 14 - SHE-PRM-00-XX-SK-D-98-1014 Ver 5 rec 07.03.19
Below Ground Drainage Layout Sheet 15 - SHE-PRM-00-XX-SK-D-98-1015 Ver 4 rec 07.03.19
Below Ground Drainage Layout Sheet 16 - SHE-PRM-00-XX-SK-D-98-1016 Ver 4 rec 07.03.19
Below Ground Drainage Layout Sheet 17 - SHE-PRM-00-XX-SK-D-98-1017 Ver 4 rec 07.03.19

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Approved Documents

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

Addendum to the Environmental Statement Oct 2018 rec 24.10.18

Further Air Quality Information dated 29.01.19 rec 07.03.19

Technical Note – Daylighting/Sunlighting rec 07.03.19

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

Daylighting information – email clarification rec 19.03.19

Flood Risk Assessment March 2019 rec 07.03.19

Principal Designer (CDM) Statement rec 07.03.19

Additional Drainage Supporting Information rec 14.03.19

Transport Assessment rec 29.03.18

Travel Plan 29.03.18

Phasing and Decant Plan rec 07.03.19

Contamination Information rec 14.05.18

Arboricultural Method Statement rec 24.10.18

Planning Clarification Report October 2018 rec 24.10.18

Planning Clarification Report 2019 rec 07.03.19

Additional information rec 12.03.19

Design and Access Statement (Site Wide) rec 24.10.18

Design and Access Statement (Medium Rise) rec 24.10.18

Design and Access Statement (Low Rise) rec 12.11.18

Affordable Housing Statement rec 12.03.19

Design Code rec 24.10.18

Demolition Statement rec 24.10.18

Energy Centre and District Heating Network Report rec 24.10.18

Habitat Regulations Screening Assessment rec 24.10.18

Ventilation and Extract Statement rec 24.10.18

Waste Management Plan rec 24.10.18

Utility Assessment rec 24.10.18

Retail Statement rec 29.03.18

Statement of Community Involvement rec 29.03.18

External Lighting Impact Assessment rec 29.03.18

Applicant's response to EA comments on PLAN/2018/0337 – Native Plant Species of
Local Provenance rec 27.09.18

Sustainable Design and Construction Statement rec 24.10.18

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

Phasing

5. The development hereby approved shall be commenced, implemented and completed in full in accordance with the approved Phasing Plans and the approved Phasing and Decant Plan (schedule). No variations to the approved Phasing (phasing plans and Phasing and Decant Plan (schedule)) shall take place save where the applicant can demonstrate that it is unlikely to give rise to any new or significant environmental effects in comparison with the development as approved and as assessed in the Environmental Statement and any proposed changes to the Phasing shall have been first submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in full in accordance with the order as specified on any approved revised Phasing Plan/schedule.

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

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Details of the Reserved Matters and details to be submitted with Reserved Matters applications

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

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

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

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

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

8. With each Reserved Matters application the following information shall be submitted for approval for that phase:
 - (i) Existing and proposed ground levels and finished floor levels of all levels of each dwelling or building proposed;
 - (ii) Cross sections showing new development in relation to any newly built, previously approved development, where relevant the canal and the existing development adjoining but outside of the application site;
 - (iii) Details of all parking and cycle parking facilities to be provided for each phase;
 - (iv) Details of all refuse/recycling/food waste bin storage areas to be provided for each part of the development including details of the servicing of such areas;
 - (v) Details of all boundary treatments/means of enclosure relevant to each phase;
 - (vi) Demolition statement for each phase including any necessary surveys e.g. asbestos;
 - (vii) Details of the number of affordable housing units to be wheelchair accessible in each phase;
 - (viii) Details of the sustainability strategy for the development; and
 - (ix) Daylight and sunlight assessment for all residential dwellings.

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

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

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

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

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

Surface water drainage for subsequent phases of development

10. As part of the submission of each Reserved Matters application for each phase of the development hereby permitted, details of a scheme for disposing of surface water by means of a sustainable drainage system for that phase shall be submitted to and

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approved in writing by the Local Planning Authority in accordance with the approved discharge rates contained within the Flood Risk Assessment dated March 2019 (version 4) received 07.03.19. The scheme shall be implemented in full in accordance with the approved details prior to completion or first occupation of any dwelling in the relevant phase whichever is the earlier. The submitted details shall:

- provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters. This shall also include the following information:
 - Limits the surface water discharge rate for each phase as proposed within the submitted Flood Risk Assessment dated March 2019 (version 4) received 07.03.19;
 - Demonstration that the proposed surface water drainage system does not surcharge in for the 1 in 1 critical storm duration, Flood in the 1 in 30 critical storm duration or the 1 in 100 critical storm duration for the proposed agreed discharge rates;
 - Demonstration that any flooding that occurs when taking into account climate change for the 1 in 100 storm event in accordance with NPPF does not leave the site via overland flow routes.
- include a timetable for its implementation; and
- provide a detailed management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

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

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

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

Ecological Surveys

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

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

Bat Surveys

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

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

Design details of play and open spaces

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

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

Use of piling

15. Prior to the commencement of the development (save for demolition) of any phase where piling is to be used for any part of the method of construction for that phase, full details of the measures to minimise the impact of vibration from any piling on existing properties, in accordance with the principles set out in paragraphs 8.150-8.159 of the Addendum to the Environmental Statement dated October 2018 shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be implemented in accordance with the approved details.

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

Construction Management

16. No development in any phase shall take place, including any works of demolition until a Construction Environmental Management Plan (CEMP), for that phase of development has been submitted to and approved in writing by the Local Planning Authority. The CEMP

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shall accord with and give effect to the principles for such a Plan proposed in the Environmental Statement submitted with the application. The CEMP shall include as a minimum the following matters:

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

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

17. No development shall commence in any phase until a Construction Transport Management Plan(s) for that phase, to include details of:

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- (a) parking for vehicles of site personnel, operatives and visitors
- (b) loading and unloading of plant and materials
- (c) on-site turning for construction vehicles
- (d) storage of plant and materials
- (e) programme(s) for the decommissioning and construction of works on existing and proposed public highways
- (f) provision of boundary hoarding behind any visibility zones
- (g) routing of heavy goods vehicles between A-class public roads and the development site
- (h) proposals to prevent the deposit of materials on the public highway
- (i) before and after construction condition surveys of the affected public roads within the Sheerwater estate, together with proposals to repair any damage associated with the construction of the development to those public roads, and
- (j) proposals to minimise the movement of heavy goods vehicles associated with the construction of the development during the hours and days when children arrive at and depart the schools located within the Sheerwater estate

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

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

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

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

Air Quality monitoring

19. Prior to the commencement of any development on the site, full details of the proposed air quality monitoring (including locations of monitoring, type of monitoring, commencement and completion dates of monitoring, length of monitoring period, details of when and how the results of monitoring will be reported to the Local Planning Authority and any mitigation measures as may be required and their timescale for implementation) shall be submitted to and approved in writing by the Local Planning Authority. The monitoring, reporting and any subsequent mitigation measures required shall be implemented in accordance with the approved details.

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

Drainage

20. Prior to the commencement of development in any phase construction drawings of the surface water drainage network, associated sustainable drainage components, flow control mechanisms and a construction method statement for that phase shall be submitted to and approved in writing by the Local Planning Authority. The development/drainage scheme shall not be implemented/constructed other than in

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accordance with the approved drawings/details and method statement for that phase. No alteration to the approved drainage scheme shall occur without prior written approval from the Local Planning Authority.

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

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

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

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

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

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

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

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

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

Drainage Verification reports

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

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

Contamination

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

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

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

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

Archaeology

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

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

Highways

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

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

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

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

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

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

Highway works

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

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

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

- (a) the Monument Road / Walton Road / Albert Drive signal junction,
 - (b) the Sheerwater Road / Albert Drive signal junction,
 - (c) the pedestrian crossing on Maybury Hill immediately to the south of the railway bridge, and
 - (d) the pedestrian crossing on Maybury Hill adjacent to the junction with Princess Road,
- shall be re-calibrated and updated with current traffic survey movement data.

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

31. Prior to the first occupation of any dwelling/residential unit hereby approved, a study to assess the potential closure of Arnold Road to through traffic shall be completed, in accordance with a methodology which shall have first been submitted to and approved in writing by the Local Planning Authority in consultation with Surrey County Council, and the study shall be submitted to and approved in writing by the Local Planning Authority. Should the study conclude positively, then a scheme for the proposed works shall be submitted to and approved in writing by the Local Planning Authority in consultation with Surrey County Council and works shall be implemented in full in accordance with the approved details prior to the signal controller re-calibration as set out in condition 30.

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

Cycle Parking and Travel Plan

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

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

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

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

Provision of access, driveways, parking and turning for each phase

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

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

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

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

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

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

37. The:

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

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accordance with proposal(s) to be submitted to and approved in writing by the Local Planning Authority for vehicles and cycles to be parked and for vehicles to turn around,

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

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

Ecology

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

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

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

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

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

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

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

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

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

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

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

The scheme shall include:

- Plans showing the fence line to the buffer zone within the application site, the extent and layout of the buffer zone and distance from the development. This buffer zone will relate to the areas alongside the Basingstoke Canal that are located within the development site in broad accordance with the details shown on drawings: Canal Buffer Zone plan - SHE-BDP-00-XX-PL-L-90-0132 Rev P07 rec 07.03.19 and Canal Buffer Zone extent plan – SHE-BDP-00-XX-PL-L-90-0137 Rev P01 rec 14.03.19. The plan delineating the buffer zone boundary shall be provided at a scale no less than 1:100.
- Details of enhancements including:
 - the removal of non-native rhododendron;
 - the structural edge planting should only include native species appropriate to this location;
 - the removal of selected trees alongside the Basingstoke Canal to reduce the impact of shading on the SSSI which has a detrimental impact on the marginal vegetation in the canal and is currently contributing to its unfavourable condition.

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- Details of the positioning and materials forming the fence line.
- Details demonstrating how the buffer zone will be protected during construction of the development and details of how the buffer zone will be managed/maintained over the longer term;
- Details of any proposed lighting adjacent to the buffer zone. Artificial lighting disrupts the natural diurnal rhythms of a range of wildlife using and inhabiting the river and its corridor habitat;
- Details of any proposed footpaths, cycleways or fencing within or adjacent to the buffer zone. The buffer zone should be protected by appropriate fencing and suitably located access points that limit disturbance to the woodland and adjacent Basingstoke Canal.

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

44. No development shall take place until a Landscape and Ecological Management Plan on a phase-by-phase basis, including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas has been submitted to and approved in writing by the Local Planning Authority for that phase. The Landscape and Ecological Management Plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the Local Planning Authority. This plan will be enforced through the construction phase and on and after completion. Depending on the time period between the completed ecological surveys and the commencement of development activities, updated survey works may be required prior to drafting this plan. The plan should incorporate all of the Green Infrastructure within the proposed development and include the mitigation and enhancement measures as outlined in Chapter 7 of the Environmental Statement.

The scheme shall include the following elements:

- A map of proposed enhancement and restoration measures, including the location of formal and informal paths;
- Detail extent and type of new planting (In accordance with the planting strategy detailed in the approved document Requirement for Native Plant Species of Local Provenance Rev P02 received on 27.09.18);
- Detail how new habitats will be created:
 - Wildflower grassland;
 - Wetland creation - wildlife friendly design specifications should be provided for the newly created swales including variable bank profiles, water depths and islands/inlets to encourage a diversity of emergent, submergent and floating aquatic plants to establish, that also provide refuge for wildlife;

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- Orchard;
- Details of maintenance regimes for the following, supported by a detailed map:
 - Orchard management
 - Grassland management
 - Woodland management
 - Control of invasive species
 - Management of access, recreation and dog fouling
 - Up-to-date ecological survey work to further shape the Management Plan
 - Details of management responsibilities.
- Removal or the long-term management/control of any invasive non-native species;
- Measures to ensure that any soils brought to the site are free of the seeds / root / stem of any invasive plant listed under the Wildlife and Countryside Act 1981, as amended.

Reason: This condition is sought in accordance with the NPPF to ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site. This condition is also necessary to prevent the spread of Japanese Knotweed, Rhododendron, Himalayan Balsam and False Acacia which are invasive species. Without it, avoidable damage could be caused to the nature conservation value of the site. The NPPF states that the planning system should aim to conserve and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible. The NPPF also states that if significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused and that opportunities to incorporate biodiversity in and around developments should be encouraged.

External materials

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

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

Levels

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

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

Bin storage

47. Prior to the first occupation of any residential unit in any phase the proposed refuse stores shall have been provided and be available for use and a refuse management plan for that phase shall have been submitted to and approved in writing by the Local Planning

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

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

Means of enclosure

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

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

Energy Centre and Photovoltaic Panels/Solar Water Collectors

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

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

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

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

Electric Vehicle charging and Sustainability

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

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

52. Prior to the commencement of development in any phase (save for demolition and below ground works), written evidence shall be submitted to and approved in writing by the Local Planning Authority demonstrating that the development will for that phase:
- Achieve a minimum of a 19% improvement in the dwelling emission rate over the target emission rate, as defined in the Building Regulations for England Approved Document L1A: Conservation of Fuel and Power in New Dwellings (2013 edition). Such evidence shall be in the form of a Design Stage Standard Assessment Procedure (SAP) Assessment, produced by an accredited energy assessor; and,
 - Achieve a maximum water use of no more than 110 litres per person per day as defined in paragraph 36(2b) of the Building Regulations 2010 (as amended), measured in accordance with the methodology set out in Approved Document G (2015 edition). Such evidence shall be in the form of a Design Stage water efficiency calculator.

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

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

53. No residential development shall be occupied in any phase until written documentary evidence has been submitted to and approved in writing by the Local Planning Authority demonstrating that the development has for that phase:
- Achieved a minimum of a 19% improvement in the dwelling emission rate over the target emission rate, as defined in the Building Regulations for England Approved Document L1A: Conservation of Fuel and Power in New Dwellings (2013 edition). Such evidence shall be in the form of an As Built Standard Assessment Procedure (SAP) Assessment, produced by an accredited energy assessor; and
 - Achieved a maximum water use of 110 litres per person per day as defined in paragraph 36(2b) of the Building Regulations 2010 (as amended). Such evidence shall be in the form of the notice given under Regulation 37 of the Building Regulations.

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

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

Trees, Landscaping and public open space areas

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

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

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

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

55. Prior to the commencement of development in any phase (save for demolition and below ground works), an updated scheme of landscaping for that phase of the development in broad accordance with the approved plans, shall be submitted to and approved in writing by the Local Planning Authority. The updated scheme shall include details specifying species, planting sizes, spaces and numbers of trees/shrubs and hedges to be planted, any hard landscaping details and details of external lighting (as may be relevant). All landscaping shall be carried out in accordance with the approved scheme in the first

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planting season (November-March) following the first occupation of the buildings or the completion of the development (in that phase) whichever is the sooner and maintained thereafter. Any retained or newly planted trees, shrubs or hedges which die, become seriously damaged or diseased or are removed or destroyed within a period of 5 years from the date of planting shall be replaced during the next planting season with specimens of the same size and species unless otherwise agreed in writing by the Local Planning Authority. Thereafter all landscaped areas within the site shall be retained and maintained for the purposes identified in the approved details and, save for domestic gardens and/or shared (private) communal podium gardens, all areas for use as public open space shall be made available and retained in perpetuity for public use.

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

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

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

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

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

Details of Central Park

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

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

Design details of MUGA/Skate Park/Equipped Play areas

59. Prior to the commencement of development (save for demolition and below ground works) in any phase containing equipped play areas and/or MUGA and/or Skate Park, in

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accordance with the plans hereby approved, full design details of the proposed facility (including, as relevant, but not limited to surface treatment, means of enclosure, contours, design of each piece of equipment, layout plan, court markings) and a timetable for their installation for that phase shall be submitted to and approved in writing by the Local Planning Authority. Each facility shall be implemented in accordance with the approved details and shall be made available for use by the public in accordance with the approved details and timetable. Each facility shall thereafter be retained and maintained for the purposes identified in the approved details for public use in perpetuity.

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

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

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

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

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

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

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

Residential environment

63. Prior to the commencement of development (save for demolition and below ground works), in any phase containing residential development full details of a scheme for protecting the proposed residential units in that phase from road traffic noise and plant noise in the vicinity of Asda for phases Purple and Red (as relevant) for that phase shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall comprise acoustic façade treatment including acoustic double and/or triple glazing with

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mechanical ventilation where necessary and any other means to protect the buildings from noise, in accordance with the principles detailed in Chapter 8 of the Addendum to the Environmental Statement dated October 2018. The approved scheme shall be carried out concurrently with the development of the residential units in that phase and shall be completed fully in accordance with the approved details. The development shall thereafter be retained and maintained in accordance with the approved details.

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

Acoustic performance

64. Prior to the commencement of development (save for demolition and below ground works), in any phase where residential development is proposed to be situated immediately above and/or adjacent to any non-residential use/development full details of the measures to be undertaken to ensure the acoustic performance of the relevant party ceilings/floors and walls to prevent noise transfer between uses (in accordance with the details specified in Chapter 8 of the Addendum to the Environmental Statement dated October 2018) for that phase shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter retained in accordance with the approved details prior to the first occupation of the development in that phase.

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

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

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

Fixed plant etc

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

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

Emissions control

67. Prior to the commencement of any above ground works in any phase hereby permitted comprising the nursery, community centre and any Class A3 (food and drink), Class A4 (drinking establishments) and Class A5 (hot food takeaways) retail unit/use, suitable ventilation and filtration/extraction equipment to control emissions from these premises shall be submitted to and approved in writing by, the Local Planning Authority. These measures shall be implemented fully in accordance with the approved scheme prior to the first use of the premises to which they relate. The outlet from the ventilation/extraction flue must finish at least one metre from openings such as doors and windows and be at least one metre above eaves level, to ensure the dispersal of fumes and odours away from neighbouring properties. The flue ductwork must be supported using mountings fixed to the structure of the building in such a way that any vibration or noise associated with mechanical ventilation/extraction is reduced to a level which does not cause a nuisance to neighbours. All equipment installed as part of the scheme shall thereafter be operated and maintained in accordance with the approved details and retained as such thereafter.

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

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

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

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

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

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

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

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

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

Management office

72. Notwithstanding the Town and Country Planning (Use Classes) Order 1987 (or any orders amending or re-enacting that order with or without modification) and the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any orders amending or re-enacting that order with or without modification) the office space shown on approved plan – GA Level – 00 Parcel A (SHE-BDP-3A-00-PL-A-20-0001 Rev P13) rec on 24.10.18 shall only be used as a management office in connection with the development hereby approved unless otherwise first approved in writing by the Local Planning Authority.

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

Residential development limits

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

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

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

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

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

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

76. The existing units within Woodlands House (17no. existing units) shall not be decommissioned from use until at least 17 of the proposed Specialist Units (as referred

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to in the application as Elderly Care Units (Class C2/C3 use) have been provided on the site and are available for occupation.

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

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

Unit size	Number of Affordable Housing Units to be provided
1 bedroom	276
2 bedroom	145
3 bedroom	69
4 bedroom	9
Total	499

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

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

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

Non-residential development limits

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

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

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

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

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

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

82. The development hereby permitted shall not exceed the maximum quantum of development for additional classrooms (290sqm) and specialist accommodation (Class C2/C3) referred to as independent elderly accommodation (4,700sqm) as detailed on the approved Parameter plan – land use – SHE-BDP-00-XX-PL-L-90-0105 Rev P11 rec 07.03.19.

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

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

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

Site wide restrictions on uses and permitted development

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

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

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

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of the Town and Country Planning (Use Classes) Order 1987 (or any orders amending or re-enacting that order with or without modification).

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

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

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

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

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

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

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

89. Notwithstanding the provisions of Article 3, Schedule 2, Part 2, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or an order revoking and re-enacting that Order with or without modification), no gate, fence wall, or other means of enclosure shall be erected constructed anywhere on the application site

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without the prior written approval of the Local Planning Authority, unless specifically authorised by any planning condition of this planning permission.

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

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

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

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

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

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

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

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

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

Delivery of Leisure Centre

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

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

95. Prior to the first use of any of the facilities comprising phase 1a and phase 1b of planning permission PLAN/2015/1260, the leisure centre car park, cycle parking and bin storage arrangements shall have been provided in accordance with the plans hereby approved

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unless details relating to the temporary provision for car parking, pick up and drop off, cycle parking and bin storage arrangements and a timetable for the delivery of the permanent car park in accordance with the approved plans have been submitted to and approved in writing by the Local Planning Authority. The temporary car parking provision shall then be implemented in accordance with the approved details and timetable until the permanent car park is provided in accordance with the approved plans and approved timetable. Once the permanent car park has been provided it shall be retained in accordance with the approved plans for vehicles and cycles to be parked and for vehicles to turn around and leave the site in forward gear.

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

Other External Lighting

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

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

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

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

Glazing details and balcony screening

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

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

99. Prior to the commencement of any superstructure works of the dwelling on plot 164 (phase Bronze) full design details of an opaque terrace/balcony screen (minimum height 1.7 metres above terrace/balcony floor level) for along the northern side of the terrace/balcony

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shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full prior to the first occupation of the dwelling and the terrace/balcony screen shall be retained and maintained in accordance with the approved details in perpetuity.

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

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

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

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

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

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

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

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

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

Informatives:

1. The applicant is advised that this planning permission is subject to an Undertaking of the Executive and a Section 106 Legal Agreement.

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2. The applicant and future residents are advised that no permitted development rights exist for any of the residential units on this site including, extensions, outbuildings, the insertion of any new windows in the development or the addition of any hard surfacing or satellite dishes. In all instances a formal application to the Local Planning Authority will be required to be submitted.
3. The applicant is advised that there should be no implied approval for any development shown in the outline parcels of development which are subject to subsequent Reserved Matters consent. In this regard the applicant's attention is drawn to the comments of the County Highway Authority.
4. Under the terms of the Water Resources Act 1991, and the Thames Region Land Drainage Byelaws 1981, prior written consent of the Environment Agency is required for any proposed works or structures, in, under, over or within 8 metres of the top of the bank of the Basingstoke Canal designated as 'main river'.
5. The consent of the Environment Agency is required for the use of herbicides in or near water including rivers, streams, ditches and standing water bodies. This is to ensure that the herbicides will not have a detrimental effect on aquatic habitats. A copy of the application form can be found on the following link: <http://www.environment-agency.gov.uk/homeandleisure/wildlife/31350.aspx>
6. Although reptiles were not found during surveys of the site, the habitat was still considered suitable to support common reptile species. Those working on the site should be made aware of this and informed not to disturb reptile species if found.
7. Replacement bat roosts should be incorporated into the design of the development, whilst providing temporary structures in the interim.
8. A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality.
9. Surface water drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921.
10. There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to

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contact Thames Water Developer Services on 0800 009 3921 to discuss the options available at this site.

11. Design standards for the layout and construction of access roads and junctions, including the provision of visibility zones, shall be in accordance with the requirements of the County Highway Authority.
12. Permission under the Town and Country Planning Act should not be construed as approval to highway engineering details necessary for inclusion any Road Adoption Agreement under Section 38 of the Highways Act 1980. Further details about the post-planning adoption of roads may be obtained from the Transportation Development Planning Division of Surrey County Council. Details of the transport requirements necessary for inclusion in any application seeking approval of reserved matters may be obtained from the Transportation Development Planning Division of Surrey County Council.
13. Notwithstanding any permission granted under the Planning Acts, no signs, devices or other apparatus may be erected within the limits of the highway without the express approval of the Highway Authority. It is not the policy of the Highway Authority to approve the erection of signs or other devices of a non-statutory nature within the limits of the highway.
14. The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the Highway Authority Local Highways Service.
15. The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that permission must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the public highway.
16. All works on the public highway will require a street works permit, for which an application(s) will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see >> <http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme>
17. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
18. The developer is advised that as part of the detailed design of the highway works required by the above condition(s), the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
19. The applicant is advised that parts of the development are located on land forming part of the public highway and that highway land should be stopped-up under section 247 of the Town & Country Planning Act, prior to the commencement of any development that uses public highway land for non-public highway / private purposes.

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20. The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see <http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme>. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice.
21. The County Council requires planning applicants to contribute towards the costs of supervising and auditing travel plans for up to 9 years after occupation. The auditing fee is a one-off payment and for a development of the proposed scale the maximum fee of £6,150 is required.
22. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of the National Planning Policy Framework.
23. You are advised that Council officers may undertake inspections without prior warning to check compliance with approved plans and to establish that all planning conditions are being complied with in full. Inspections may be undertaken both during and after construction.
24. In developing the biodiversity and green infrastructure elements for each phase of the development, the applicant should have regard to the Natural Woking strategy and supporting information document (www.woking.gov.uk/environment/greeninf/naturalwoking). For further guidance, contact the Council's Green Infrastructure team at greeninfrastructure@woking.gov.uk
25. The applicant is advised that the development hereby permitted is subject to a Community Infrastructure Levy (CIL) liability. The Local Planning Authority will issue a Liability Notice as soon as practical after the granting of this permission.

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

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

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

For full information on this please see the guidance and legislation here:
<https://www.gov.uk/guidance/community-infrastructure-levy>

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