

20 JULY 2021 PLANNING COMMITTEE

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COND/2021/0061

WARD: C

LOCATION: Land Next To Bishop David Brown School, Albert Drive, Sheerwater, Woking

PROPOSAL: Partial approval of details pursuant to Conditions 25 (contamination), 26 (archaeology), 42 (biodiversity enhancements), 44 (Landscape and Ecological Management Plan) and 40 (bats) for the Leisure centre car park only of planning permission PLAN/2018/0337 for the Sheerwater Regeneration.

APPLICANT: Pellikaan

OFFICER: Joanne Hollingdale

REASON FOR REFERRAL TO COMMITTEE

Although the applicant is the contractor for the Leisure Centre phase 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 25 (contamination), 26 (archaeology), 42 (biodiversity enhancements), 44 (Landscape and Ecological Management Plan) and 40 (bats) for the **Leisure Centre Car Park only** of planning permission PLAN/2018/0337 for the Sheerwater Regeneration.

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 Leisure Centre car park of the Sheerwater Regeneration. The Leisure Centre building itself is almost complete and is located within the grounds of Bishop David Brown School. The Leisure Centre building and sports pitches were granted permission under PLAN/2018/0374, but this conditions application relates to the car park which was included in planning permission PLAN/2018/0337.

PLANNING HISTORY

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

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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 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 partial approval of details pursuant to Conditions 25 (contamination), 26 (archaeology), 42 (biodiversity enhancements), 44 (Landscape and Ecological Management Plan) and 40 (bats) for the **Leisure Centre Car Park only** of planning permission PLAN/2018/0337 for the Sheerwater Regeneration.

Condition 25 (contamination) – A letter has been submitted relating to contamination.

Condition 26 (archaeology) – An addendum to the Written Scheme of Investigation approved for the other areas of the sports pitches and leisure centre has been submitted.

Condition 40 (bats) – Bat survey information from the applicant's Ecologist has been submitted.

Conditions 42 (biodiversity enhancements) and 44 (Landscape and Ecological Management Plan (LEMP)) – A report relating to Biodiversity Enhancements which also includes Landscape Management proposals has been submitted with the application.

CONSULTATIONS

SCC County Archaeologist: Satisfied with the details submitted and a report setting out the results of the programme of archaeological work will be required to be submitted as set out in the details.

Environment Agency: No comments to make on this application.

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WBC Contaminated Land Officer response: Condition 25 can be discharged for this part of the development.

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

Surrey Wildlife Trust: The submitted details are considered acceptable for condition 40 (bats) and 44 (LEMP).

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 none have been received.

RELEVANT PLANNING POLICIES

Woking Core Strategy 2012

CS7 – Biodiversity and Nature Conservation

CS20 – Heritage

CS21 – Design

Development Management Policies DPD 2016

DM2 – Trees and Landscaping

DM5 – Environment Pollution

DM8 – Land Contamination and Hazards

DM20 – Heritage Assets and their settings

PLANNING ISSUES

1. The only issue to consider is whether the details submitted are acceptable to comply with the requirements of Conditions 25, 26, 40, 42 and 44.
2. In respect of Condition 25 relating to contamination, the submitted letter states that the previous site investigation work covered the car park area and as no contamination was detected concludes that no further investigation work is required. The Council's Contaminated Land Officer considers the letter provided to be acceptable.
3. For Condition 26 (archaeology), an addendum to the previously approved (COND/2018/0010) Written Scheme of Investigation (WSI) has been provided to cover the leisure centre car park area. The County Archaeologist considers the details provided (including confirmation that the previously approved WSI will also be adhered to) to be acceptable.
4. In the car park area there is one additional building (the former Kiddiwinks nursery building) to be demolished to facilitate the provision of the car park. Prior to demolition, Condition 40 (bats) requires updated bat information to be provided. The applicant's ecologist has provided this information concluding that no evidence of bats was recorded internally and there are no potential roost features on the exterior of the building. As such no further survey work is required and the building can be demolished. The Surrey Wildlife Trust considers the information provided to be acceptable.
5. For Conditions 42 (biodiversity enhancements) and 44 (LEMP) a report has been provided which sets out the management proposals for the landscaped areas of the car

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park, provides plans showing the proposed tree planting and landscaping and also sets out the biodiversity enhancements. For the car park area the biodiversity enhancements relate solely to the landscaping proposals and their management, as there is limited opportunity for the provision of other features and not every phase of this regeneration development will provide the same level of enhancements. Nonetheless it should be noted that this document relates to the leisure centre car park area only as the larger car park was approved as part of PLAN/2018/0337. However the remainder of the leisure centre and sports facilities site is covered by planning permission PLAN/2018/0374 and under that permission a wider variety of biodiversity enhancements such as bat boxes, bird boxes, log piles, insect hotels and a hedgehog home were approved under COND/2018/0019 to be concentrated along the northern (canal) woodland boundary of the site. The Council's Arboricultural Officer and the Surrey Wildlife Trust consider the information provided to be acceptable.

CONCLUSION

6. In light of the above assessment, the details submitted are considered acceptable and would meet the requirements of Conditions 25, 26, 40, 42 and 44. The submitted details are also considered to comply with Policies CS7, CS20 and CS21 of the Woking Core Strategy 2012, Policies DM2, DM5, DM8 and DM20 of the DM Policies DPD and the NPPF. The details are recommended for approval as noted below.

BACKGROUND PAPERS

File - COND/2021/0061

RECOMMENDATION

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

Condition 25 (contamination)

Details approved:

- Contamination letter by Geotechnical and Environmental Associates (ref J17248C/LB/01) dated 30.03.2021 received on 31.03.2021.

Condition 26 (archaeology)

Details approved:

- Addendum to Written Scheme of Investigation for a programme of strip, map and sample archaeological excavation by Cotswold Archaeology (ref 770682) dated March 2021 received on 31.03.2021;
- Revised Archaeological Site Plan by Cotswold Archaeology received on 22.04.2021; and
- Email dated 22.04.2021 from agent confirming adherence to previously approved WSI for phases 1a and 1b of COND/2018/0010.

Condition 40 (bats)

Details approved:

- Bat Survey (Building B89A) Briefing Note by Ecology Solutions dated 23.02.2020 received on 31.03.2021.

Condition 42 (biodiversity enhancements) and Condition 44 (Landscape and Ecological Management Plan)

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Details approved:

- Biodiversity Enhancement Measures (and Landscape Management proposals) by BDP (SHE-BDP-00-XX-RP-L-90-0007 Rev P10 dated 23.06.2021) and all appendices/plans (provided separately), all received on 25.06.2021 [**Note to applicant:** the number of trees 'Prunus avium Plena', 'Carpinus betulus' and 'Sorbus aucuparia Sheerwater Seedling' to be planted as listed in the planting schedule is incorrect – the approved quantity of trees per species to be planted on site must be as shown on the approved planting plan in Appendix 1 (drawing number SHE-BDP-00-XX-PL-L-90-0115 Rev P11) of the approved document]; and
- Landscape General Arrangement Plan (SHE-BDP-00-00-PL-L-90-0102 Rev P14) received on 25.06.2021.

Notes to applicant: The applicant is advised that the new tree planting will be required to be planted in tree pits and these details are required to be submitted pursuant to Condition 55 (landscaping) in addition to the other landscaping details required to be submitted.

The applicant is advised that the approved details relate to the leisure phase (Leisure Centre car park) 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 advised that the development is required to be implemented in accordance with the approved details.