

16 MARCH 2021 PLANNING COMMITTEE

COND/2021/0020 - Approval of details pursuant to conditions 05 (details of gas kiosk), 14 (Energy centre delivery & service vehicle management plan), 23 (SuDS maintenance strategy) and 29 (Contamination remediation validation report) of PLAN/2018/1362.

Pending consideration

COND/2020/0157 - Approval of details pursuant to conditions 03(b) to 03(i) (inclusive) (Detailed design etc) of PLAN/2018/1362.

Details approved (22.12.2020)

COND/2020/0156 - Approval of details pursuant to conditions 16 (Equipment on Building Envelope) and 17 (External Lighting) of PLAN/2018/1362.

Details approved (05.01.2021)

COND/2020/0128 - Approval of details pursuant to condition 06 (Hard and soft landscape) of PLAN/2018/1362.

Details approved (03.02.2021)

COND/2020/0127 - Approval of details pursuant to condition 15 (Acoustic insulation etc) of PLAN/2018/1362.

Pending consideration

COND/2020/0123 - Approval of details pursuant to conditions 03(a) (Building facades) and 04 (Material samples) of PLAN/2018/1362.

Details approved (09.11.2020)

AMEND/2020/0051 - Non-material amendment to PLAN/2018/1362 dated 22.03.2019 (Erection of building containing 2658 sq.m GIA energy centre (flexible Sui Generis/Class B1), installation of 3 No. thermal store vessels and ancillary infrastructure structures, including above ground pipework. Associated installation of subterranean district heating main and private wire electricity cables beneath Poole Road, Goldsworth Road and Church Street West).

Non-material amendment permitted (29.01.2021)

COND/2019/0115 - Approval of details pursuant to conditions 27 (investigation and risk assessment) and 28 (remediation method statement) of PLAN/2018/1362.

Details approved (16.10.2019)

COND/2019/0113 - Approval of details pursuant to conditions 19 (tree protective measures / pre-commencement meeting) and 20 (detailed arboricultural method statement) of PLAN/2018/1362.

Details approved (16.10.2019)

COND/2019/0101 - Approval of details pursuant to condition 11 (Construction Transport Management Plan (CTMP)) of PLAN/2018/1362.

Details approved (20.08.2019)

COND/2019/0079 - Approval of details pursuant to condition 25 (Written environmental desktop study report) of PLAN/2018/1362.

Details approved (23.07.2019)

COND/2019/0073 - Approval of details pursuant to condition 26 (Contaminated land site investigations) of PLAN/2018/1362.

Details approved (09.07.2019)

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PLAN/2018/1362 - Erection of building containing 2658 sq.m GIA energy centre (flexible Sui Generis/Class B1), installation of 3 No. thermal store vessels and ancillary infrastructure structures, including above ground pipework. Associated installation of subterranean district heating main and private wire electricity cables beneath Poole Road, Goldsworth Road and Church Street West.
Permitted subject to conditions (22.03.2019)

CONSULTATIONS

Surrey Wildlife Trust (SWT) (second response - dated 02.03.2021): Provided works are undertaken in accordance with the updated Ecological Management Plan (dated February 2021) we would advise that the updated information provided is considered to be sufficient to meet the requirements of condition 21 of the permitted development.

REPRESENTATIONS

As this application seeks the approval of details pursuant to a condition attached to a planning permission there is no statutory requirement for neighbour notification.

RELEVANT PLANNING POLICIES

National Planning Policy Framework (NPPF) (2019)

Section 15 - Conserving and enhancing the natural environment

Woking Core Strategy (2012)

CS7 - Biodiversity and nature conservation

CS21 - Design

PLANNING ISSUES

01. The only issue to consider is whether the details submitted are considered acceptable to comply with the requirements of the stated planning condition.

Condition 21 (Enhancement of Biodiversity)

02. The purpose of an enhancement of biodiversity condition is to contribute towards and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible. An Ecological Management Plan has been submitted pursuant to condition 21, which has been amended (to February 2021 version) during consideration of this conditions application to address the initial comments of Surrey Wildlife Trust (SWT). The submitted Ecological Management Plan, as amended, details measures for the enhancement of biodiversity on the site in general accordance with the Ecological Assessment which was submitted with planning application PLAN/2018/1362.
03. It should be noted that the Ecological Assessment submitted with planning application PLAN/2018/1362 identified the bulk of the site to be of low ecological value, consisting of buildings and hardstanding with very limited areas of vegetation formed by species that are common and widespread. No rare or noteworthy species or habitats were observed and the only feature of significant local ecological value was identified as the mature oak tree to the south-west, which has been retained as part of the permitted development. The former (now demolished) buildings on the site were assessed as having no bat

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roosting, or bird nesting, potential.

04. The Ecological Management Plan identifies that the site is rather isolated from habitats or features of significant wildlife interest on account of the urban surroundings, although a railway line fringed with trees and woody vegetation runs to the south and offers some potential connectivity to the wider landscape. As such the Ecological Management Plan identifies that any opportunities for enhancing the locality for fauna must therefore focus on mobile species of conservation importance which are associated with urban conditions (i.e. bats, birds and insects).
05. The Ecological Management Plan makes provision for the installation, and ongoing monitoring of, a large multi-chamber woodstone bat box attached to the mature oak tree immediately to south-west (the landowner has agreed to installation of a bat box), which is to be fixed at a height of around 3 - 6 metres above ground level and with fixing be supervised by a suitably experienced ecologist. This would form a potential roost site for bats; the host oak tree forms part of the woody vegetation railway fringe and therefore offers some connectivity to the wider landscape (i.e. for bat foraging/commuting).
06. The Ecological Management Plan also makes provision for the installation, and ongoing maintenance of, suitable nesting habitat for house sparrows in the form of two 'Cedarplus' triple house sparrow terraces against the upper part of the building. House sparrow is a typical urban species, is reported from within 0.5 km of the site and is a declining species of biodiversity interest, appearing on the Birds of Conservation Concern 'red-list'.
07. The Ecological Management Plan also makes provision for the installation, and monitoring of, three Schwegler clay and reed insect nests against the lower part of building close to the southern site boundary, which is formed by the railway embankment; insects are of importance in their own right (i.e. for pollination) and also as food for birds and other wildlife.
08. In respect of soft landscape, given the locality and the nature of the permitted development, the Ecological Management Plan sets out that it is impractical to create and manage any significant new areas of vegetation on the site, albeit a new 'signature' tree is to be provided in the north-western corner of the site, details of which have been previously approved by the Planning Committee (on 2 February 2021) under application COND/2020/0128. The approved signature tree will be of a native species (small-leaved lime) and will, as it matures, offer some habitat value for wildlife in the vicinity.
09. Following comments made in respect of the initially submitted Ecological Management Plan (dated December 2020) Surrey Wildlife Trust (SWT) were re-consulted on the amended Ecological Management Plan (dated February 2021) and have commented, in a further response dated 2 March 2021, that provided works are undertaken in accordance with the updated Ecological Management Plan (dated February 2021) SWT would advise that the updated information provided is considered to be sufficient to meet the requirements of condition 21 of the permitted development.

CONCLUSION

10. The details submitted are considered acceptable and would meet the requirements of the respective condition. The submitted details would also

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comply with Policies CS7 and CS21 of the Woking Core Strategy (2012) and Section 15 of the NPPF (2019). The details submitted are therefore recommended for approval as per in the recommendation below.

BACKGROUND PAPERS

Consultation responses from Surrey Wildlife Trust

RECOMMENDATION

It is recommended that detail(s) submitted are **approved** as follows:

Condition 21 (Enhancement of Biodiversity))

Detail(s) approved are:

- Ecological Management Plan - The Energy Centre, Poole Road (dated February 2021) prepared by Richard Tofts Ecology (10pp) (rec'd by LPA on 25.02.2021)