

20 JULY 2021 PLANNING COMMITTEE

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COND/2021/0086

WARD: C

LOCATION: Sheerwater Estate, Albert Drive, Sheerwater, Woking

PROPOSAL: Partial approval of details pursuant to Conditions 30 (Archaeology) and 31 (Archaeology for phase 1c) for phase 1c (Copper) only of planning permission PLAN/2018/0374 for the Sheerwater Regeneration.

APPLICANT: Life Build Solutions Limited

OFFICER: Brooke Bounague

REASON FOR REFERRAL TO COMMITTEE

Although the applicant is the contractor for phase Copper 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 Conditions 30 and 31 of planning permission PLAN/2018/0374 relating to Archaeology for **phase 1c (Copper) only**.

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 third phase of the residential development for the Sheerwater Regeneration. This phase is located mostly on the site of the former athletics track which has been replaced at Hoe Valley School, Mayford and also includes some of the area to the west of the track and a small section of the car park serving the existing community facilities. The phase abuts the Basingstoke Canal to the north and the Bishop David Brown school sports pitches to the east. Vehicular access into the phase would be by Spencer Close.

PLANNING HISTORY

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

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

PROPOSED DEVELOPMENT

This conditions application seeks partial approval of details pursuant to Conditions 30 and 31 of planning permission PLAN/2018/0374 relating Archaeology for **phase 1c (Copper) only**.

A Written Scheme of Investigation for a Programme of Archaeological Works for phase 1c (copper) has been submitted with the application.

CONSULTATIONS

SCC County Archaeologist: *I have previously been in receipt of Cotswold Archaeology's 'Written Scheme of Investigation for a Programme of Archaeological Works', dated March 2021 (reference ANO328), which has been submitted with this application. I can confirm that it is acceptable and meets the pre-commencement requirements of Condition 30 and 31 for Phase 1c (Copper) of permission PLAN/2018/0374. You will note that Paragraph 4.1 of the WSI provides for the archaeological monitoring of the removal of the running track and other facilities, the results of which will determine the nature and scope of further archaeological work. This further work may comprise archaeological evaluation, excavation or strip, map, and sampling prior to the commencement of further development. The applicant should therefore allow for further phases of archaeological investigation within their development programme. On this basis, I recommend that Conditions 30 and 31 are not fully discharged until the full programme of archaeological work has satisfactorily been completed.*

REPRESENTATIONS

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

RELEVANT PLANNING POLICIES

Woking Core Strategy 2012

CS20 – Heritage and Conservation

DM Policies DPD 2016

DM20 – Heritage assets and their settings

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PLANNING ISSUES

1. The only issue to consider is whether the submitted details are considered acceptable to comply with the requirements of Condition 30 and 31.
2. A Written Scheme of Investigation (WSI) for a Programme of Archaeological Works for phase 1c (Copper) has been submitted with the application. The WSI provides details of the methodology for the archaeological excavation and watching brief and covers artefacts, environmental remains, treasure, human remains and geo-archaeology. A report will be compiled on the watching brief results and if a post excavation report is required this will feed into the report for the whole for Sheerwater redevelopment site. Cotsworld Archaeology will make arrangements with The Lightbox for the deposition of the site archive and, subject to agreement with the legal landowner(s), the artefact collection. The County Archaeologist has reviewed the submitted WSI and advised it is acceptable and meets the pre-commencement requirements of Condition 30 and 31 for Phase 1c (Copper). The County Archaeologist has also advised the results of some archaeological monitoring will determine the nature and scope of further archaeological work and that the applicant should therefore allow for further phases of archaeological investigation within their development programme. The submitted WSI does acknowledge that further investigation may be required during the fieldwork.

CONCLUSION

3. The details submitted are considered acceptable and would meet the requirements of Conditions 30 and 31. The submitted details would also comply with Policy CS20 of the Woking Core Strategy 2012, Policy DM20 of the DM Policies DPD and the NPPF and are therefore recommended for approval as detailed below.

BACKGROUND PAPERS

File - COND/2021/0086

RECOMMENDATION

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

Details approved:

- Written Scheme of Investigation for a Programme of Archaeological Works report by Cotsworld Archaeology ref: AN0328 dated March 2021 received on 28.05.2021

Notes to applicant: The applicant is advised that the approved details relate to phase 1c (Copper) 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.

The applicant is also advised that the development must be implemented in accordance with the approved details, all the necessary on site archaeological works must be completed and the County Archaeological must also receive a final report on the results of the fieldwork.