

16 MARCH 2021 PLANNING COMMITTEE

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COND/2020/0183

WARD: C

LOCATION: Sheerwater Estate, Albert Drive, Sheerwater, Woking

PROPOSAL: Partial Approval of details pursuant to Condition 44 (Landscape and Ecological Management Plan) for phase Red only of planning permission PLAN/2018/0337 for the Sheerwater Regeneration.

APPLICANT: Gilbert Ash

OFFICER: Joanne Hollingdale

REASON FOR REFERRAL TO COMMITTEE

Although the applicant is the contractor for phase Red of the Sheerwater Regeneration, legal advice is that this conditions application falls outside the Scheme of Delegation and thus such applications are required to be determined by the Planning Committee.

SUMMARY OF PROPOSED DEVELOPMENT

This conditions application seeks partial approval of details pursuant to Condition 44 of planning permission PLAN/2018/0337 relating to the Landscape and Ecological Management Plan.

PLANNING STATUS

- Urban Area
- Thames Basin Heaths SPA Zone B (400m-5km)
- Priority Place
- Flood Zone 1 and 2 (some areas)
- Basingstoke Canal Conservation Area & SSSI
- Urban Open Space
- Local Centre

RECOMMENDATION

APPROVE details submitted.

SITE DESCRIPTION

This conditions application relates to the second phase of the development for the Sheerwater Regeneration. The second phase, known as phase Red, comprises the specialist accommodation, the energy centre, ground floor non-residential uses, apartments, mews dwellings and maisonettes and is due commence shortly. This phase is located diagonally opposite Asda and lies between Albert Drive, Dartmouth Avenue and includes part of Dartmouth Green.

PLANNING HISTORY

The most relevant planning history for this application is as follows:

PLAN/2018/0337 - Hybrid planning application (part outline, part full planning application) for the demolition of 573 residential units and existing non-residential buildings and redevelopment of the site to be implemented in phases to provide a mixed-use development comprising of 869 residents units (Class C3), 134 specialist residential units (Class C3/C2), 904 sqm community centre (Class D1), 929 sqm nursery/children's centre (Class D1), 312 sqm health centre (Class D1), 290 sqm

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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. Permitted 18.04.2019 subject to a S106 Legal Agreement and Executive Obligations.

PROPOSED DEVELOPMENT

This conditions application seeks the partial approval of details pursuant to Condition 44 (Landscape and Ecological Management Plan) of planning permission PLAN/2018/0337 for phase Red only.

Submitted with the application is a Landscape Management Plan and an Ecological Enhancement Strategy.

CONSULTATIONS

WBC Arboricultural Officer: The information provided is considered acceptable and should be complied with in full.

Environment Agency: No comments to make in respect of this phase.

REPRESENTATIONS

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

RELEVANT PLANNING POLICIES

Woking Core Strategy 2012

CS7 – Biodiversity and nature conservation

CS17 – Open space, green infrastructure and sport and recreation

CS21 – Design

CS24 – Woking's landscape and townscape

PLANNING ISSUES

1. The only issue to consider is whether the details submitted are considered acceptable to comply with the requirements of Condition 44.

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2. The purpose of a Landscape and Ecological Management Plan (LEMP) is to set out the general proposals, design objectives and long term maintenance activities for the landscaped areas of the site which can include planting, communal amenity/open space areas and ecological enhancements. Phase Red includes landscaped/planted areas, communal amenity space for residents (podium garden), amenity open space (Central Square open space with play area) and biodiversity enhancements.
3. In this case a Landscape Management Plan (LMP) and an Ecological Enhancement Strategy (EES) have been submitted for phase Red. The LMP includes detail of the landscaped areas e.g. tree planting, amenity grassland, shrub and hedge planting and rain gardens, details of the design objectives for the landscaped areas and the maintenance activities for each type of landscape feature within the phase. The LMP also outlines maintenance responsibilities for each landscaped area.
4. Phase Red includes the following landscaped typologies:
 - Public open space to the western part of the phase including an area of amenity grassland with existing retained mature trees, planting beds, a pedestrian route connecting Albert Drive to Dartmouth Avenue and a play area (LEAP);
 - Street tree planting;
 - Rain gardens; and
 - Semi-private communal podium courtyard accessible to residents only with raised planters, lawn, pergola and seating.

The landscape type areas reflect the details of the landscaping as approved under PLAN/2018/0337 (notwithstanding that the landscaping details require LPA approval under Condition 55 of PLAN/2018/0337).

5. The EES details the proposed ecological enhancements for both habitats and species for phase Red which include:
 - tree planting to offer nesting opportunities for birds;
 - amenity planting with a known value to wildlife and beneficial to pollinators;
 - rain garden planting;
 - provision of 10no. bat boxes to provide opportunities for roosting bats, with at least one provided prior to demolition to provide a roosting opportunity to mitigate the demolition of the dwelling where a potential roost will be lost;
 - 10no. bird boxes in a range of designs to provide new opportunities for nesting birds including Swift boxes, House Sparrow terraces and general bird boxes; and
 - 5no. Bug and bee boxes.

Many of the species boxes will be integrated into the building and a plan is provided, showing the positions of the proposed installations. These features will be inspected/maintained on an annual basis.

CONCLUSION

6. No objections have been raised to the submitted information by the Environment Agency or the Council's Arboricultural Officer. The submitted details contained in the LMP and EES are therefore considered to comply with the requirements of Condition 44. The submitted details would also comply with Policies CS7, CS17, CS21 and CS24 of the Woking Core Strategy 2012. The details submitted are therefore recommended for approval as noted in the recommendation below.

BACKGROUND PAPERS

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File - COND/2020/0183

RECOMMENDATION

It is recommended that details submitted are **APPROVED** as follows:

Details approved are:

- Landscape Management Plan by Tri External Landscape Design LLP (SHE-TRI-R0-XX-RP-L0-90-1001 P02 dated February 2021) received on 08.02.2021;
- Boundary elevation with No. 1 St. Michaels Road (SHE-TRI-R0-00-SE-L-90-1012 P02) received on 08.02.2021;
- Section Arrangement T29 G10 showing boundary enclosure (SHE-TRI-R0-00-SE-L-90-1011 P02) received on 02.03.2021;
- Ecological Enhancement Strategy by Ecology Solutions (9362.EES.vf) received on 04.01.2021 (**Note:** the applicant is advised that the phase Red boundary as shown on one of the plans in the appendix is incorrect, but this matter does not materially affect the details which can be approved); and
- Email from applicant dated 01.03.2021.

Notes to applicant:

Notwithstanding the details shown on the General Arrangement Plan attached to the LMP above, there shall be no implied approval for the position of the play equipment shown on the plan which requires separate approval from the Local Planning Authority (LPA) under Condition 59 of PLAN/2018/0337 and is shown re-positioned on plans approved under COND/2020/0164 and COND/2020/0184.

Notwithstanding the details shown on the General Arrangement Plan attached to the LMP above, the kerb detail for the footway side of the rain gardens shall be as shown on the section plan as approved under COND/2020/0164 and COND/2020/0184.

Notwithstanding the details shown on the General Arrangement Plan attached to the LMP above, for the approved position of the tree protection fencing, these details are approved on the tree protection plan approved pursuant to Condition 54 under reference COND/2020/0164.

The applicant is advised that if any changes to the approved plans are required as a result of compliance with any other planning condition or separate process e.g. S278 process, then further approval of the LPA may be required for details pursuant to this condition (e.g. if SCC (or any other body) require changes to the scheme to satisfy their requirements), as no other process overrides the planning process, in the same way the granting of planning permission or LPA approval does not override any other regulatory process or land ownership rights.

The applicant is advised that the approved details relate to phase Red only and details pursuant to this condition require LPA approval for all other phases of the development in accordance with the requirements of the condition.