

20 MARCH 2007 PLANNING COMMITTEE

2. 06/1237 Reg'd: 29.11.06 Expires: 28.02.07 Ward: K
BVPI Major (1) Number of >13 On No
Target Weeks on Target?
Cttee' Day:

LOCATION: Former Westfield Tip, Westfield Avenue, Woking

PROPOSAL: Demolition of existing community and residential buildings, remediation of contaminated land fill and removal of surplus material off site, construction of flood protection works and flood water storage ponds. Improvements to hard and soft landscaping together with enhanced pedestrian access to new areas of public open space. Construction of 154 dwellings and 223 car parking spaces served by new estate roads, together with external works and landscaping. Off site highway improvement works including improvements at the junction of Westfield Avenue and Kingfield Road the erection of a new road bridge, and improvements along Westfield Avenue.

TYPE: Full

APPLICANT Woking Borough Council

OFFICER: JPL

INTRODUCTION

This application is made by Woking Borough Council under Regulation 3 of the Town and Country Planning General Regulations 1992 as it is for development on a site which includes land within the Council's ownership.

The proposed development is considered to be a schedule 2 (10b) urban development project under the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999. The application details were screened under Regulation 7 and it was determined that the development could potentially have significant effects on sensitive environmental receptors. The application was subsequently scoped under Regulation 10. Accordingly an Environmental Impact Assessment has been carried out under Regulation 22 of Statutory Instrument 293 and an Environmental Statement in accordance with the scoping opinion issued by the Council has been submitted with the planning application. The content of the statement has been duly considered and the main issues are covered in the Planning Issues section of the report.

SUMMARY OF PROPOSED DEVELOPMENT

This is a full application for flood protection and storage works, remediation of residual contamination, landscaping, enhanced public access to green open spaces via footpaths and cycle ways, formation of new habitats and enhancement of existing habitats, residential development and highway works.

This application has direct links with application ref 2006/1241 for Woking Park which is for flood protection and storage works, new bridges, works to car park, access road and service areas, remodelling of football pitch and provision of training pitches, enhanced pedestrian access to enhanced areas of public open space and the construction of new community buildings in lieu of some of those to be lost on this site and also those to demolished in

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Woking Park. The areas of land to the north of Kingfield Road which are a part of this application are common to both of these current planning applications. Hence the highways works and some of the northernmost flood work form part of the proposals for each application.

PLANNING STATUS

Mayford Meadows – Local Nature Reserve
Hoe Stream and Barnsbury Meadow/Bonsai Lane Woods Site of Nature Conservation Importance
Green Belt (excluding area identified for housing)
Urban Area (only land identified for housing)
Land liable to flooding
River Corridor
Urban Open Space
Tree Preservation Order
SPA Zone C (2-5km)

RECOMMENDATION

Grant planning permission subject to conditions

SITE DESCRIPTION

The application site has been extended since the application was submitted to include additional land to the north of Kingfield Road. The site boundary has been extended to include all land on which flood defence works associated with this application are to be located.

The site is irregular in shape and is essentially an elongated strip of varying width running north to south from Claremont Drive (from which point to just north of Kingfield Road the land included is a very narrow strip following the line of the flood plain), widening to the north of Kingfield Road Bridge down to Green Meads which is just to the south of Westfield Primary School. The western boundary runs close to Turnoak Avenue/Willow Way/Hawthorn Close/Hawthorn Road to just north of Drakes Way including the northern part of Mayford Meadows Local Nature Reserve. The eastern side runs close to Westfield Avenue/Chestnut Grove/Maple Grove/Bonsey Lane. The site straddles the Hoe Stream which runs south to north through the centre of the site, and extends across the floodplain and some higher ground to the west within the river valley.

The site includes a closed tip which was used primarily for household refuse, a narrow strip of Urban Open Space which lies between Turnoak Avenue and the community use group buildings (Woking Scouts Group, the Air Training Corps Woking Squadron and the Sea Cadets Corps) currently occupying land to the north of the site and fronting Westfield Avenue on the only developed part of the site in the north. The Urban Open Space continues downstream and to the north of Kingfield Road Bridge (Elm Bridge) where it opens up into the adjacent Woking Park. There is green belt running southwards from south of the community buildings throughout the rest of the site. The Hoe Stream Valley is designated as a river corridor and flood plain with a Site of Nature Conservation Importance (SNCI) and a Local Nature Reserve towards the southern part of the site. The site is also in an area identified for the enhancement of wetland biodiversity.

The only buildings on the site are post-war and circa 1970's pre-fabricated concrete panel or wooden structures with associated hardstandings located to the south of Elm Bridge. The remainder of the site comprises parkland, woodland, grass land, wet grassland, amenity

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land, scrub and watercourses and pond as well as the carriageway and bridge on Kingfield Road.

The overriding built context to the site is suburban with bungalows, two and three storey residential properties. There are flatted developments to the north and east of the site fronting Kingfield Road as well as further north in Claremont Avenue. The northern part of the site adjacent to Westfield Avenue is opposite the Woking Football Club grounds which includes sports clubs, the football pitch and its associated stands which rise to about 19m in height and is some 30m from the edge of the site at its closest point.

PLANNING HISTORY

- 92/0997 Erection of 5 B1(c) (light industrial) units with associated parking
Withdrawn 02/98

- 92/0998 - Erection of food retail unit
Withdrawn 02/98

- 92/0999 - Erection of 3 non-food retail units
Withdrawn 02/98

- 93/0809 - Application under Reg. 5 for erection of 3 non food retail units
Withdrawn 02/98

- 95/0879 - Erection of food store (4176sq m). Resolved to approved, called in and
refused.

PROPOSED DEVELOPMENT

The proposal comprises the following:

Site Clearance/remediation of residual contamination

The site preparation works incorporate the groundworks and the remediation of contamination necessary to facilitate the flood protection, landscaping, habitat creation and residential development. Ground levels will be re-contoured over a large part of the site and some of the excavated material from made ground excavations (old waste material associated with historical land fill activities) will be recycled having been appropriately treated on site. The decontaminated material will be used to form flood protection embankments to the Hoe Stream and to create the required landform as part of the flood alleviation scheme and to raise ground levels where necessary.

In the residential area the made ground will be removed and appropriate precautions against ground contamination including gas generation will be incorporated in the development scheme in accordance with best practice. The majority of the houses will have paved garden areas only which will be treated to sever any pollutant linkage. There will be no soft landscaping in these gardens. Where there will be houses with soft landscaped gardens and within the communal areas of landscaping between the residential blocks the made ground will be excavated down to the underlying natural soils with the levels being raised as necessary with clean soil fill and top soil. The remainder of the housing area will be covered by paved access roads and paths and hardstandings. These will be treated similarly to the hard surfaced garden areas.

In the landscaped wetland areas on the remainder of the site the land will be excavated below the level of the old waste material so that natural ground below the made ground will

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also be excavated. In these areas the only undisturbed made ground will be around the periphery.

The site preparation works for the re-grading to enable the flood defences and highway improvements will include the removal of a number of trees (approx 200) mainly along the Hoe Stream banks both at the north of the site and within the woodland towards the southern end. Additional trees (approx. 50) will be removed at the entrance to Woking Park on land which is common to both this application and Plan/2006/1241.

Relocation of existing community uses

The displaced community uses will be re-provided elsewhere in the Borough including within the new community buildings proposed under application ref 06/1241 for Woking Park.

Flood protection and storage

The flood defence scheme will include improvements to the stream channel, floodplain and hydraulic structures and will incorporate the following features:

- *Landscaping and stabilisation of the former Westfield Tip to form a raised plateau. Flood defence walls/bunds will tie into this high ground to form an unbroken flood defence. Westfield Tip will be re-landscaped as part of the scheme. The raised plateau will be extended north to the junction of Westfield Avenue and Kingfield Road where it will tie into the flood defence wall on the eastern bank of the stream. This extension will include ground raising to the north of the tip on the current location of the community buildings*
- *Flood Plain improvements including the construction of new flood meadow areas and ponds to increase the capacity of the flood plain and improve diversity To mitigate any impacts on the flood regime in the Hoe Stream caused by the flood defences, ground to the south of the tip will be excavated to form a wetland feature which will increase the available flood storage in this area. This will be supplemented by a new pond proposed in Willow Way Meadows. These aquatic features will also provide a significant contribution to improving the ecology of the area. The wetland will receive surface water run-off from the proposed Westfield Tip res scheme. It will provide attenuation and improve water quality of the surface water runoff prior to the discharging into the stream*
- *Channel improvements in critical areas to maintain conveyance. The ground along the eastern bank of the Hoe Stream adjacent to the tip will be lowered to maintain the conveyance through this section and will work in combination with the Elm Bridge and Park Access Road Bridge to regulate upstream water levels. Channel improvements are also proposed between Elm Bridge and Park Access Road Bridge, both of which are to be replaced. The improvements are required to incorporate the new clear span bridges and the larger channel will convey flood water more efficiently between these structures. Proposed bridges have longer continuous spans than those of the existing bridges.*
- *Clear-span bridges are to be constructed to replace the existing Elm Bridge and Park Access Road Bridge which currently form significant obstructions to flow and cause floodwater to back up, intensifying flooding along Hawthorn Close, Willow Way and Westfield Avenue. Hydraulic structures have a significant impact on upstream flood levels. Historical evidence and hydraulic modelling confirms that the Elm Bridge and Park Access Road Bridge are undersized and unable to convey high flood flows, causing water to back up upstream. In the case of Elm Bridge, the bridge begins to overtop when levels reach 24.56 AOD, providing some relief for upstream properties, but causing significant disruptions to traffic across a principal route into Woking. Even once overtopped, the existing bridge forms a notable restriction to flows in the modelled reaches of the Hoe Stream. The new clear span bridges will convey and regulate the 100 year flows and in combination with the flood defence*

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walls/bunds will prevent flooding along any of the highway routes within the scheme's boundary. The replacement bridges and stream and floodplain improvements will also ensure that upstream and downstream levels on third party land are not adversely affected by the Westfield Tip developments and flood defence scheme.

- *Replacement Bonsey Lane Footbridge and excavations.* The existing Bonsey Lane Footbridge will be replaced with a new bridge structure and the ground along the eastern bank of the stream (both upstream and downstream of the footbridge) will be excavated to improve conveyance and flood storage
- *Flood defence walls in areas where available space is at a minimum, and elsewhere flood defence bunds recycling site won material where possible, raised to the 100 year flood level plus an allowance for climate change and a freeboard of at least 600m.* Flood defence walls and bunds will provide protection to the nominal 1 in 100 year standard for the life of the development and alleviate the social and economic costs of flooding in an area severely affected by flooding in the past.
- *All surface water outfalls to the Hoe Stream to be protected with tide flaps to prevent flooding via backflow through surface water drains.*
- *All foul sewers within the floodplain following development to be secured with bolt down covers to mitigate the risk of foul sewer contamination during flood conditions.*

It is proposed that the flood works are carried out in three phases. The first being those on the east side of the Hoe Stream between Bonsey Lane and Woking Park football pitch including those along Park Access Road and to the rear of properties on Claremont Avenue; the second those in the southern part of the site and the third those on the western bank of the Hoe Stream development.

Landscaping/Creation of wetland park and other habitats/Improvement of pedestrian and cycle facilities

The proposals are based on a master plan for the entire site which sets out aims and objectives as follows:

To extend the existing character of the Hoe Valley context:

The Mayford Meadows SNCI to the immediate south of the site covers 27 acres, this landscape type will be extended over the former tip site and Willow Way meadows covering an area of some 26 acres, Bonsey Woods will be extended by just over 1 acre.

To enhance and protect the river corridor:

The proposals will enhance and extend the river corridor and provision of open space in the form of water bodies and meadows either side of the Hoe Stream. An additional 4 water bodies will be created giving a total of 7. The open space along the eastern boundary will be enclosed with a ridge of native woodland coppice and will be semi-enclosed along the western boundary with stands of oak and hazel. Poor views will be screened with stabilising willows and new long views created which, alongside large areas of reed bed and native irises, strengthen and improve the visual setting of the river corridor.

To creatively integrate the proposed flood defence works into the landscape:

New flood defences creating a 100-year flood storage solution will be provided within the site. The landscape proposals integrate the flood defences by varying the grading of the embankments as well as planting to break the embankment profiles and to improve the existing views. The Engineering works will be articulated to define the new spaces and water bodies, and will have the added benefit of deadening the sound, thereby enhancing the qualities of nature reserve within the site. The mounds and walls will also provide a barrier against the current practice of dumping of domestic refuse within the stream corridor.

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To create a long distance footpath / cycle trail and fulfil existing desire lines:

A new footpath and cycle route is proposed to the east of the site, above the 100-year flood level which will link the housing and schools to the south of the site, through the site, to the existing public right of way along Westfield Avenue, with an at grade crossing for both cyclists and pedestrians. New footpaths and cycle ways through the Park will lead to the Swimming Pool, the Leisure Centre, the new Community Buildings and the existing residential areas on White Rose Lane.

South of Kingfield Road, the existing Hoe Valley path is to be re-surfaced and extended to the east of the stream and new paths are proposed providing circular walks around a new water body to the west of the stream. A new bridge will link the paths either side of the stream, extending the footpath routes, and new viewing decks, strategically positioned, will create destination points from which to view wildlife. The existing access positions and associated desire lines are retained and defined, with new stepped and ramped access points linking Hoebrook Close, Bonsey Lane, Maple Grove, Willow Way and Hawthorn Close, across the defences through the site towards the Park, Football Club and town Centre beyond.

To articulate Views and Screening:

New long views will be created across the site, particularly across the park and wetlands to the south and across the existing park, opening up the Hoe Stream corridor to the north. Numerous local views will be created to new water bodies and the stream corridor from within the site. Views into adjacent residential gardens from both the Park and the wider Hoe Valley corridor will be screened.

To provide a reserve for Wildlife:

The aim is to create desirable refuge for amphibians, dragonflies, insects, water voles, otters, bats, snipe and mallard, providing connectivity of habitats from Mayford Meadows up to Woking Park. New steep sided ditches will provide habitat for water voles, ponds and scrapes will provide for amphibians, woodland glades will attract badgers and bats, meadows will provide for insects the reed beds will clean the water and provide habitat for mallard and swans and large open space and water bodies will attract snipe.

To maintain and protect existing mature trees:

The existing trees have all been surveyed and assessed, and whilst no TPO's exist on site, an area TPO exists between Hawthorn Close and the stream. The majority of tree removals will be due to necessary re-grading works for the flood defences, where important trees exist, the grading works have been re-aligned to ensure their survival. Existing woodland within the site will be managed to allow access for woodland rides for passive recreation, whilst maintaining undisturbed areas for wildlife.

To provide an integrated planting palette throughout:

The proposed planting schedules are predominantly native but with some non-native planting within the housing and formal park areas. A boundary has been determined along the Hoe Stream corridor and proposed wetlands within which all planting is native, beyond which some more formal planting occurs.

To provide opportunities for sustainable development:

The surface water drainage from the proposed development, as well as existing surface water currently out falling into the stream, will be directed, through petrol interceptors, into the new water bodies, creating sustainable urban drainage. Furthermore, the existing topsoil resource contained within the Goat Meadow site, will be re-used within the development for on site landscape works.

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Trees

The proposals for the site, including the area at the entrance to Woking Park necessitate the removal of about 250 trees. The landscape plans include the planting of about 1100 new trees many of which will be substantial, generally 30-35cm girth (@ 1m high) and range between 6-7m high with a spread of 2-2.5m and will already be 15-18 years old before planting. The remaining trees will generally be (18 – 20cm girth and 4 – 5m in height). Approximately 0.8ha of new woodland will be planted which will go in as smaller stock

Suitable Areas of Natural Green Space (SANGS)

The proposal will create 4.06ha of new accessible public open space and will upgrade 7.11ha of existing accessible open space. This land will have pedestrian and cycle links that will remain dry in times of flood, through to Woking Park which itself will benefit from a total of 2.31ha new and 9.64ha upgraded accessible public open space. This land qualifies as SANGS which is land that can be used in mitigating the impact of residential development on the Thames Basin Heaths Special Protection Area (SPA).

Residential Development

The residential development will be located on the northern part of the site on land which is currently raised above the flood plain and that will be decontaminated to an appropriate degree to enable residential use. The final land levels will be set high enough to allow for climate change ensuring that the site remains above predicted flood levels in the future.

The residential development will be served via two vehicular accesses from Westfield Avenue. The northernmost access lies approximately 50m to the south of the existing Westfield Avenue/Kingfield Road junction and will function as a secondary access serving only the northern part of the development. The main, southern access lies approximately 150m to the south of the existing Westfield Avenue/Kingfield Road junction and will also act as access to the wetland park to the south. A number of houses will have access direct from Westfield Avenue

The development comprises a total of 154 units which will be a mix of houses and flats. The mix of size and type will be:

- 71 x 3 bedroom houses
- 11 x 2 bedroom houses
- 14 x 1 bedroom flats
- 53 x 2 bedroom flats
- 5 x 3 bedroom flats

The proposed flats are contained within 5 separate blocks and the houses within 13 terraces. The site has been laid out with development fronting Westfield Avenue with heights rising from 2 storeys where the development abuts the existing bungalows, to 2 storeys with accommodation in the roof space and front dormer for the housing terraces, a flatted block of 3 storeys with recessed fourth floor, to four storeys with 2 progressively recessed upper floors for the flatted block at the northern boundary of the housing site. A second and third tier of development run essentially north to south and are set behind these frontage buildings. These are mainly 2/2.5 storeys but with a third and fourth floor on the bridged element to be constructed over the main access road. A second frontage line of development faces the Hoe Stream, following the contours of the remodelled land which in effect follow the meanders in the stream. This tier of development is uniform in height and comprises mainly 2 storey houses with rooms in the roof and front dormers with two integrated 3 storey flatted blocks of the same height towards the centre of the line of development. The southern part of the site comprises four terraces of 2 and 3 storey equivalent houses (2 storey houses with rooms in the roof and front dormers). In essence,

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these form a quadrangle of development with access roads and parking between the blocks.

The housing type across the site comprise three design types but all follow the same design principles. House types are two storey with rooms within steep pitched roof and dormers either on narrow or wide footprint, or two storey with steep pitched roof on wide footprint (see table below for full details), The flatted blocks follow a similar design theme in terms of elevational treatment but have flat roofs with the upper floor/s being recessed. Parking is mainly in the form of surface bays with the flatted blocks at the north of the site having undercroft parking, bin and cycle stores. The other flatted blocks through the development have internal bin stores with the central block with bridged accommodation also incorporating a cycle store. 184 allocated parking spaces are provided within the scheme with an additional 39 being provided for visitors. Of these, 32 are for residential visitors and 7 are provided for users of the landscaped wetland area. Thus a total of 216 spaces are provided for the residential use giving an overall parking ratio of 1.4. Sufficient space for 2 bins (household waste and recycling) is to be provided within the rear gardens of each residential house with footpaths leading from the rear across the communal areas to the collection points. 83 cycle storage spaces will be provided for the residential units with a further 10 being provided for the wetland park section of the development.

The blocks of residential units are separated by access roads and footpaths, communal landscaped areas and the surface parking. Five formal access points are provided from the development to the landscaped areas on the rest of the site and onto the Hoe Streamside footpath network. A toddlers play area and informal kickabout area are provided immediately to the south of the residential part of the site which provide recreational facilities for residents.

All houses will have photovoltaic cells integrated into the roof design, with plain concrete roof tiles, timber, rendered block work and brick detailed elevations, with 2 storey conservatory style projections on the rear elevations with further photovoltaic cells built into the roof. The flatted blocks will use similar materials and will each have areas of sedum roof. The recessed floors to the flatted blocks will be of light weight materials, mainly timber clad with larger glazed areas, and the roof terraces will have stainless steel balustrading and hand rails with structural glass backing panels. The majority of houses will have paved garden areas with no soft landscaping due to location on cleared contaminated land and problems associated with unrestricted planting by residents on such land. Soft landscaped gardens will be provided for the house in block H which do not have direct access to communal soft landscaped areas. The landscaping within the residential area will follow the principles elsewhere on the site and will incorporate tree and shrub planting and grassed areas. The frontage onto Westfield Avenue will incorporate a cycle/footpath set within flowering frontage shrubs and street trees with driveway parking to the houses. The sloping banks in front of the houses fronting the Hoe Stream will be a mix of tree, shrub and wildflower meadow. The main access road into the site will be surfaced with concrete pavers will use similar materials with stone banding. Parking bays will be asphalt surfaced and footpaths resin bound gravel.

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The following table sets out the details for each block of development:

Block	Location	Height	Type/ No.	1 bed	2 bed	3 bed	Allocated Park bays	Amenity Space
A	North boundary fronting Westfield Ave. North south orientation.	4 full storeys with 2 recessed floors	27 Flats	7	20	0	32 (19 in undercroft)	Communal/ balconies/ roof terraces
B	To west of A, fronting Hoe Stream North south orientation.	2 with roof rooms and front dormer	5 houses	0	0	5	6	Paved gardens & communal area
C	Fronting Hoe Stream, south of B towards north of housing site North south orientation.	2 with roof rooms and front dormer	7 houses	0	0	7	8	Paved gardens & communal area
D	Centre of housing site, facing Hoe Stream, to south of C. Focal point at end of access road from Westfield Ave. North south orientation.	2 storeys with recessed 3 rd floor	10 flats	0	8	2	15	Roof terraces/balconies / communal space
		2 with roof rooms and front dormer	3 houses	0	0	3		Paved gardens communal space
E	To south of D, facing Hoe Stream. North south orientation.	2 storeys with recessed 3 rd floor	10 flats	4	6	0	18	Roof terraces/balconies / communal space
		2 with roof rooms and front dormer	5 houses	0	0	5		Paved gardens communal space
F	Southern end of site, fronting Hoe Stream, western block of quadrangle style development. North south orientation.	2 with roof rooms and front dormer	9 houses	0	0	9	11	Paved gardens communal space
G	Southern most block of development and quadrangle, facing onto the landscaped areas of rest of application site. East west orientation.	2 with roof rooms and front dormer	7 houses	0	0	7	9	Paved gardens communal space
H	Eastern side of quadrangle backing onto footpath between site and rear of existing houses fronting Westfield Ave. North south orientation	2 with roof rooms and front dormer	5 houses	0	0	5	6	Landscaped gardens
I	Northern side of quadrangle in south of site, abuts footpath between	Middle 4 houses - 2 with roof rooms and front dormer End of block houses -	6 houses	0	2	4	7	Paved gardens communal space

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Block	Location	Height	Type/ No.	1 bed	2 bed	3 bed	Allocated Park bays	Amenity Space
	site and houses fronting Westfield Ave. East west orientation.	2 (lowered ridge lines and wider footprints)						
J	Located behind block E. North south orientation	Middle 4 houses - 2 with roof rooms and front dormer End of block houses - 2 (lowered ridge lines and wider footprints)	6 houses	0	2	4	7	Paved gardens / communal space
K & M	Located behind Westfield frontage block R & O. North south orientation	2 storey flat blocks with recessed 3 rd floor. Bridged linking element over access road - 2 storeys of development set above 2 storey height = 4 storey overall 2 with roof rooms and front dormer	13 flats 6 houses	1 0	9 0	3 6	23	Roof terraces / communal areas Paved gardens / communal areas
L	Between blocks M and D in centre part of site. North south orientation	Middle 4 houses - 2 with roof rooms and front dormer End of block houses - 2 (lowered ridge lines and wider footprints)	6 houses	0	2	4	7	Paved gardens / communal space
N	Between block C & P in centre part of site. North south orientation	Middle 3 houses - 2 with roof rooms and front dormer End of block houses - 2 (lowered ridge lines and wider footprints)	5 houses	0	2	3	6	Paved gardens / communal space
O	Fronts onto Westfield Avenue. North south orientation	Southern end of block house - 2 (lowered ridge lines and wider footprints). Others - 2 with roof rooms and front dormer	5 houses	0	1	4	6 (4 driveway)	Paved gardens / communal areas
P	Fronts onto Westfield Avenue. North south orientation	Northern end of block house - 2 (lowered ridge lines and wider footprints). Others - 2 with roof rooms and front dormer	3 houses	0	0	3	3 (driveway)	Paved gardens / communal areas
Q	Fronts onto Westfield Avenue. Adjacent to block A. North south orientation	3 with recessed fourth floor	12 flats	1	10	1	12 (undercroft)	Balconies/ roof terraces/ communal areas
R	Southernmost frontage block onto Westfield Avenue.	Houses at southern and northern end of block - 2 (lowered	4 houses	0	2	2	6 (driveway)	Paved gardens/ communal areas.

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Block	Location	Height	Type/ No.	1 bed	2 bed	3 bed	Allocated Park bays	Amenity Space
	Abuts bungalow at 52a. North south orientation	ridge lines and wider footprints). Others - 2 with roof rooms and front dormer						

Highway Improvements

In addition to the highways works which relate specifically to the housing on the site (which comprises two access roads from Westfield Avenue towards its junction with Kingfield Road as detailed above), the proposal includes the following highways works:

- A new single bridge to replace the existing two bridges on Kingfield Road which cross over the Hoe Stream. The existing bridges are of restricted width and as such act as a barrier to pedestrian and cycle movements. The new bridge will be wider and will have a footway along its southern side and a shared footway/cycle path along its north. The bridge also forms part of the flood defence works and has been designed to improve water flow on the Hoe Stream.
- The wider bridge will enable a right turning facility to be provided at the Kingfield Road /Westfield Avenue junction. An uncontrolled crossing island will be provided to the west of this junction for pedestrians and cyclists.
- Westfield Avenue will be widened at its northern end, providing two lanes running up to Kingfield Road, one for right turners and the other for left turners.
- A Toucan (light controlled) crossing will be installed across Kingfield Road to the east of the Westfield Avenue junction
- The widening of the access road to Woking Park to enable separate lanes for right and left turns onto Kingfield Road
- During the construction phase circa 40,000cu.m of topsoil will be removed from the site. Temporary traffic control will be used locally in order to manage the construction vehicle movements and vehicular trips will be restricted to outside of peak hours.

SUMMARY INFORMATION

For Residential:

Site Area	14.73ha
Existing units	N/A
Proposed units	154
Number of bedrooms per unit	1, 2 and 3
Proposed density - dwellings/hectare	approx 80dph
Existing density – dwellings/hectare	N/A
Existing density of area – dwellings/hectare	Hawthorn Close 56dph Hawthorn Rd 26dph Chestnut Grove 20dph Lime and Maple Grove 14dph Granville Rd 41dph Westfield Ave 14dph
Number of affordable units proposed	0
Previous land use	Community buildings, household waste tip and open space
Existing parking spaces	8
Proposed parking spaces	223
Proposed parking ratio	1.4 spaces per dwelling

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CONSULTATIONS

The results of internal and external consultations are summarised in the following table.

Consultee	Comments and actions required
GOSE	Noted receipt of ES.
South East Regional Assembly	Application of no regional significance
SCC Planning	<p>No objections</p> <ul style="list-style-type: none"> - Accept that an integrated master plan approach to remediation and development including flood relief work and redevelopment for community use at Woking Park is a positive planned response to overcoming contamination and providing for flood mitigation. - Accepted that enabling residential development promoted under the principles of sustainable development may offer most likely and most beneficial method of achieving Council's objectives as well as the public's stated requirements. - Housing provision justified by benefits of scheme - Housing type and need: acceptable subject to the community use re-provision being secured, the Council being satisfied that the affordable housing requirement under structure plan policy DN11 is outweighed by benefits and a financial contribution for education at all levels being secured. - Remediation proposals acceptable subject to conditions - Flooding Acceptable subject to Environment Agency agreement - Landscaping master plan is likely to deliver a functional, multi-habitat environment which responds well to the existing nature of the site. The Hoe Stream would be much improved and the new physical links with adjoining habitats and ecologically important sites would be improved. - Transport: the requirements of the Highway Authority should be satisfied.
Highways	At the time of writing final comments are awaited. A verbal update will be given at the meeting.
Rights of Way Officer	No comments received
Archaeology	No objections subject to monitoring condition
WBC Policy	<p>No objections</p> <ul style="list-style-type: none"> - housing: located on part of site that is within urban area - density: site well located with respect to town centre, and with regard to size and shape of the site it is considered that the density proposed would result in its own distinctive character and would not have a detrimental impact on the character of the surrounding area - flooding: no objections due to flood defence/storage works proposed
Environmental Health -contamination	No objections subject to conditions

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-pollution	- Condition to ensure adequate pest control prior to work on tip site requested
Drainage	No objections. - Advice given on size and access requirements for storage areas
Countryside Officer	The proposals submitted provide significant opportunities for enhancing biodiversity of the Hoe Stream corridor through creation of new habitats and enhancement of existing areas. ES recommendations will need to be adhered to ensure works are carried out appropriately. Ongoing monitoring during and post development should be conditioned. Some specific concerns raised relating to tussocky grassland area and the removal of about 100 mature trees which have value as bat roosts.
Arboricultural Officer	At the time of writing, comments are awaited. A verbal update will be given at the committee meeting.
Cultural & Community Development	No objections - The proposal will contribute towards improvements for the Hoe Valley in line with the Council's Green Spaces Development Plan - The proposal will improve the quality of life for residents and visitors through an improved environment, enhanced access to semi-natural environments and increasing opportunities for formal and informal recreation. - The recreational need generated by the new residential development will be met by areas identified for children's play, informal kickabout and new open space included in the scheme.
Urban Design	No objections - Represents a balanced approach to funding remediation and flood - protection against need to provide high quality residential environment - Site is sufficiently large and separated from surrounding residential areas to create a character and identity of its own, particularly in view of strong relationship with Hoe Valley to west. Layout and design successfully achieved this - Level of provision of amenity space appropriate on decontaminated land - Building design appropriate – provides area with individual character - Height of taller flatted blocks is visually acceptable as signifies starting point for development by providing a focal landmark. Taller building at this location reflects more urban scale of development associated with Woking Football Stadium.
Housing Services	Acknowledge the viability issues and comprehensive range of benefits included in the scheme and in view of this Housing Services support the development of this site but are disappointed that there is no affordable housing contribution. In the event that the gap was subsequently bridged or even

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	became a surplus then, Housing Services would expect to see a contribution towards affordable housing being made.
Natural England	No objections <ul style="list-style-type: none"> - agree that proposed landscaping and habitats are appropriate and achievable. Confirm that adequate SPA mitigation land is provided for the residential element of the proposal and that there will be surplus unused land which can be used for additional dwellings within Woking BC. The currently partially used land can also be used but the amount of mitigation it will provide must be agreed later after a survey has determined the current usage.
English Heritage	No comment received
Environment Agency	No objections subject to conditions <ul style="list-style-type: none"> - Groundwater Protection/land contamination: agree with conclusions of ES - Waste and Material Management and Recycling: no objections - Surface water monitoring: no objection, condition required - Pollution prevention: measures identified in the ES should be adhered to. - Ecology/Biodiversity: No objections subject to conditions - Enhancement opportunities: the enhancements identified in the ES will form an integral part of any statutory consent issued by the EA. - Flood risk: The proposal aims to reduce existing flood risk to this area of Woking, improving recreation and amenity in the area and providing new residential dwellings. Have investigated the hydraulic modelling of the impacts of the proposal on flood risk and has been assured that protecting this area will not worsen the flood risk to other parts of the Hoe Stream Catchment. The scheme can therefore be seen to provide considerable benefit to Woking therefore no objection subject to condition requiring completion of all 3 phases of flood works
Thames Water	No objection
DEFRA	No comment received
Highways Agency	No comment received
Electricity Supplier (EDF)	No objections
National Grid	No objections
Three Valleys Water Company	No comment received
Police Architectural Advisor	No comment received
Surrey Wildlife Trust	No objections. <ul style="list-style-type: none"> - The proposal offers an exciting opportunity to improve the biodiversity of an already important semi-urban habitat in Woking. The mitigation and enhancement proposals as detailed in the Environmental Management Plan should be conditioned.

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REPRESENTATIONS

378 letters of representation have been received.

336 are objecting to the proposal. The objection letters comprise:

- 126 individual letters of which:
 - 13 note general support (flood relief and decontamination works) but raise concerns re height of blocks A and Q, overlooking, density, flood defence works not including neighbouring areas, excessive loss of trees, highways improvements not addressing problems at Claremont/Kingfield Road junction, lack of infrastructure to support new housing (schools, doctors)
- 252 duplicate letters objecting on grounds of
 - Height and design of flats not in keeping with area dominated by bungalows
 - Overdevelopment in terms of housing density
 - Loss of privacy due to building height
 - Loss of amenity due to removal of mature trees and change of vista
 - Inadequate car parking
 - Traffic congestion on Westfield Avenue and Kingfield Road likely to increase – no adequate solutions proposed
 - Reduction in flood defences since original scheme renders them insufficient.

(1 letter has been received which notes caveated support for the proposal but makes reference to the above set of letters and requests that it the following be registered: *“strong dismay at the overly emotional and factually incorrect propaganda emanating from.....(an address in Woking) This propaganda is having a detrimental effect on public opinion and is very likely to be skewing the feedback you receive..... This address does NOT represent all local opinion -I believe that, by and large, those households directly threatened by flooding view the proposed development to be an acceptable price for essential flood defences”*

1 letter of outright support

Due to the complex nature of this application and for clarity, the following table sets out the issues raised by all of the above letters which are material planning considerations and for which there is a factual response. All other issues are summarised in the standard manner.

- Are flood relief plans dependant on development of Westfield Tip?
- Is proposal in keeping with surroundings or is it solely to fund flood relief works?
- The Council should have adequate funds available to carry out flood defence works having received money from government to help with flood protection
- All contaminated material should be removed from site and not be included in flood Bunds
- Sewerage flooding caused by the Hoe Stream flood waters and over capacity of existing sewers should be addressed.
- Surface water accumulation problems need to be considered, ensuring that adequate measures are taken to replace any existing ditches to be removed as well as re-instating previous provision which has been nullified by filling in and blocking by additional hard standing. Expert advice should be provided including an investigation of ground water problems and consideration of the extensive clay layer
- Fields at rear of 1,2 & 3 Kemishford were raised illegally by several metres in the 1960's and no action taken to have them reinstated. This causes flood water to divert around fields and to homes. Why are levels not being reinstated or flood protection provided at this point to avoid stress and anxiety each time there is heavy rainfall. (*officer note:*

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the land in question is beyond the site boundary)

- Planning application is illegal as submitted plans bear little resemblance to those shown during public consultation in November 2005.
- Following conditions suggested should planning permission be granted:
 - If during course of carrying out flooding works nothing shall be done to impede either the flow of the hoe stream or the flood flow of that stream
 - if after the completion of the works it becomes apparent that the works have increased the likelihood or duration of flooding in the Mayford Meadows the Council shall within 5 years carry out remedial or further works to prevent such flooding. *(officer note; the EA have suggested conditions to cover these issues)*
 - Would rather live with risk of flooding than live with traffic congestion, over populated neighbourhood, high rise buildings and loss of privacy
 - General support for Westfield Tip development and commend measures to alleviate flooding but with reservations about height of flatted blocks
 - Welcome flooding controls, improvements to Kingfield rd bridges but with specific objections on height, loss of trees, traffic and flooding grounds
 - No in principle objection as ridding area of Westfield Tip would be an enhancement and provide much needed housing
 - Insufficient time given for public consultation *(officer note : the statutory period of time was given, but all comments received up until completion of the writing of the report are included)*
 - No consultation with the public for these proposals *(officer note: as above)*

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ISSUE	RESPONSE
<p>Flooding:</p>	
<p>1 Concern that no defence works proposed for Queen Elizabeth Way</p>	<p>Although the flood protection works to the north of the Leisure Centre are not included in the current planning applications, proposals are being drawn up for the properties in White Rose Lane and Queen Elizabeth Way to be protected in a future phase. The current proposals do not increase the flood risk in these locations</p>
<p>2 Early plans showed approx 2.5m high bund along south side Turnoak Ave which is no longer deemed necessary and not included. But property adjacent to Elmbridge (Oziers) has levy type wall. Why is flood defence needed here but not 2 houses away for Turnoak property? This undermines confidence in flood assessment</p>	<p>Early plans represent work in progress at the time. Subsequent threshold level survey and interviews with residents revealed that only the gardens of the Turnoak avenue properties were at risk, not the houses themselves. Consequently alignment of the flood defences along the hoe stream at that point were adjusted. Only properties with houses at risk or with unsafe access in flood conditions were to be defended.</p>
<p>3 Concern that provision of flood defence for "Oziers" will have knock on affect on adjacent properties. Question if necessary for defence at all if river flows are to be reduced and defence not needed for neighbouring properties.</p>	<p>As above</p>
<p>4 Gardens to 7 and 6 Turnoak Ave are part of small valley that leads to Hoe Stream. The floodwall at no.5 will effectively create a dam causing run off to waterlog these gardens. Could be overcome by connecting surface drain form behind wall to existing drain running through end of gardens and ending at stream.</p>	<p>River flow rates will remain unchanged, they cannot be reduced. The effects of the flood defences proposed have been measured in a hydraulic model and mitigated to ensure that there are no adverse effects to any third party land. The model has been verified by independent consultants and the EA. In the case of the Oziers, Elm Bridge, which has a damming effect on the flow, will be replaced with a bigger, less-restrictive bridge allowing water to flow more freely to the Woking Park where it can be controlled.</p>
<p>5 Additional building on tip will exacerbate flooding problem problems in surrounding areas (Queen Elizabeth Way, White Rose Lane, Ellis Farm Close, Mayford Meadows, Drakes Way)</p>	<p>The effects of the flood defences proposed have been measured in a hydraulic model and mitigated through the provision of storage and control structures to ensure that there are no adverse effects to any third party land. The model has been verified by independent consultants and the EA. In the case of QE Way and WR Lane, there is a natural restriction/control in the flow between the Park Access Road and the Leisure Centre. This is what controls the levels downstream and it will continue to do so. Hydraulic modelling shows that there will be no increase in flood water level in QE way or WR lane as a result of the proposed works.</p>

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ISSUE	RESPONSE
<p>6 Proposed flood defences will be of no use to properties in Chestnut Grove unless they are continued as far as Mayford Bridge. If not water will travel up behind flood bund.</p>	<p>This is incorrect. The flood defences are to be tied into Greenmeads, high ground upstream of Hoe Brook Close. Flood defences have been designed so that they are a minimum of 600mm above the modelled 100 year flood water level (including an allowance for climate change). They tie into natural ground level which meets the same criterion and is outside of the floodplain.</p>
<p>7 The proposals do not take into account: The actual frequency of flooding on White Rose lane The levels which flood waters currently reach The way the Hoe stream floods How the proposed flood storage areas react to flooding The actual causes of the flooding That the position of the 1:100 year flood line is incorrect</p>	<p>White Rose lane is outside of the scope of the present planning application, however it is the subject of an ongoing assessment.</p> <p>Flood water levels have been assessed as part of the overall modelling exercise and compared to threshold levels of houses in WR Lane. In most cases, house thresholds are well above the predicted 100 year flood water level. For those that are not, a feasibility study is underway to consider possible flood defence solutions.</p> <p>The way in which the Hoe Stream floods and the causes of flooding has been studied in some detail over the past 4 years and the hydraulic model performed very well when compared to the events of 14th August 2006. If there are local anomalies in the mechanism of flooding or the position of the 100 year flood line, or if any additional information is available, we will gladly consider it and make adjustments to the model if required.</p>
<p>8 The end result of the proposals is to reduce the area naturally available for flood storage which will inevitably create another reason to increase the height of flood waters for properties along White Rose Lane</p>	<p>The effects of the flood defences proposed have been measured in a hydraulic model and mitigated through the provision of storage and control structures to ensure that there are no adverse effects to any third party land. The model has been verified by independent consultants and the EA. In the case of WR Lane, there is a natural restriction/control in the flow between the Park Access Road and the Leisure Centre. This is what controls the levels downstream and it will continue to do so. Hydraulic modelling shows that there will be no increase in flood water level in WR lane as a result of the proposed works.</p>
<p>9 The proposed flood areas are clearly shown on the submitted documents as already being substantially water filled where the water table is at or close to the surface. Thus these areas cannot absorb more than a small fraction of the increased discharge due to a major flood event. WBC is grossly over-representing the ability</p>	<p>Proposed flood storage areas drain freely to the stream and flood freely from the stream. This ensures that they are empty when a flood arrives (regardless of the height of the water table). Any standing water in the proposed flood storage areas is by design for ecological purposes and has not been included in the flood storage calculations. The level of the standing water will be controlled by a combination of weirs and outlets.</p>

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ISSUE	RESPONSE
<p>of these designated areas to absorb flood discharge.</p> <p>10 Flood defence for White Rose Lane/all properties at risk should be done at same time as works proposed to eliminate the impact and provide confidence that works will be undertaken.</p>	<p>Phasing of the works has been designed and tested by hydraulic modelling to ensure that there are no adverse effects to any third party land at any time during the construction or after the works are complete. The model has been verified by independent consultants and the EA. Feasibility of defending properties in WR Lane is the topic of a separate ongoing study, however preliminary results show that although many gardens in this area flood frequently, the thresholds of most houses are raised significantly above the predicted 100 year flood water level (including an allowance for climate change).</p>
<p>11 Hoe likely to flood more frequently and probably to higher levels due to global warming. Do not believe the proposed development will not materially affect the flood run-off from the Hoe</p>	<p>There are two issues in this statement. Firstly, an allowance has been made for the effects of climate change in accordance with the latest EA guidance. Flood flows were increased by the recommended 20% and the defences were designed to accommodate this with no adverse effects on any third party land. Secondly, runoff from the proposed residential development on the tip will be attenuated to greenfield runoff rates (as if the site were natural, undeveloped land). The proposals have been tested using the latest drainage network modelling techniques.</p>
<p>12 Concern that bung to rear of leisure centre will be ineffective causing flood water to flow around it posing threat to leisure centre, community buildings and residential properties in Elmbridge Lane backing on to Westfield football club pitch</p>	<p>Flood defences have been designed so that they are a minimum of 600mm above the modelled 100 year flood water level (including an allowance for climate change). They tie into natural ground level which meets the same criterion and is outside of the floodplain so water cannot flow around the back of them.</p>
<p>13 Flood defence works and building works may cause flooding problems elsewhere/upstream/downstream- if so, council will be held responsible</p>	<p>The effects of the flood defences proposed have been measured in a hydraulic model and mitigated through the provision of storage and control structures to ensure that there are no adverse effects to any third party land. The model has been verified by independent consultants and the EA</p>
<p>14 Statement refers to 1:100 years flood line (no specific location given in comment). Position of this line is considered to be incorrect, out of date and not based on fact. Flooding occurs far more regularly than stated</p>	<p>The location is not specified so it is difficult to comment.</p> <p>The flood lines are based on the very latest information and modelling techniques available. The modelling exercise has been undertaken over the past 4 years and was completed in autumn 2006.</p> <p>In the modelling process it was not possible to obtain detailed ground level information in every property, so there may be some areas in private gardens</p>

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ISSUE	RESPONSE
<p>15 Loss of openness/visual amenity to garden of 5 Turnoak Ave as result of flood defence wall within grounds of property which will be an unattractive and intrusive structure which may result in loss of trees</p>	<p>where the edge of the floodplain is slightly inaccurate – this will not have a significant effect on the modelled water levels. Where possible, the extent of the floodplain has been verified by aerial photographs of flooding events. If any additional information is available, we will gladly consider it and make adjustments to the model if required.</p> <p>The applicant has met with the owner of 5 Turnoak Avenue and discussed some of the possible solutions. It is worth noting that if the defence is wholly on the land of 5 Turnoak avenue, there is some flexibility in the alignment of the defence structure and the form it will take and it could probably be designed to avoid the loss of most trees. However, if the defence is on the properties of Hawthorne close, there is less flexibility in the design (due to complications of dealing with several land owners) and the alignment is likely to follow the boundary with 5 Turnoak Avenue.</p>
<p>16 The flood water displaced from the leisure centre area will cause flooding of properties in White Rose Lane.</p>	<p>The effects of the flood defences proposed have been measured in a hydraulic model and mitigated through the provision of storage and control structures to ensure that there are no adverse effects to any third party land. The model has been verified by independent consultants and the EA. In the case of WR Lane, there is a natural restriction/control in the flow between the Park Access Road and the Leisure Centre. This is what controls the levels downstream and it will continue to do so. Hydraulic modelling shows that there will be no increase in flood water level in WR lane as a result of the proposed works.</p>
<p>17 Application proposals differ significantly from those shown in earlier public consultation. Queen Elizabeth Drive no longer included and therefore conclusions in FRA believed to be substantially misleading</p>	<p>See 2 above</p>
<p>18 FRA at para 4.15 states " levels in the Hoes stream are dependant predominantly on the ability of the channel and hydraulic structures to convey the high flood flows, not on the available flood plain storage.....consequently peak level respond significantly to structures and sections which reduce conveyance and are not sensitive to alterations in floodplain volumes" Widening of Elmbridge will dramatically improve conveyance speeds so hydraulic modelling should extend downstream.</p>	<p>See 8 above</p>

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ISSUE	RESPONSE
19 Flood plain between Bonsey lane footbridge and leisure centre will be significantly reduced post flood defence works therefore draw conclusion that floodplain downstream will expand	See 8 above
20 Proposed flood storage areas are within 1:100 year flood – how then will they play vital role at times of flood	
21 Flooding event on 14 th August 2006 saw flood levels rise higher than ever before in White Rose Lane	This is incorrect
22 Detrimental impact of proposal on house values because of enhanced threat of flooding and associated buildings insurance problems	This is not a planning matter but see 8 above
Transport	
23 Pavements on Kingfield Rd need to be widened to cope with numbers of pedestrians and cyclists from the school. This problem not properly addressed in application.	The proposed junction improvements provide significant benefits for pedestrians and cyclists, including a toucan crossing close to the park entrance and a pedestrian crossing island on the bridge. Footways have been significantly widened in the affected area to 3m on the north side and 2 m on the south side. On the northern side, the footway is a shared pedestrian / cycle facility, linking though to routes with Woking Park. On the southern side, the shared facility extends from east of the bridge and down past the site along Westfield Avenue
24 Parking problem on Westfield Ave between Kingfield Road and the football ground should be addressed to avoid conflict with site entrances.	Should they consider it necessary the County Highway Authority can impose waiting restrictions in Westfield Ave around the entrance to the site
25 TA should be reassessed with more detailed local impact being considered	The proposals have been assessed in accordance with the recommendations of the Institute for Highways and Transportation. Junctions where the traffic impact exceeds 5% on any arm have been assessed.
26 If permission is granted development should not proceed until road improvements completed on traffic and pedestrian safety grounds	It is likely that this will be a condition of any planning consent.
27 Westfield Avenue junction with Kingfield Road is already too busy. Proposed works to improve it are not considered to be sufficient and to be cost saving option. TA does not provide adequate solution – should be traffic lights or roundabout, and option of no right turn between Kingfield Rd and Westfield Ave should be	The improvements proposed are extensive and will significantly enhance junction capacity. Modelling of the junction's capacity indicates that it will operate well within its theoretical capacity

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ISSUE	RESPONSE
<p>considered</p> <p>28 Proposed highway improvements will not solve congestion on Kingfield Rd as problem not caused by Elmbridges but congestion at end of Claremont Ave and configuration of the Egley Rd roundabout.</p>	<p>The proposed improvements have been designed to mitigate the impact of the development. The proposals will improve the free flow of traffic on Kingfield Road and provide direct benefits for cyclists and pedestrians. The traffic model indicates that the improvements will provide additional capacity.</p>
<p>29 Changes to Kingfield Rd bridge will have negative impact on Claremont Ave/Kingfield Rd junction. Although acknowledge that falls outside scope of TA due to falling below the 5% threshold impact it is considered that narrowness of bridge acts as traffic calming feature. Replacement with wider bridge will lead to increased traffic speeds and hence possibly increased risk of accident at the non standard and confusing Claremont Ave Kingfield Rd junction.</p>	<p>The existing Elm Bridge is a major hydrological boundary on the Hoe Stream. Its replacement will not only secure essential flood alleviation benefits but will also provide some additional capacity and road safety benefits through improved junction layout and driver visibility. Any new highways structure has to be built to current standards with appropriate carriageway, footway and cycle-way widths. The TA does not indicate any increase in risk as a result of the proposals. The junction referred to is outside the scope of the Hoe Valley scheme and any concerns should therefore be addressed to the County Highway Authority.</p>
<p>30 Traffic lights at Westfield/Kingfield junction understood to be SCC preferred option – help with financing these could be achieved by combining proposed toucan crossing with traffic lights</p>	<p>The applicant is not aware that traffic signals are the County Councils preferred option. Traffic signals were considered as one of a number of options but the assessment showed that signals would impose significant delays to main road flows in Kingfield Road. To overcome this would have required an increased land take and subsequent reduction in land available for soft landscaping. Modelling of the proposed junction's capacity indicates that it will operate well within capacity. There would thus be no requirement for the introduction of traffic signals.</p>
<p>31 Parking provision for housing insufficient at 1.448 spaces per dwelling. Elmbridge Lane development had parking ratios in excess of those required and still has parking problems which create friction between residents</p>	<p>Parking is provided in accordance with Woking Borough Councils parking standards that take into account the governments sustainable transport policy.</p>
<p>32 No reference to the traffic generated by David Lloyd centre and no traffic flow assessment done on either side of the centre therefore traffic issues potentially underestimated</p>	<p>Traffic generation associated with the David Lloyd centre is existing and has been included in the traffic surveys and modelling.</p>
<p>33 TA makes no reference to solving the current peak flow problem of queuing to turn into Kingfield Road from Westfield Ave which backs up past proposed access to</p>	<p>The proposals provide two exit lanes from Westfield Avenue, significantly increasing its capacity and thus reducing queues.</p>

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ISSUE	RESPONSE
Westfield site. Additional traffic generated by proposal will mean queue starts further back	
34 The Woking Park lay-by bus stop should be located to prevent the additional traffic generated by the proposal making entering and exiting adjacent properties difficult and dangerous.	The scheme maintains the status quo as regards access to existing properties. All proposals will be fully Safety Audited to ensure that no difficult / dangerous manoeuvres are created.
35 Parking restrictions on local roads should be imposed on match days	See 24 above
36 The proposal will have a detrimental impact on an area which currently has low traffic volumes, no roadside nor traffic congestion – even the football fans' cars clear in about 10-15 minutes at present	See 28 above
General Comments	
37 Westfield Tip should not go ahead in isolation from development proposed at Football Club site – all 3 applications should be considered together.	The Council has no control over the timing or extent of any future Woking Football Club planning applications. It is therefore not appropriate to delay the Councils application
38 significant loss of mature trees in general and specifically those screening flood lighting	The existing trees to be removed are predominantly mature and are category B and C trees with an uneven age structure illustrating a potential reduction in the future continuation of tree cover in the park. Whilst trees will be lost due to engineering works (and existing decay), the planting proposals will counteract the age structure problem by adding a significant increase in tree cover of suitable new species (suitable for a public park as well as a riverine habitat) and stock, ranging in size but including predominantly large tree planting. Regarding the floodlighting new lamp standards are proposed which will reduce the glare (see NEP report) also, the new planting elevated on mounds is mixed evergreen and deciduous woodland edge screen which will absorb noise as well as light.
39 Concern re height of blocks A, D and E – will dwarf neighbouring residential properties. Should be max of 4 storeys adjacent to road and 2 with element of 3 storey adjacent to stream. Proposed height sets precedent for other planned developments in Westfield and will change character of area from bungalows to high rise	The appropriate form and massing of Block A has been considered in detail. The height of this structure is intended to create a focal point at the entrance to Westfield Avenue. To the south of Block A the development steps down in height in order to create a gradual transition towards the heights of the existing properties in Westfield Avenue. In producing this form of development the applicant has taken into account the guidance contained in PPS 3 regarding the efficient use of previously developed land in the urban area
40 Height of blocks A and Q will have adverse impact on	Issue covered in report

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ISSUE	RESPONSE
neighbouring properties in terms of loss of privacy, outlook, daylight/overshadowing and property value.	
41 Height could be reduced by removal of undercroft parking and replacement with surface level and commensurate lowering of building height.	The proposal must be considered on its own merits
42 Removal of excessive number of trees which will make height more intrusive	See 38 above
43 Site not within a defined high density area therefore proposed density too high (10 times that of surrounding area)/overdevelopment and not acceptable	Issue covered in report
44 Flats out of character with area	The Local Plan requires that larger developments should contain a mix of dwelling types. The application contains a significant proportion of 2/3 bed family housing, as well as apartments. There are examples of apartment blocks, immediately to the north, in Claremont Avenue and further east in Kingfield Road.
45 Removal of boundary fence of footpath 49 is unacceptable. Should be retained for privacy and security of existing residents and to ensure path is clearly defined	A new post and rail timber fence 1.2m high is proposed to define the site boundary to footpath 49 to contain the proposed planted woodland edge screen and to replace the existing unsightly chainlink fence, whilst also being in character with the nature reserve beyond. Existing property boundary fences on the other side of footpath 49 will remain in situ.
46 Existing educational and medical infrastructure already overstretched and will not support number of proposed new dwellings	See Surrey County Council comments and planning issues section of report
47 Loss of ancient trees along side of leisure centre to make way for community buildings is unacceptable. Amounts to municipal vandalism. More consideration should be given to siting elsewhere.	The loss of trees needs to be weighed against the importance of achieving the best site planning possible, and whilst the trees and hedgerow will be lost, the buildings and all of their ancillary requirements and servicing are better sited alongside the existing Leisure Centre Building, thereby concentrating the impact in one area and maintaining the remainder of the park as green space. The overall landscaping scheme is intended to re-generate existing landscaping which is, in places, over-mature. The new structured landscaping is intended to meet the wider objectives of the Councils Woking Park Strategy in creating an improved entrance to and vistas within the parkland setting.
48 Discrepancy between reports in submission with regard to trees on northwest site boundary and adjacent to	Flood defences have been aligned to minimise tree loss

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ISSUE	RESPONSE
Kingfield Rd (landscape report states loss to be major significant impact/adverse substantial; design statement disdainful of tree belt). Loss could be reduced by locating flood defence behind tree belt and planting reinforced.	
49 Proposal predominantly for family housing but no play facilities provided on site or easily accessible. No safe route to Woking Park proposed.	Play facilities are provided adjacent to the residential element of the proposal and a pedestrian and cycle crossing point is proposed on Kingfield Road between the bridge and Westfield Avenue.
50 Green Belt land should be used for to meet housing needs rather than land which has negative impact on existing development	This would be contrary to green belt policy
51 No information is provided about the relative cost of the reclamation of Westfield Tip to the cost of the defence works which is important in assessing the merits of the scheme	Cost is not a planning matter
52 Proposals should be self financing, and this should be achieved from a scheme with building limited to 3 storeys in height. If this would not be viable the costs should be reduced by removal of the wetland park and replacement bridge	As above
53 A Flood protection scheme should be a stand alone application which is not co-dependant or linked to any other factor or development.	The application must be determined on the basis of the details submitted.
54 69 Proposal does not include any affordable housing	See relevant section in Planning Issues section of report
55 Proposals do not include measures to prevent pests form the tip being driven into neighbouring residential areas during clearance	Condition recommend by WBC Environmental Health to address this issue

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APPLICANT'S POINTS

The applicants have submitted a significant amount of information in the form of reports and assessments, to support their application. The contents of the various documents are considered where appropriate under Planning Issues. The following is a list of the main documents submitted with the application:

Environmental Statement (ES) and the following technical volumes:

1. Archaeology
2. Historic Environment
3. Landscape and Visual
4. Ecology
5. Transport
6. Land Quality and Ground Conditions
7. Water Resources, Flood Risk and Drainage
8. Waste and Material Management and recycling
9. Lighting
10. Air Quality
11. Noise and Vibration
12. Social and Economic – Including Recreation
13. Sustainable Development

Design Statement – landscaping principles

Design and Access Statement (details incorporated within the ES)

Flood Risk Assessment (report no. GD04044 -01B) amended version received on 21 February 2007.

Tree Schedule (Dolwin and Gray March 2004 – September 2006)

Tree Schedule (Fabrik July 2005)

Statement of Community Involvement (contained within the ES in Section 2)

Local interest groups and community focus groups were consulted on the proposals. A neighbourhood public consultation exercise was carried out in February 2003. A public exhibition was undertaken in November 2005. The proposals have been developed in response to the public consultations which have been undertaken over a number of years. The proposals have been fine-tuned to maximise the environmental, social and economic benefits identified as issues and to minimise the impacts.

RELEVANT PLANNING POLICIES

Woking Borough Local Plan 1999:

NE1, SPAs and SSSIs

NE2, LNRs and SNCIs

NE5, Species Protection

NE9, Trees within Development Proposals

NE10, Landscape Design

NE11, The Flood Plain and Surface Water Runoff

BE1, Design of New Development

BE2, Crime Prevention

BE6, Energy Conservation

BE7, Protection of Urban Open Space

BE16, Areas of High Archaeological Potential and Other Sites which Contain Archaeological Remains

GRB1, Control of Development in the Green Belt

GRB2, New Buildings in the Green Belt

HSG7, Windfall Sites

HSG9, Small Dwellings

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HSG10, Affordable Housing Through New Build
HSG19, Density and Site Coverage
HSG21, Outlook, Amenity, Privacy and Daylight
REC1, Formal Recreational Open Space Provision
REC4, Loss of Informal Recreational Open Space
REC11, Improved Informal Recreation Provision
MV3, Movement Implications of Development
MV4, Improvements to Transport Infrastructure
MV5, Environmental Impact of Traffic
MV9, Off Street Parking
VCN2, Scale of Development
VCN3, Community Benefit: Environmental Enhancement
VCN4, Community Benefit: Improvements to Accessibility
IMP3, Planning Benefits

Core Strategy Submission Document 2006:

GDC1, Design of New Development
GDC2, Sustainable Construction
GDC3, Transport, Highway Safety and Vehicle Parking
GDC4, Environmental Impact of Development
GDC5, Planning Obligations
GDC6, Biodiversity
ENV1, National and International Nature Conservation Designations
ENV3, Areas at Risk of Flooding
GB1, Green Belt
DC1, Historic Environment
H3, Affordable Housing
E2, Loss of Employment-Generating Development
REN1, Renewable Energy

Surrey Structure Plan 2004:

L01, Location of Development
L04, The Countryside and Green Belt
L06, Housing Provision
L07, Housing Land
SE1, Natural Resources and Pollution Control
SE2, Renewable Energy and Energy Conservation
SE3, Flooding and Land Drainage
SE4, Design and the Quality of Development
SE6, Biodiversity
SE7, Nature Conservation
SE8, Landscape
SE9, Trees and Woodland
DN1, Infrastructure Provision
DN2, Movement Implications of Development
DN3, Parking Provision
DN4, Public Transport
DN10, Housing Type and Need
DN11, Affordable Housing
DN13, Leisure and Recreation Facilities

OTHER RELEVANT GUIDANCE

Planning Policy Statement 1 (Delivering Sustainable Development)
Planning Policy Guidance Note 2 (Green Belts)

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Planning Policy Statement 3 (Housing)
(PPG 3 cancelled; PPS 3 to be formally adopted on 01.04.07)
Planning Policy Statement 9 (Biodiversity and Geological Conservation)
Planning Policy Guidance Note 13 (Transport)
Planning Policy Guidance Note 15 (Planning & the Historic Environment)
Planning Policy Guidance Note 17 (Planning for Open Space, Sport & Recreation)
Planning Policy Statement 22 (Renewable Energy)
Planning Policy Statement 23 (Planning & Pollution Control)
Planning Policy Statement 25 (Planning & Flood Risk)

Regional Planning Guidance Note 9 – The South East

Sustainable Communities in the South East - ODPM

Better Places to Live: A Companion Guide to PPG3
Living Places – Urban Renaissance in the South East
By Design: Urban Design in the Planning System

Supplementary Planning Guidance – Affordable Housing
Supplementary Planning Guidance – Outlook, Amenity, Privacy & Daylight

Climate Neutral Development – A Good Practice Guide – WBC
Planning For Sustainable Development: Towards Better Practice – ODPM
BRE Environmental Assessment Method

Circular 06/2005 – Biodiversity and Geological Conservation – Statutory Obligations and Their Impact within the Planning System.

The Conservation (Natural Habitats etc.) Regulations 1994 (and 2000 Amendment)

SUSTAINABILITY

- Location:** The site lies within an existing residential area within 1.5 miles of Woking Town Centre and adjacent to existing residential areas
- Density:** The net dwelling density is circa 55 dph based on the advice given in annex B to PPS 3 which confirms that the access roads, car parking, incidental open space and landscaping and children's play areas connected with a development are included in the area on which the density is to be calculated.
- Mixed Use:** The constraints of the site prevent mixed-use development. The proposal is however for residential use with enhanced landscaping and public access with flood defence and flood storage. The mix of uses is considered to be acceptable
- Parking:** The scheme proposes car parking and cycle parking in line with the maximum standards.
- Building Techniques:** the ES suggests the use of locally-sourced materials and pre-fabricated materials which reduce transportation costs.
- Heating and Energy Initiatives which reduce CO² emissions:** the layout includes the potential for passive solar gain and the buildings have been designed to maximise the capture and use of passive solar energy. The use of combined heat and power has been considered along with other methods of generating renewable energy on site. SUDS will be used wherever possible (the ES specifies dual-flush toilets, low-flow taps, rainwater harvesting, greywater recycling and reedbed treatment at outfalls where possible (ref para 5.25) and the new drainage system will attenuate flows to the 1:1 year Greenfield run-off rate.

PLANNING ISSUES

Principle

The majority of the application site lies within the Green Belt where both national and local policies stipulate that, aside from some minor exceptions, development should be restricted to that which is necessary for agriculture, forestry or open leisure uses. Development which does not fall within these categories is, by definition, harmful to the Green Belt. Development which is within one of the appropriate classes should nevertheless be designed so as to minimise its impact on the openness of the Green Belt. These requirements are set out in Planning Policy Guidance Note 2 (Green Belt) and the GRB policies of the Woking Borough Local Plan 1999. The proposed landscaping and flood defence works are considered to fall within the acceptable categories of development. Furthermore, in principle these elements of the proposal are considered to be acceptable in terms of the other land designations identified in the planning status section of this report

The housing element of the scheme is located such that it does not lie within green belt land or on land currently liable to flood. As the final land levels will be set high enough to allow for climate change the finished floor levels of the houses will remain above predicted flood levels in the future. As the proposed residential part of the site is not within green belt land, it falls within the Urban Area. It is accepted as being in an accessible location being within walking distance of Woking town centre (approximately 1.5km or less than 19 minutes walk distant), schools, leisure and recreational facilities. Improvements to pedestrian and cycle accessibility are proposed as part of the scheme which will serve to improve the site's accessibility and hence sustainability. The development of land for housing within the urban area is acceptable in principle, subject to compliance with other relevant policies in the Local Plan. Local authorities are encouraged to make the best use of urban land and to raise densities in accessible and sustainable locations. The principle of housing on the site in the specified location is therefore considered to be acceptable

Site Clearance/remediation of residual contamination

The ES sets out the proposals for the site remediation. Consultees have confirmed general support for the approach adopted and are satisfied that the consultants involved are aware of and have generally utilised the current best practices and guidance for the assessment of potentially contaminated land. To ensure the scheme development and implementation is suitable for its intended use processes that need to be considered further and controlled (via planning condition or legal obligation) have been identified and conditions suggested to secure the requirements. It is considered that this approach is the most proactive in ensuring overall regulatory agreement and facilitation of the development.

Loss of Community Uses

The existing community uses on the site are all to be relocated elsewhere in the Borough. Planning permission for those that are not proposed to be sited within the new community buildings included in the concurrent Woking Park application has already been secured. Therefore subject to planning permission being granted for Woking Park and the provision of new/replacement facilities for all displaced community uses prior to demolition of the existing buildings being secured by condition the proposal accords with structure plan policy DN12, local plan policy CUS2 and Core Strategy policy LC2.

Flood Defence

The overall flood alleviation scheme which incorporates floodplain and channel improvements and new hydraulic structures to better regulate flows) has been designed in

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conjunction with the formal flood defence walls, bunds and storage areas to ensure no increases in water levels are experienced on any third party land. This has been demonstrated through modelling and simulation. It has been demonstrated that significant areas of land will be removed from the flood plain and no adverse affect on the risk of flooding to any third party landowners upstream or downstream will be experienced. All defences have been designed to tie into higher ground such that flood waters cannot reach areas behind the defences and thus become isolated and the defences have been aligned as far as possible (but respecting the need to retain as many existing trees as possible), from the stream to allow for maintenance. No specific design details have been provided for the bunds, walls and bridges although indicative heights and treatments have been submitted. These details are sufficient to confirm that these features will be successfully ameliorated within the landscape context and without detriment to properties on adjoining sites and full details can be secured by condition.

The flooding implications for properties beyond the site boundaries has been a major area of concern raised by members of the public. Some significant new information has been provided by local residents and where relevant this information has been used to further inform the model used to reach the above conclusion on impact on third party land. The results from this have verified the original findings demonstrating that the modelling is accurate. The majority of flooding issues raised by members of the public are addressed in the table in the Representations section above.

The Environment Agency has carefully considered the proposed scheme for the site both on its own merits and in combination with the flood alleviation works proposed for Woking Park in the concurrent application. The EA note that the proposal is aimed at reducing the existing flood risk to this area of Woking, improving recreation and amenity in the area and providing new residential dwellings. They have investigated the hydraulic modelling of the impacts of the proposal on flood risk and have been assured that protecting this area will not worsen the flood risk to other parts of the Hoe Stream Catchment. The scheme can therefore be seen to provide considerable benefit to Woking and the Environment Agency has no objection to the application on flood risk grounds.

The EA do however state that the proposed scheme has been considered as a whole, to include all 3 phases of flood protection work alongside the creation of the new housing development. Whilst careful thought has gone into the phasing of the work to minimise risks during construction, the Flood Risk Assessment only considers the impacts of a completed scheme. The Environment Agency believes that once commenced, all of the proposed flood prevention work must be completed within the stated four year timescale in order to ensure that no unforeseen flooding problems arise. This can be secured by condition. The EA have agreed to adopt the flood defences following construction and maintenance will therefore become the responsibility of the EA

To clarify, the proposed flood defence works:

- enable the development of the site as proposed without an impact on flooding of third party land from fluvial, drainage or foul water sources
- will remove from the 1 in 100 year floodplain and hence protect 198 existing residential buildings, 62 garden/garages and 13 community buildings
- provide wholly dry vehicular and pedestrian access from all premises on the proposed Westfield Tip housing site as well as those located in Chestnut Grove, Maple Grove, Westfield Avenue and Kingfield Road.
- enable a north to south cycle and footpath route through the application site
- make improvements to existing drainage infrastructure significantly reducing the risk of flooding from sewers in time of high flows

Landscaping and Ecology

The proposed scheme is considered to contribute to improvements in quality of life for residents and visitors, through improving the environment, enhancing access to semi natural environments and increasing opportunities for informal and formal recreation. The development will make significant improvements to The Hoe Valley in line with the Council's approved Green Spaces Development Plan and will support the achievement of the plan's vision which is to 'To develop a network of high quality open spaces which enhance quality of life ,builds on and respects the best elements of the past, supports sustainability and biodiversity, meets the needs of residents and visitors, engenders local pride especially amongst young people and makes best use of land. The scheme will bring into use significant areas of open space not currently available for public access and will create substantial areas of improved wildlife habitat.

The proposed scheme offers an exciting opportunity to improve the biodiversity of an important semi-urban habitat. The habitat is currently under significant human pressure and partly as a consequence of this does not support the wildlife which similar habitats in less used areas shelter. Subject to the ecological elements of the proposal including implementation and maintenance being secured by condition it is considered that they should improve biodiversity and be able to sustain an improved recreational facility for local residents. The proposals will help WBC meet its Biodiversity Action Plan targets and the principles are agreed and supported by Surrey Wildlife Trust and Natural England.

Trees

The proposal includes the removal of some 250 trees. The flood defence alignments have been adjusted to enable the retention of as many trees as possible and there remains the potential for many of the trees currently scheduled for removal to be retained. Essentially the trees identified for removal fall into 3 categories:

1. Those trees which are actually affected by the construction works.
2. Those trees whose condition, in accordance with the BS, does not warrant retention.
3. Trees to be removed for design and / or long term management purposes
4. Those trees whose root bowl may technically be within the zone of the flood bund works but which could be the subject of site inspection at the construction phase and an assessment made of their likely survival.

It is recommended that a condition be imposed requiring a plan showing these 4 categories and that for those identified as being in category 4 an on site assessment in consultation with the Council's Arboriculturalist be made to consider the potential for retention.

Whilst the Council would not normally agree the loss of trees which are suitable for retention it has to be logical that if the best use is to be made of sites within the urban area and the Council's long term objectives for the remediation of the site, provision of flood alleviation measures for existing residents and improvements to the landscape and ecological value of the Hoe Valley are to be realised, the scale of change will sometimes need to be more dramatic to facilitate these benefits. Accordingly it is considered that the Council's normal stance can be relaxed in these very special circumstances. In mitigation, a new high quality landscape and ecological environment will be created and enhanced and over 1000 new trees will be planted, many of which will be semi-mature and so will have an immediate impact. The proposed tree removal is therefore considered to be acceptable in these circumstances.

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Residential

Density, Scale, Height, Design and Layout

The proposed development has a density in the region of 80 dwellings per hectare although if the guidance in PPG 3 (cancelled November 2007) and PPS 3 (comes into force on 1st April 2007) is taken into account the associated land for the children's play area and kick about space can be included which would reduce the density to about 55dph. PPG 3 advised local planning authorities to encourage housing developments of between 30 and 50 dwellings per hectare net but to seek greater intensity of development at places with good public transport accessibility such as city and town centres or around major nodes along good quality public transport corridors. This advice has been carried through to PPS 3 and is reflected in the Council's Core Strategy policy H2 which states that within the urban area new housing will be accommodated at densities generally between 30 and 50dph but where a higher density can be justified in urban design terms this will be acceptable. In this case the site has been assessed as being in a sustainable location and there is therefore no in principle objection to a higher density.

PPS 3 states that *"good design is fundamental to using land efficiently"*. Of importance in the consideration of this application PPS 3 also comments that *"density is a measure of the number of dwellings which can be accommodated on a site or in an area. The density of existing development should not dictate that of new housing by stifling change or requiring replication of existing styles or form. If done well, imaginative design and layout of new development can lead to a more efficient use of land without compromising the quality of the local environment"*.

In urban design terms the proposal is considered to represent a balanced approach to resolving the issues of funding remediation of land contamination and flood protection against the need to provide a high quality residential environment. The Council's Urban Design officer considers the site to be sufficiently large and sufficiently separated from surrounding residential areas to create a character and identity of its own, particularly in view of its strong relationship with the Hoe valley to the west. The design of both the layout and buildings has successfully achieved this objective. The sinuous layout design responds positively to the meandering route of the Hoe Stream beyond which it is linked by a network of routes throughout the site to provide a high degree of permeability. The layout also provides a strong building frontage to both the Hoe Stream and Westfield Avenue frontages to provide a legible edge to these main routes. The creation of a significant central space at the heart of the development, also forms a focus for the scheme which will help to establish a strong sense of place. The design is concluded as being imaginative and to reflect the site's characteristics without detriment to the lower density neighbourhood in which it sits. The proposed density is in part a reflection of the inclusion of flats within the scheme and also the height of the 2 frontage flatted blocks. Although the immediately adjacent residential character on Westfield Avenue is predominantly of bungalows this is impacted upon by the scale of development, including the stand, at Woking Football Club opposite to the site. There are also other examples of flatted development in the area and 3 storey housing on the western banks of the Hoe Stream. It is considered that replication of the existing density would not make best use of urban land, that the proposed density does not in itself have a harmful impact on the character of the area and can be successfully ameliorated within its landscaped context. Thus the density is considered to accord with policy and to be acceptable.

The height of the development and in particular that of Block A has been the cause of much of the objection received. Whilst this block does have 6 storey elements the upper two storeys will be recessed from all main elevations and as such will be recessed in views of the building from all public view points. The prominent eaves overhang at fourth floor level will ensure that visually the impact of the building will be curtailed at this level. In height

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terms the fourth floor terminates at just over 1.0m above the ridge of the 2 storey house with roof rooms when viewed in context with the elevation fronting the Hoe Stream and is not considered to appear incongruous or out of scale. In the street scene along Westfield Avenue the height of this block is seen against the context of block Q which follows the same design principles as Block A but has only 3 full storeys and one recessed upper floor. The eaves overhang of this block sit lower than the predominant ridge height of the two and a half storey houses fronting Westfield Avenue ensuring that the height is successfully ameliorated into its street scene setting. The heights of the taller units on the site are therefore considered to be appropriate in their immediate setting. The Westfield Avenue frontage reinforces the strong building line and provides a suitably landscaped edge to the development. The frontage to the Hoe Stream will be set back from the edge of the flood defence bund which will be planted with a mix of shrubs and trees, so it will be visible from the Hoe footpath but will not dominate views. From Kingfield Road, block A will be screened by existing and proposed tree planting but as it will set some 17m back from the back of the footpath it will have no significant impact.

The separation distances from neighbouring development enable the site to establish a character of its own without harming the street scene or character of the area. Where there is a more direct relationship with adjoining development, such as the bungalows on Westfield Avenue, the height of the proposed development has been reduced so that all height differences are limited to being bungalow to 2 storey dwelling.

In all relationships between development on the site and that off site the separation distances set out in SPG are met or exceeded. Within the site itself, in the majority of relationships between blocks of development the SPG separation distances are met. In the development areas within the centre of the site where these distances are not met there will be tree planting between properties on communal landscaped areas to provide visual screening. The separation distances between the blocks creates an open and spacious environment that will ensure that residents have appropriate levels of visual amenity and achieve a sense of privacy.

In view of the potential for residual contamination of land, after remediation has been undertaken, the provision of very modest sized private amenity areas, or community shared amenity space, is considered to be appropriate. Most of the patio gardens are of very modest dimensions of 4-5m depth, but will provide some useful outdoor amenity space. Where possible buffer planting zones have been integrated between the patio gardens and the street scene to avoid the creation of featureless frontages. The patio gardens to Block G face due north and will probably be in shade for much of the day, however, the accommodation will have good southward outlook. Amendments have been made to the south facing single bed units in block A to improve their amenity by the provision of balconies. The recreational needs of generated by the new residential development will be met by areas defined for children's play, informal kickabout and new open space included within the scheme. This meets the requirement of local plan policy REC1.

Generally, the scheme design has been evolved through discussion with officers. The building designs, particularly for the individual houses, have traditional domestic scale and form, although the contemporary architectural treatment helps to give the area an individual character. The same elevational treatment has been used for the larger blocks of flats, although these are generally of more significant form and massing. The taller units also help to articulate the design by providing focal points at important locations, such as to define the main entrance points, and the central space. The taller block of flats at 'A' is visually acceptable as it signifies the start point for the development by providing a local land mark. A taller building at this point will also reflect the more urban scale of development associated with the Woking Football Stadium. Parking areas for the development are in small blocks with planted areas in between ensuring that the development is not dominated

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by hardstandings. The layout has taken into consideration secure by design principles with all footpaths, roads and parking areas being overlooked by residents and no areas or accesses being isolated. The plans have been amended since the original submission to show bin storage for each residential property and some of the parking spaces have been re-designed to provide 11 spaces for disabled drivers.

Views into the site from the street, Hoe path, wetlands area and the gardens to houses on the west side of the Hoe have been considered. The main access from Westfield Avenue is framed by buildings with simply designed end elevations and the view is punctuated by block D. All edges to the housing site are landscaped providing a soft edge to the development.

In conclusion the proposed layout and design results in a scheme which successfully accommodates a higher residential density than neighbouring areas, will create a high quality environment for residents and will compliment the layout and design of the landscaped wetland areas.

Impact on Neighbouring Properties

As stated above the separation distances between development on site and off site accords with SPG. In view of this and the landscaping both on the housing part of the site and the wetland area there will be no significant impact on the amenities currently enjoyed by neighbouring properties. In particular concerns have been raised by residents in Turnoak Avenue in terms of overlooking, loss of privacy and the overbearing impact of block A. At its closest point Block A is over 45m from properties to the west and the relationship is set at an oblique angle. Many of the existing trees in views between existing houses and the new development will be removed to make way for the flood defences but substantial replanting with larger specimen trees will assist in reducing the visual impact, although it should be noted that the fact that the new building will be visible is not in itself harmful. Where the development is at its closest to properties in Westfield Avenue, towards the southern end of the residential site, building heights have been limited to 2 storeys. This combined with adequate separation distances and landscaping will maintain privacy and prevent an overbearing impression.

SPA

The Thames Basin Heaths Special Protection Area (SPA) was classified on 9 March 2005. This designation places an obligation upon Government to promote the conservation of the site and take steps to avoid the deterioration of the habitats as well as disturbance of the species for which the area has been designated. The SPA includes Horsell Common, Sheets Heath and Brookwood Heath in the Borough, and Whitmoor Common and Ockham and Wisley Commons, and Chobham Common in neighbouring areas.

The SPA is protected due to the presence of ground nesting birds which are very susceptible to predation and disturbance from recreational use. The EC-Habitat Directive requires an assessment of the effect of each development. Regulation 48 (1) of the Conservation (Natural Habitats etc) Regulations 1994 (known as the Habitats Regs) states that an authority, before deciding to give consent or permission for a plan which is likely to have a significant effect on a European site, shall make an appropriate assessment of the implications for the site in view of the site's conservation objectives. English Nature is of the opinion that any new residential development within 5km of the SPA could have a significant effect leading to an adverse impact, and has advised a precautionary approach. English Nature is working on a project to provide a solution in the long term, setting out scales of mitigation, and Woking BC has adopted a medium term local solution. However, applications still have to be considered on their merits and against the development plan, whilst taking account of the requirements of the Habitat Regs and standing advice from English Nature.

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This site lies within Zone C (within 5km of an SPA) and standing advice from English Nature is that it would be possible to mitigate the effects of the proposed development by providing or contributing to additional green space to avoid an increase in the extent of recreational pressure on the SPA. The proposal brings forward sufficient new open space to mitigate its impact. This has been agreed with Natural England. Therefore, it can be concluded that there will be no significant effect on the SPA.

Flooding

The scheme proposes flood defences to ensure that the new houses on the site are not subject to flooding even when taking into account climate change. The details of the FRA have been agreed with the EA and subject to conditions relating to the phasing of the flood defence works it is concluded that the houses will be properly protected and that there will be no flooding impact on land beyond the site boundary. The housing site will be defended by means of its location on a plateau above the Hoe Stream with a flood bund running along its western edge and more extensive works to control the flow of flood water taking place on the eastern side of the Hoe Stream to both the north and south. These comprise the phase 1 flood works. The bund will be in the form of 2.1m slope up from the stream which will be planted appropriately.

Infrastructure

Policy DN1 of the Surrey Structure Plan requires that LPAs ensure that the infrastructure requirements of a development are established when determining planning applications. LPAs should not permit development unless the infrastructure that is required to service the development is available or can be provided. In assessing this, the cumulative effect of development needs to be taken into account. The developer will be required to provide or contribute towards infrastructure improvements related to new developments.

Applications of 50 units or above are referred to the County Planning department for their strategic advice as to the infrastructure implications of the development. They raise no objection to the proposal but have requested a contribution towards education provision and subject to this consider that the proposals accord with Policy DN1. No other deficits in infrastructure are identified.

Whilst this request is noted, as a result of detailed consultations in relation to recent applications at Moor Lane and Westfield and discussions with the County, it is evident that there is currently no deficit of education provision in south Woking. It is therefore considered that current local education provision is adequate to sustain the development. The Council's Principal Valuer has provided comment on this issue stating that it is clear that at this stage of the Hoe Valley project, that there is a significant gap between the Gross Development Value of the residential development site and the estimated costs of the Hoe Valley Scheme. The same statement applies even taking account of the benefit of the EA's proposed contribution to the flood defence works. A main contributory factor to this deficit is the comprehensive range of benefits included in the scheme which include remediation of the landfill site, extensive flood alleviation measures, the provision of new and improved public open space, new and improved bio-diverse wildlife habitats, major new soft landscaping proposals, relocation of the community groups from Westfield Tip, extensions to cycle and footpath networks, infrastructure improvements and associated highway improvement works. The Council is working to reduce the deficit by seeking grants and contributions from other bodies such as Thames Water and SCC both of whom would gain improvements to infrastructure.

As a result of this shortfall the scheme could not sustain a contribution to policies relating specifically to Affordable Housing, and Education infrastructure, as additional contributions in these areas would obviously increase the deficit. However, in the event that the gap was

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subsequently bridged or even became a surplus then, because the Council is both 'developer' and Planning Authority, there would be an opportunity for the Council to re-consider its position on these issues after consent had been granted.

The provision of appropriate drainage and sewage utilities can be adequately controlled through conditions.

The impact of the development on the highways network is dealt with below.

Affordable Housing

Policy HSG10 of the Local Plan requires that an element of Affordable Housing be provided on sites of this nature. The associated Supplementary Planning Guidance requires that the Borough Council will expect 35 per cent affordable housing on sites that trigger the threshold. The Council's Core Strategy policy H3 expects all residential developments of 15 or more units to contribute at least 40% of the units to affordable housing. For the same reasons as given in the paragraph above, the scheme could not sustain such a contribution. The viability of a scheme to deliver affordable housing is a material planning consideration. When taking into account the community benefits that will accrue as a result of the overall proposal (see above under infrastructure) and in light of the evidence provided on the funding of the overall package of works it is considered that there should be no objections raised to the proposal on the grounds of failure to provide affordable housing in accordance with policy. Housing Services are disappointed that the scheme will not provide affordable housing but taking into account the comprehensive range of benefits that will accrue from the development support is given to the application.

Officers are satisfied that the requirement for affordable housing provision is outweighed in this case subject to the delivery of all benefits taken into account in reaching this recommendation being secured by conditions. There are therefore no policy objections.

Contaminated Land

The remediation strategy proposed for the housing part of the site has been considered by the relevant consultees and it is agreed that the proposals demonstrate a sufficient level of remediation can be achieved, subject to conditions requiring that a satisfactory strategy is put in place for addressing contaminated land, making the land suitable for the development hereby approved without resulting in risk to construction workers, future users of the land, occupiers of nearby land and the environment generally.

Landscaping and Trees

The landscape proposals for the site will ensure that it fits appropriately in the wider landscaped setting that will come forward with the application, that the residents of the site will benefit from an attractively landscaped residential environment. The impact of the development will be suitable screened and softened from the street and public open space and footways.

Two significant trees are identified on this part of the site. Both are oak trees. One is located at the main entrance to the site on the south side of the access road. The plans for the units at this location have been amended by moving the block marginally closer (by about 1.0m) to the site's southern boundary to allow for the retention of this tree and to minimise the likelihood of pressure on the tree at a later stage by the occupiers of the neighbouring property who may otherwise seek to improve lighting levels to their house and garden. This amendment is de-minimus and is not considered to have any significant impact on the relationship with the adjoining bungalow as adequate separation distances are retained. To further assist with the longevity of this tree it is recommended that it be crown lifted and that this be done before the commencement of works on the site. Tree protection will need to be secured by condition. This tree is considered to be worthy of a

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TPO and in view of the fact that it is to be retained the serving of the TPO will be instigated immediately.

The second tree is located adjacent to the southern site boundary where it can be viewed at the end of the public footpath from Westfield Avenue. Due to the regarding works in connection with remediation it is not considered that this tree could be retained. Therefore taking into account the overall benefits of the scheme the loss of this one tree is considered to be acceptable.

Summary

The residential element of the proposal accords with development plan policies and will bring forward a high quality residential environment that makes best use of urban land without detriment to the character of the area, neighbours amenities or the wider environment.

Highway Improvements

The proposal includes a package of highway improvements that are designed to mitigate the impact of the proposal on the highway network and to improve traffic flows and highways safety as well as improving facilities for cyclists and pedestrians improving links with the town centre from the south. The traffic Impact Assessment submitted with the application is currently under consideration by the Highways Authority. At the time of writing therefore, highway comments and the results of a safety audit are awaited, however it is officers' understanding that there are no fundamental adverse highways issues and that the safety audit is unlikely to conclude that the highway improvements would have a detrimental impact on the safety of the highway.

The existing two bridges on Kingfield Road are of restricted width and as such act as a barrier to pedestrian and cycle movements. The new single bridge will be wider and will have a footway along its southern side and a shared footway/cycle path along its north. The bridge also forms part of the flood defence works and has been designed to improve water flow on the Hoe Stream. The new wider bridge will enable a right turning facility to be provided at the Kingfield Road /Westfield Avenue junction and an uncontrolled crossing island to be provided to the west of this junction for pedestrians and cyclists. This new road layout will allow through traffic on Kingfield Road to pass vehicles waiting to turn right into Westfield Avenue, which will increase capacity and reduce queuing at this location.

Westfield Avenue will be widened at its northern end, providing two lanes running up to Kingfield Road, one for right turners and the other for left turners. This will significantly enhance junction capacity and reduce queuing. The removal of the existing bridge and associated abutments and railings will also significantly improve driver's visibility from Westfield Avenue, providing road safety and operational benefits to the Kingfield Road, Westfield Avenue junction

A Toucan (light controlled) crossing will be installed across Kingfield Road to the east of the Westfield Avenue junction, providing easy, safe access to Woking Park for pedestrians and cyclists alike.

The proposed road widening of the Park Access road at its junction with Kingfield Road is not development that is necessitated by the proposed housing or the new development proposed on the Woking Park site. It has been designed to address an identified existing problem for vehicles exiting the Park and to reduce queuing back into the Park at busy times.

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The scheme provides a total of 223 parking spaces of which 7 are allocated for users of the wetland area, which is a requirement for land which is to be designated as a SANGS. The 154 residential units generate a need for a maximum of 263 spaces using the council's adopted parking standards for sites outside the high accessibility zone which is approximately 82% of the maximum permitted number of spaces. The County Standards would require the total number to be reduced from the current proposed level. It is considered that having regard to its sustainable location the proposed level of parking is acceptable and will assist in encouraging no-car trips. This objective is supported by the provision of over 90 cycle parking spaces which will encourage cycle parking. Footpath and cyclepath access through the site from the north down to the south will be maintained at times of flood.

Based on the traffic attraction assessment and modelling work carried out it can be concluded that the increase in traffic from the proposals will be relatively minor, that the site access junctions will operate well within capacity, with almost no noticeable queuing and that the Westfield Avenue/Kingfield Road priority junction will operate within capacity as a result of the proposed junction improvements.

Environmental Statement

Each identified environmental impact that is likely to occur as a result of the scheme has been assessed by identifying the sensitive receptors, setting out the assessment criteria, establishing the impact magnitude and significance; establishing the baseline conditions, the potential significant impacts, identifying mitigation measures where necessary and confirming the significant residual impacts, if any, following the implementation of the identified mitigation measures. The issues identified were Archaeology, Historic Environment, Landscape and Visual, Ecology, Transport, Land Quality and Ground Conditions, Water Resources, Flood Risk and Drainage, Waste and Material Management and recycling, Lighting, Air Quality, Noise and Vibration, Social and Economic – Including Recreation, Sustainable Development.

For each issue the conclusion was that the only significant residual impacts following the completion of the development in accordance with suggested conditions would be beneficial

The ES regulations also require that alternatives to the proposed scheme and the cumulative impact in combination with other development is considered. Accordingly the ES appraised the proposal questioning whether the development is necessary, considering the "do nothing" option, whether it is sustainable in terms of location, layout and function and whether there are more sustainable alternative development options. The current proposal is concluded as being the only practical development option that can make a significant contribution towards the cost of the necessary flood protection and remediation measures, whilst introducing and enhancing beneficial future uses of the land. The proposal is also determined as offering the most sustainable approach to a development solution to the flooding and contamination problems in the area. It is concluded that there will be no significant adverse cumulative impacts arising from the development when considered in combination with the impacts of reasonably foreseeable developments anticipated in the Structure Plan period to 2016.

CONCLUSION

The integrated master plan approach to the remediation and development of the site is considered to be a positive planned response to overcoming contamination and providing for flood mitigation in the Hoe Valley. The proposal will bring forward a well designed housing scheme that will create a quality living environment for its occupiers without having any significant adverse impact on the character of the area or neighbouring properties. The

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flood alleviation and landscape elements of the proposal will offer significant benefits to the local and wider community and will have no significant adverse impact on land or property that lies beyond the site boundary. Furthermore the proposal will not prejudice the development of any neighbouring sites.

Overall the proposals will bring forward a significant package of benefits including:

- flood protection for 198 homes, 62 gardens and garages and 13 community buildings through the creation of two miles of banking protection along the Hoe Stream river corridor
- provide wholly dry vehicular and pedestrian access from all premises on the proposed Westfield Tip housing site as well as those located in Chestnut Grove, Maple Grove, Westfield Avenue and Kingfield Road.
- make improvements to existing drainage infrastructure significantly reducing the risk of flooding from sewers in time of high flows
- provide mitigation for traffic impact of the development as well as improving existing traffic flow
- provide two new footbridges for pedestrians and cyclists
- create a publicly accessible wetland reserve of some 63 acres as well as improving habitats for wildlife
- create attractive walk and cycle ways running over 3 miles between Barnsbury and Westfield and the northern end of Westfield Park
- bring forward additional SANGS which can be used to mitigate the impact of house building elsewhere in the borough
- facilitate the provision of new and improved facilities for local community groups in Woking Park, Goldsworth Park and Knaphill
- remediate the former Westfield landfill site thereby meeting a long term objective of the Council

The application was advertised as being a departure from the Development Plan. This was done a precautionary measure due to the complex nature of the proposals. Through the appraisal of the application it has become clear that the proposals accord with Plan policies and therefore the application does not need to be referred to the Secretary of State for determination

BACKGROUND PAPERS

1. Letter - Surrey County Council Planning Implementation Team (22.01.07)
2. Memo - Surrey County Council School Place Planning Manager (22.01.07)
3. Memo - Surrey County Council Archaeology (26.01.07)
4. Memos - Surrey County Council Highways (18.12.06)
5. Memo - WBC Urban Design Officer (10.01.07)
6. Memo - WBC Policy Officer (31.01.07)
7. Memos - WBC Arboricultural Officer (03.01.07)
8. Memo - WBC Cultural and Community Development Officer (23.02.07)
9. Memo - WBC Housing Services (07.03.07)
10. Memo - WBC Countryside Officer (05.03.07)
11. Memo - WBC Principal Valuer (06.03.07)
12. Memo - Waste Services (01.12.06)
13. Memos (emails and attachments) - WBC Environmental Health (and Consultant) (16.01.07, 15.02.07, 06.03.07, 01.03.07, 07.03.07)
14. Letter - Surrey Wildlife Trust (19.02.07)
15. Letter - SEERA (27.12.06)
16. Letters/emails - Natural England (15.01.07, 08.02.07, 06.03.07)

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17. Email – Thames Water (20.12.06)
18. Letter – GOSE (19.01.07)
19. Letter – National Grid (18.12.06)
20. Letter – HSE (14.12.06)
21. Letters - EA (19.02.07, 28.02.07)
22. Letter - EDF Energy (04.01.07)
23. Emails from applicant (23.01.07 16.02.07 x2, 19.02.07)
24. 378 letters of representation

RECOMMENDATION

It is recommended that (subject to the Highways Authority being able to conclude that the highways works meet highway safety requirements) planning permission be **Granted** subject to the following Conditions:

Pre-Commencement Conditions

1. **Standard Time Limit**

The development for which permission is hereby granted must be commenced not later than the expiration of three years beginning with 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).

2. **Amended Plans**

The development hereby approved shall be as shown on the applicant's drawing ~~No.~~ dated * received on * by the Local Planning Authority.

Reason: To highlight the amendments to the approved scheme for the benefit of the applicant/potential developer.

3. **Phasing Plan**

++ Prior to the commencement of any works on the site (including demolition), a construction phasing plan and details shall be submitted to and approved in writing by the Local Planning Authority. These details shall demonstrate the order of phasing for the residential development hereby approved and shall also demonstrate the number of dwelling units to be delivered by each phase together with any other construction works required in support of each phase. The residential element of the scheme shall be completed in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactorily phased development

4. **Samples of Materials**

++ Prior to the commencement of development of each residential phase samples of materials to be used in the external elevations and hardsurfaces in that phase shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and retained thereafter.

Reason: In the interests of the visual amenities of the area.

5. **Boundary Treatments**

++ No development shall take place on each residential phase until details of all screen and boundary walls, fences, hedges and any other means of enclosure for that phase have been submitted to and approved in writing by the Local Planning Authority; such approved means of enclosure to be erected and hedges etc. shall be planted in accordance with the approved details before the buildings within the phase to which it relates are occupied, unless the Local Planning Authority otherwise first agrees in writing. Any hedges and/or

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enclosure and boundary planting included in the scheme shall be maintained for a period of 5 years, from the time of planting, including the replacement of any plants which may die.

Reason: To ensure that the proposed development does not adversely affect the privacy and visual amenities at present enjoyed by the occupiers of the adjoining and nearby properties.

6. Details of Bridges and Flood Prevention Measures

++ Prior to the commencement of any development hereby approved and notwithstanding any indication on the approved plans, details of the appearance of the replacement bridges, flood protection bunds and walls shall be submitted for the written approval of the Local Planning Authority. The approved details and the three phases of flood prevention measures detailed in the flood risk assessment (including improvements to hydraulic structures, floodplain compensation works, surface water outfalls and foul sewers) shall then be fully completed within four years of the date of commencement of works on the site and shall take place in the order given in the construction phasing section of the submitted FRA (Drawing 3).

Reason: To avoid any unassessed and unexpected flood risks arising from an unfinished or incomplete scheme and to avoid floodwater becoming trapped behind partially constructed defences.

7. Tree Works

++ Prior to the commencement of any development hereby approved, details of the crown lifting of the oak tree sited immediately to the south of the main vehicular access into the site shall be submitted to and approved in writing by the Local Planning Authority. The tree works shall be completed in accordance with the approved details prior to the development being implemented.

Reason: To ensure retention and protection of a significant tree on the site in the interests of visual amenity and ecology.

8. Tree Removal Statement

++ Prior to the commencement of any development hereby approved, a Tree Removal Statement shall be submitted to and approved in writing by the Local Planning Authority. The removal of any trees on the site shall be carried out strictly in accordance with the agreed details.

Reason: To ensure that trees that do not require removal are retained and that the tree removal method statement covers issues of checking tree which may be worthy of preservation.

9. Natural Green Area

++ Prior to the commencement of any development hereby approved, a detailed schedule of works, management and maintenance provisions for Suitable Accessible Natural Green Areas shall be submitted to and approved in writing by the Local Planning Authority. Such details as may be agreed shall then be implemented in the first planting season following the first occupation on the site and be retained thereafter.

Reason: To reflect the Habitat Regulations and ensure the development does not impact on the Special Protection Area.

10. Grassland

++ Prior to the commencement of any development hereby approved (including earth moving operations), details of measures to protect the tussocky grassland close to Willow Way shall be submitted to and approved in writing by the Local Authority. Such details as may be agreed shall then be implemented prior to the commencement of development and be retained thereafter.

Reason: To protect the grassland during development.

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11. Protective Fencing

++ Prior to the commencement of any development hereby approved, details of protective fencing measures required to prevent physical access to and the migration of waste into the watercourses, and to define the limit of the working areas shall be submitted to and approved by the Local Planning Authority. Such details as may be agreed shall then be implemented prior to the commencement of any other works on site and retained as approved throughout the construction period.

Reason: In the interests of safety and pollution control and to minimise the extent of damage to surrounding habitats from personnel and machinery.

12. Bat Survey

++ Prior to the commencement of the development hereby approved and the felling of any trees, a bat survey shall be conducted on all the buildings and trees to be removed and the findings of the survey and any required mitigation measures arising shall be submitted to and agreed in writing by the Local Planning Authority. Such measures as shall be required as a result of this shall be implemented in accordance with the approved details as agreed by the Local Planning Authority.

Reason: To protect the habitat of the bats.

13. Wildlife Surveys

++ No development shall take place until the following surveys have been conducted on the whole site and the findings of the surveys and any required mitigation measures arising have been submitted to and agreed in writing by the Local Planning Authority. Such measures as shall be required as a result of this shall be implemented in accordance with the approved details as agreed by the Local Planning Authority.

Badger;

Water Vole;

Great Crested Newts;

Reptile;

Kingfisher;

Birds of Conservation Concern;

Invertebrates;

Other BAP species.

Reason: To protect the habitat of the species listed.

14. SUDS

++ Prior to the commencement of any development hereby approved, details of sustainable urban drainage systems shall to be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details and be thereafter retained.

Reason: To ensure sustainable drainage is provided for the development.

15. Environmental Management Plan

++ Prior to the commencement of any development hereby approved, a detailed environmental management and maintenance plan following the principles set out in Environmental Statement submitted with the application hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The management plan shall include a landscape and ecology plan, a timetable and schedule of works and ongoing monitoring and mitigation proposals. The management plan shall apply throughout the construction period and following the completion of the development. The works shall be implemented in accordance with the approved details.

Reason: To reflect the Habitat Regulations and ensure the development dose not impact on the Special Protection Area.

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16. Lighting

++ Prior to the commencement of any development hereby approved, a lighting strategy for site shall be submitted to and approved in writing by the Local Planning Authority. The lighting shall be implemented in accordance with the approved details prior to the first occupation of the phase of development to which they relate and be retained thereafter in perpetuity.

Reason: To protect the appearance of the surrounding area and the residential amenities of the neighbouring properties.

17. Water Conservation

++ Prior to the commencement of any development, details of measures to promote both internal and external water conservation through the inclusion of measures such as low volume wash-basin taps and showers, standard-size baths and advice to purchasers on reducing water consumption. Such measures as are agreed shall be implemented prior to the first occupation of each phase of development and be retained thereafter in perpetuity.

Reason: To comply with the requirements of Structure Plan Policy SE2.

18. Renewable Technology

++ Prior to the commencement of any development, details of predicted energy use of the development and the generation of on-site renewable energy shall be submitted and approved by the Local Planning Authority. These details will demonstrate how energy efficiency is being addressed, including benchmark data, and show the on-site measures to be taken to produce a minimum of 10% of the total energy requirements of the new development by means of renewable energy sources. Such details as may be approved shall be implemented prior to the first occupation of each phase of development and be retained thereafter in perpetuity.

Reason: To comply with the requirements of Structure Plan Policy SE2.

19. Public Right of Way

++ No development shall commence until details of the construction of any proposed landscaping and surfacing works affecting public right of way footpath number 49 have been submitted to and approved in writing by the Local Planning Authority. The approved details shall then be implemented prior to the first occupation of the immediately adjacent phase(s) of development and be maintained thereafter.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and in recognition of Planning Policy Guidance Note 13 - Transport.

20. Contamination

++ Development shall not begin until a scheme to deal with contamination of the site has been submitted to and approved in writing by the Local Planning Authority.

- (i) (a) Development shall not begin until a scheme to deal with contamination of the site has been submitted to and approved in writing by the Local Planning Authority.
- (ii) The above scheme shall include :-
 - (a) a Remediation Action Plan (RAP) based upon the Environmental Statement submitted and the site investigation reports detailed therein. This shall include an Environmental Management Plan showing how contaminated soils deposited formerly as waste will be managed during the development without causing harm to human health or the environment. The RAP shall be written in accordance with a protocol which shall be submitted to and accepted by the Local Planning Authority.
 - (b) The RAP shall be fully implemented (either in relation to the development as a whole, or the relevant phase, as appropriate) in accordance with:
 - i) An implementation plan submitted to and accepted by the Local Planning Authority.
 - ii) A monitoring and maintenance plan submitted to and accepted by the Local

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iii) "discovery strategy" dealing with unforeseen contamination discovered during construction;

(c) a "validation strategy" validating the works undertaken as a result of (i) (ii) and (iii)

(iii) Unless otherwise agreed in writing by the Local Planning Authority, development shall not commence until the measures approved in the scheme have been fully implemented and completed.

Reason: To ensure that a satisfactory strategy is put in place for addressing contaminated land, making the land suitable for the development hereby approved without resulting in risk to construction workers, future users of the land, occupiers of nearby land and the environment generally.

21. Household Waste Management Plan

++ Prior to the commencement of any development hereby approved, a detailed waste management plan shall be submitted to and approved in writing by the Local Planning Authority. The details of the plan shall be implemented prior to the first occupation of each phase of the development and adhered to thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the effective management of waste.

22. Dust Control

++ The commencement of the development hereby approved, including demolition, shall not take place until a programme for the suppression of dust during the demolition of existing buildings and construction of the development has been submitted to and approved in writing by the Local Planning Authority. The measures approved shall be employed throughout the period of demolition and construction unless any variation has been approved by the Local Planning Authority.

Reason: In the interests of residential amenity.

23. Programme of Archaeological Work

++ No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. The works the subject of this planning consent shall be carried out in accordance with the approved details at all times.

Reason: To allow archaeological information to be recorded.

24. Bridge Construction

++ Prior to the commencement of any development hereby approved, details of the construction of the bridges shall be submitted to and approved in writing by the Local Planning Authority. The details shall demonstrate that the underside of the bridge soffits are set at the following levels: Elm Bridge 24.6 AOD; Entrance bridge to Woking Park 24.8 AOD; Access bridge to community buildings in Woking Park. The bridges shall be constructed in accordance with the approved details and be retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: To reduce the risk of flooding resulting from blockage of bridge structures in times of flood.

25. Flood Prevention Measures

++ Construction of the new residential development shall not commence until the phase 1 flood prevention measures detailed in FRA drawing 3 (25103-SK013P) have been completed in accordance with the details set out in the flood risk assessment, to the satisfaction of the Local Planning Authority in consultation with the Environment Agency

Reason: To minimise flood risk during construction work.

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26. Surface Water Drainage

++ Prior to the commencement of any development hereby approved, a detailed scheme for the provision of surface water drainage works shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented as approved prior to the construction of any impermeable surfaces and shall be in accordance with the drainage design stated in the submitted FRA (drawing 14 25103-SK005D).

Reason: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal.

27. Water Quality Monitoring Plan

++ Prior to the commencement of any development hereby approved, a water quality monitoring plan of the Hoe Stream shall be submitted to and approved in writing by the Planning Authority. As a minimum, this shall include details of monitoring points up stream, downstream and adjacent to the development. Monitoring should include testing for identified contaminants, at a reasonable sampling frequency. Works shall be implemented as approved throughout the construction period and in accordance with the approved monitoring plan.

Reason: To prevent pollution of controlled waters.

28. Hard Landscaping

++ No development shall take place until full details of 'hard' landscape works have been submitted to and approved by the Local Planning Authority. These details shall include proposed finished levels, means of enclosures, car parking layouts, hard surfacing materials, minor structures, proposed and existing functional services above and below ground and existing features to be retained. The works shall be carried out as approved and completed during the first planting season following the substantial completion of the development hereby approved.

Reason: To preserve and enhance the character and appearance of the surrounding area.

29. Landscaping

++ No development shall take place until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority; such a scheme to include the planting of trees, hedges, shrubs, herbaceous plants and areas to be grassed. The landscaping shall be carried out in the first planting season after completion of the development unless otherwise agreed in writing by the Local Planning Authority and shall be maintained for a period of 5 years. Any trees or other plants which die during this period 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.

Reason: In the interests of amenity and to preserve and enhance the character and appearance of the locality.

30. CHP

++ Prior to the commencement of any development either:-

a) details shall be submitted of a network connection to CHP-generated heat and power and the necessary infrastructure for the distribution of heat and electricity for the site together with the proposed long-term management arrangements through an energy services company (ESCO). Such details as may be agreed in writing by the Local Planning Authority shall be implemented prior to the first occupation of the development;

or

b) a feasibility study shall be submitted for the written agreement of the Local Planning Authority that demonstrates why the use of either centralised CHP or a network connection to CHP sources is not being proposed for some or all of the development on the grounds of efficiency, viability and/or cost.

Reason: To comply with the requirements of Structure Plan Policy SE2.

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31. Highway

++ Before any of the operations which involve the movement of materials in bulk to or from the site are commenced, facilities shall be provided as must be agreed with the Local Planning Authority, in order that the operator can make all reasonable efforts to keep the public highway clean and prevent the creation of a dangerous surface on the public highway. The agreed measures shall thereafter be retained and used whenever the said operations are carried out.

Reason: in order that the development should not prejudice highway safety nor cause inconvenience to other highway users and in recognition of Planning Policy Guidance Note 13 - Transport.

Post-Commencement Conditions

32. Tide Flaps

++ Within 3 years of the commencement of the development hereby approved, all surface water outfalls to the Hoe Stream shall be protected with tide flaps as stated in the submitted FRA.

Reason: To prevent flooding via backflow through the surface water drains to areas behind flood defences.

33. Sewer Covers

++ Within 3 years of the commencement of development, all foul sewers within the development floodplain shall be fitted with bolt down covers as stated in the submitted FRA.

Reason: To mitigate the risk of foul sewer contamination during flood conditions.

Pre-Occupation Conditions

34. Recreational Provision

++ Prior to the first occupation of any unit erected under the first phase of the development, details of the recreation land comprising the toddler play area and kickabout area shall be submitted to and approved in writing by the Local Planning Authority. The recreation land shall be provided in accordance with the details so approved prior to the first occupation of any unit erected under the first phase of the development and shall be retained for use thereafter.

Reason: In the interests of providing suitable recreation facilities.

35. Infrastructure Provision

++ Prior to the first occupation of each residential phase, the access and internal distributor roads, parking provision, communal amenity areas and bin and cycle stores relating to that phase shall be completed and made ready for use, and be thereafter retained and used solely for the use that they were intended for.

Reason: To ensure appropriate levels of access and amenity are provided for all residential units

36. Private Gardens

++ The private residential garden areas shall be completed in all respects with the approved plans and details and shall be made ready for use prior to first occupation of the house to which they relate.

Reason: In the interests of residential amenity.

37. Communal Amenity Areas

++ The communal amenity areas shown on approved plan [] shall be provided no later than within the first planting season following first occupation of the phase to which they relate and shall be retained for use thereafter.

Reason: In the interests of securing suitable amenity provision.

38. Landscaping and Ecological Enhancements

++ Landscaping and ecological enhancements are to be secured in accordance with the details demonstrated on the landscape masterplan (plan 8). The landscaping and planting shall be carried out in the first planting season after completion of the phase of development to which it relates and in any case no more than 3 years after the commencement of the development. The measures shall be maintained for a period of 3 years. Any trees or other plants which die during a period of 5 years 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.

Reason: In the interests of amenity and to preserve and enhance the character and appearance of the locality.

39. Flooding

++ Prior to the first occupation of each phase of the development, Flood Protection measures shall be carried out and completed as detailed in the BT&P Flood Risk Assessment dated 16th February 2007 (drawings 2 (WAP/002) and 3 (25103-SK013P)) with the tops of the defences set no lower than 600mm above the 1 in 100 year flood level including the impact of climate change. The flood protection measures shall be retained thereafter.

Reason: To reduce the residual risk of flooding resulting from overtopping of the defences and ensure a satisfactory level of defence.

General Conditions

40. Permitted Development Rights

Notwithstanding the provisions of Article 3 and Schedule 2 Part 1 and Classes A to E of The Town and Country Planning (General Permitted Development) Order 1995 (or any order amending or re-enacting that Order with or without modification), no extensions or additions to approved dwellings, or the provision of any additional buildings within their curtilage, shall be constructed without the prior written permission of the Local Planning Authority.

Reason: To ensure a satisfactory form of development takes place and to protect the amenities of occupiers of adjoining properties.

41. Hard Landscaping

The hard landscaped areas improved by condition 8 and as delineated on plan 8 shall be retained as such in perpetuity.

Reason: To preserve the integrity of the remediation works

42. Pile Construction Hours

No impact pile driving in connection with the construction of the development shall take place on the site on any Saturday, Sunday or Bank Holiday, nor on any other day except between the following times:

Monday to Friday – 9.00 a.m. to 5.00 p.m. unless in association with an emergency or with the prior written approval of the Local Planning Authority.

Reason: In the interests of residential amenity.

43. Floodplain Compensation

Floodplain compensation works shall be carried out in accordance with the details set out in the submitted FRA (as per drawings 11 (26050-SK003 REV A) and 12 (25103-SK016 REV D)).

Reason: To ensure that the ability of the floodplain to store water in times of flood is maintained.

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44. Finished Floor Levels

Finished floor levels of all the residential properties hereby approved shall be set at the levels indicated on FRA drawing 14 (25103-SK005D).

Reason: To ensure that the new properties will not be at risk of internal flooding due to surface water or breach of defences.

45. Use of Existing Community Buildings

All existing community buildings shall be retained in community use until suitable alternative accommodation has been provided within the Woking Borough, upon which the buildings shall be completely demolished within six months of the alternative accommodation being secured and removed from the site.

Reason: To ensure the continued provision of community facilities.

46. Use of Garages

Any garages hereby approved shall only be used for the parking of vehicles ancillary and incidental to the residential use of the dwelling house and shall be retained thereafter solely for that purpose and made available to the occupiers of the property at all times for parking purposes unless the Local Planning Authority otherwise first agrees in writing.

Reason: To preserve the amenities of the neighbourhood and ensure the provision of off-street parking facilities.

INFORMATIVES

1. Reason for Approval

The integrated master plan approach to the remediation and development of the site is considered to be a positive planned response to overcoming contamination and providing for flood mitigation in the Hoe Valley. The proposal will bring forward a well designed housing scheme that will create a quality living environment for its occupiers without having any significant adverse impact on the character of the area or neighbouring properties. The flood alleviation and landscape elements of the proposal will offer significant benefits to the local and wider community and will have no significant adverse impact on land or property that lies beyond the site boundary. Furthermore the proposal will not prejudice the development of any neighbouring sites. Overall the proposals will bring forward a significant package of benefits including:

- flood protection for 198 homes, 62 gardens and garages and 13 community buildings through the creation of two miles of banking protection along the Hoe Stream river corridor
- provide wholly dry vehicular and pedestrian access from all premises on the proposed Westfield Tip housing site as well as those located in Chestnut Grove, Maple Grove, Westfield Avenue and Kingfield Road.
- make improvements to existing drainage infrastructure significantly reducing the risk of flooding from sewers in time of high flows
- provide mitigation for traffic impact of the development as well as improving existing traffic flow
- provide two new footbridges for pedestrians and cyclists
- create a publicly accessible wetland reserve of some 63 acres as well as improving habitats for wildlife
- create attractive walk and cycle ways running over 3 miles between Barnsbury and Westfield and the northern end of Westfield Park
- bring forward additional SANGS which can be used to mitigate the impact of house building elsewhere in the borough
- facilitate the provision of new and improved facilities for local community groups in Woking Park, Goldsworth Park and Knaphill

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- remediate the former Westfield landfill site thereby meeting a long term objective of the Council.

In considering this application the Council has had regard to the provisions of the development plan, so far as material to the application, and to any other material considerations. In making the recommendation to grant planning permission it is considered that the application is in accordance with the development plan (Adopted Woking Borough Local Plan 1999).

2. Local Plan Policies

In particular the application is considered to comply with following key policies:

- NE1, SPAs and SSSIs
- NE2, LNRs and SNCIs
- NE5, Species Protection
- NE9, Trees within Development Proposals
- NE10, Landscape Design
- NE11, The Flood Plain and Surface Water Runoff
- BE1, Design of New Development
- BE2, Crime Prevention
- BE6, Energy Conservation
- BE7, Protection of Urban Open Space
- BE16, Areas of High Archaeological Potential and Other Sites which Contain Archaeological Remains
- GRB1, Control of Development in the Green Belt
- GRB2, New Buildings in the Green Belt
- HSG7, Windfall Sites
- HSG9, Small Dwellings
- HSG10, Affordable Housing Through New Build
- HSG19, Density and Site Coverage
- HSG21, Outlook, Amenity, Privacy and Daylight
- REC1, Formal Recreational Open Space Provision
- REC4, Loss of Informal Recreational Open Space
- REC11, Improved Informal Recreation Provision
- MV3, Movement Implications of Development
- MV4, Improvements to Transport Infrastructure
- MV5, Environmental Impact of Traffic
- MV9, Off Street Parking
- VCN2, Scale of Development
- VCN3, Community Benefit: Environmental Enhancement
- VCN4, Community Benefit: Improvements to Accessibility
- IMP3, Planning Benefits

3. Contaminated Land

For the avoidance of doubt, the following definitions apply to the above condition relating to contaminated land: -

Remediation Action Plan: This plan shall include details including but not limited to: -

- (i) Identification of the feasible remediation options for each relevant pollutant linkage;
- (ii) Detailed evaluation of the options
- (iii) Development of the remediation strategy
- (iv) Statement and explanation of remediation objectives, i.e. what the remediation needs to achieve, for each relevant pollutant linkage
- (v) Derivation of remediation criteria against which compliance with remediation objectives for each relevant pollutant linkage can be measured
- (vi) technical and scientific basis of the strategy
- (vii) requirement for preparatory works

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- (viii) effectiveness of combining remediation options, where required
- (ix) proposed site zoning and phasing of remediation
- (x) verification of remediation and monitoring requirements
- (xi) constraints and limitations to remediation
- (xii) timescales required for remediation options to become fully effective
- (xiii) assessment of requirements for environmental permits, licences etc.
- (xiv) expected durability of the proposed remediation
- (xv) measures to prevent pollution of controlled waters being caused by remediation
- (xvi) activities at the site
- (xvii) measures to prevent deterioration of air quality by remediation activities at the site
- (xviii) measures to prevent noise nuisance by remediation activities at the site
- (xix) measures to reduce vibration by remediation activities at the site
- (xx) measures to prevent and control pests and vermin at the site
- (xxi) measures to be implemented such that excavated waste material can be reused on the site

Implementation Plan: This plan shall include details including but not limited to:-

- (i) Remediation objectives for each relevant pollutant linkage
- (ii) Remediation criteria for relevant pollutant linkages
- (iii) Overall site remediation criteria
- (iv) Remediation methodology, i.e. what is to be done by way of remediation
- (v) Phasing of the remediation works and approximate timescales for each phase
- (vi) Site preparation and operational constraints
- (vii) Site procedures for managing the remediation works in a manner that will not cause pollution or nuisance
- (viii) Discussion of permitting requirements and proposals for obtaining the appropriate permits, e.g:
 - waste management site licence
 - exemption from waste management licensing
 - mobile plant licence
 - abstraction licence or consent
 - discharge consent
 - Groundwater Regulations authorisation
 - flood defence consent
 - other permits
- (x) Details of how any variations from the Implementation Plan that have the potential to impact on identified receptors (including any areas of unexpected contamination encountered) will be dealt with during the site works.
- (xi) Construction details of proposed monitoring boreholes
- (xii) Cross-reference to the Verification Plan and, if required, Monitoring and Maintenance Plan for the site.
- (xiii) Plans* showing:
 - areas to be remediated
 - proposed locations and phasing of remediation works
 - areas to be used for stockpiling segregated contaminated and clean, site derived and imported materials
 - location of areas to be remediated in relation to any proposed development
 - proposed monitoring locations

*All plans must be large scale, to scale, with a north point, and clearly show the

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Monitoring and Maintenance Plan: This shall include

- (i) Scope and explanation of site monitoring (this is taken to include sampling for ease of reference) and/ or maintenance work required following completion of site works
- (ii) Statement and justification of end- point for the site monitoring programme
- (iii) Proposed monitoring assessment criteria and reasons for their selection
- (iv) Measures for ensuring that the required monitoring and/ or maintenance is undertaken
- (v) Schedule of maintenance activities required to ensure that measures undertaken to remediate relevant pollutant linkages continue to be effective
- (vi) Schedule of monitoring required
- (vii) Construction details of monitoring boreholes or other type of monitoring installation
- (viii) Method of collecting, preserving and transporting samples to the analytical laboratory
- (ix) Type and suitability of monitoring equipment to be used
- (x) Plans showing proposed monitoring point locations
- (xi) Description of on-site testing techniques and chemical analyses required, to be undertaken in accordance with the MCERTS performance standard for soils.
- (xii) Laboratory quality assurance and control requirements

Discovery strategy: Care should be taken during excavation or working of the site to investigate any soils which appear by eye or odour to be contaminated or of different character to those analysed. The strategy shall include details of: -

- (i) supervision and documentation of the remediation and construction works to ensure that they are carried out in accordance with the agreed details;
- (ii) a procedure for identifying, assessing and neutralising any unforeseen contamination discovered during the course of construction
- (iii) a procedure for reporting to the Local Planning Authority any unforeseen contamination discovered during the course of construction

Validation strategy: This shall include : -

- (i) Scope of remediation works to be undertaken and any design details required to inform the Verification Plan
- (ii) Description of what constitutes completion for the remedial works and how completion will be verified.
- (iii) Data gathering requirements to demonstrate that site remediation criteria are achieved for each relevant pollutant linkage, such as:
 - sampling and monitoring strategy, including:
 - validation testing of excavations to remove contaminated materials
 - validation testing of materials excavated, treated and deposited at the site
 - validation testing of materials imported as 'clean fill'
 - post-completion verification testing of the remediated area
 - background water quality testing in groundwater and nearby surface waters
 - water quality testing of any treated groundwater and surface waters
 - site sampling and monitoring methods and frequency
 - how on and off-site observations will be recorded
 - explanation and schedule of chemical analyses, to be undertaken in accordance with the MCERTS performance standard for soils
 - laboratory quality assurance and control requirements
- (iv) Performance testing required, e.g. for contaminant barriers and capping layers
- (v) Plans showing proposed sampling and monitoring point points

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- (vi) Explanation of how compliance with discharge consents, abstraction licences, etc. will be demonstrated
- (vii) Proposed actions in case:
 - test results and monitoring data show that the remediation activities will not achieve the remediation criteria derived for relevant pollutant linkages
 - site works vary from those anticipated in the Implementation Plan
- (viii) Timing for preparation of the Verification Report, particularly if any remediation activities will extend beyond substantial completion of the main site works

Repetition can be minimised if reports are combined or cross-referenced properly. Reporting requirements for all five elements of the conditions could be combined and included in one submission to the Local Planning Authority in most cases. If such an approach is to be undertaken this should be agreed with the Local Planning Authority when agreeing the protocol for the RAP.

All of the above documents, investigations and operations should be carried out by a qualified, accredited consultant/contractor in accordance with a quality assured sampling, analysis and recording methodology.

4. Land Drainage Bylaws

Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws, the prior written consent of The Environment Agency is required for any proposed (including temporary) works or structures in, under, over or within 8 metres of the top of the bank of the main river (Hoe Stream).

5. Environment Agency

The Environment Agency would recommend that any organisations or individuals involved in the construction or eventual use of the new residences and associated highways and flood protection works subscribe to the Environment Agency.

6. Water Resources Act

Under the Terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for dewatering from any excavation or development to a surface watercourse. Contact Emma Langford on 01276 454404 for further details

7. Oil Storage Tanks

Any above ground oil storage tank(s) or refuelling areas should be located away from the Hoe Stream and should be sited on an impervious base and surrounded by a suitable liquid tight bunded compound. No drainage outlet should be provided. The bunded area should be capable of containing 110% of the volume of the largest tank and all fill pipes, draw pipes and sight gauges should be enclosed within its curtilage. The vent pipe should be directed downwards into the bund. A liquid tight bunded compound should be used to prevent drainage from these areas into surface water systems should surround any liquid chemicals.

8. Hard Landscaped Areas

The applicant is advised to ensure that details relating to the remediated nature of the site and in particular the requirement for the houses with hard landscaping in the gardens to remain hard landscaped in perpetuity, be noted on the title deeds of each relevant property.

9. DDA

The applicant's attention is drawn to the requirements of providing suitable access provision under the Disabled Discrimination Act 1995. The Office of the Deputy Prime Minister 'Planning and access for disabled people: a good practice guide' provides further advice and a copy can be inspected at the following website address:

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http://www.odpm.gov.uk/stellent/groups/odpm_planning/documents/source/odpm_source_609460.doc

10. Construction Hours

No construction work in connection with the development and no works or ancillary operations associated with the construction of the development which are audible at the site boundary shall take place on any Sunday or Bank Holiday, nor on any other day except between the following times:

Monday to Friday – 8.00 a.m. – 6.00 p.m.

Saturday – 8.00 a.m. – 1.00 p.m.

unless in association with an emergency or with the prior written approval of the Local Planning Authority.

11. Bat Roosts

The applicants are advised that the new bridges should incorporate features for roosting bats.

12. Highway Reserved Matters

Details of the highway requirements necessary for inclusion in any application seeking approval of reserved matters may be obtained from the Transportation Development Control Division of Surrey County Council.

13. Materials on Highway

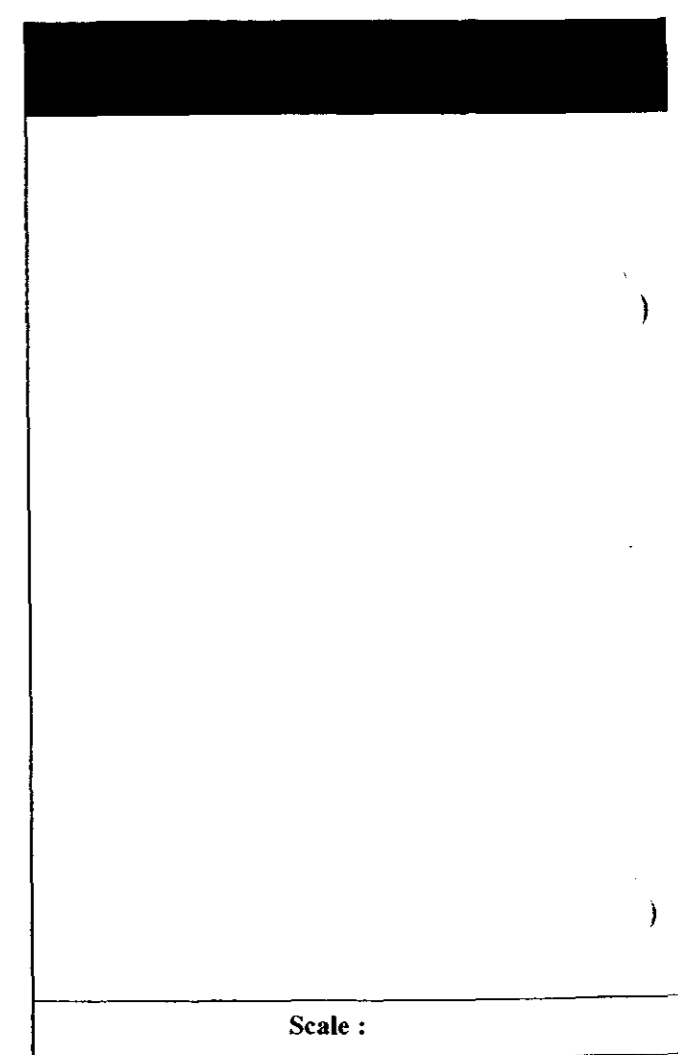
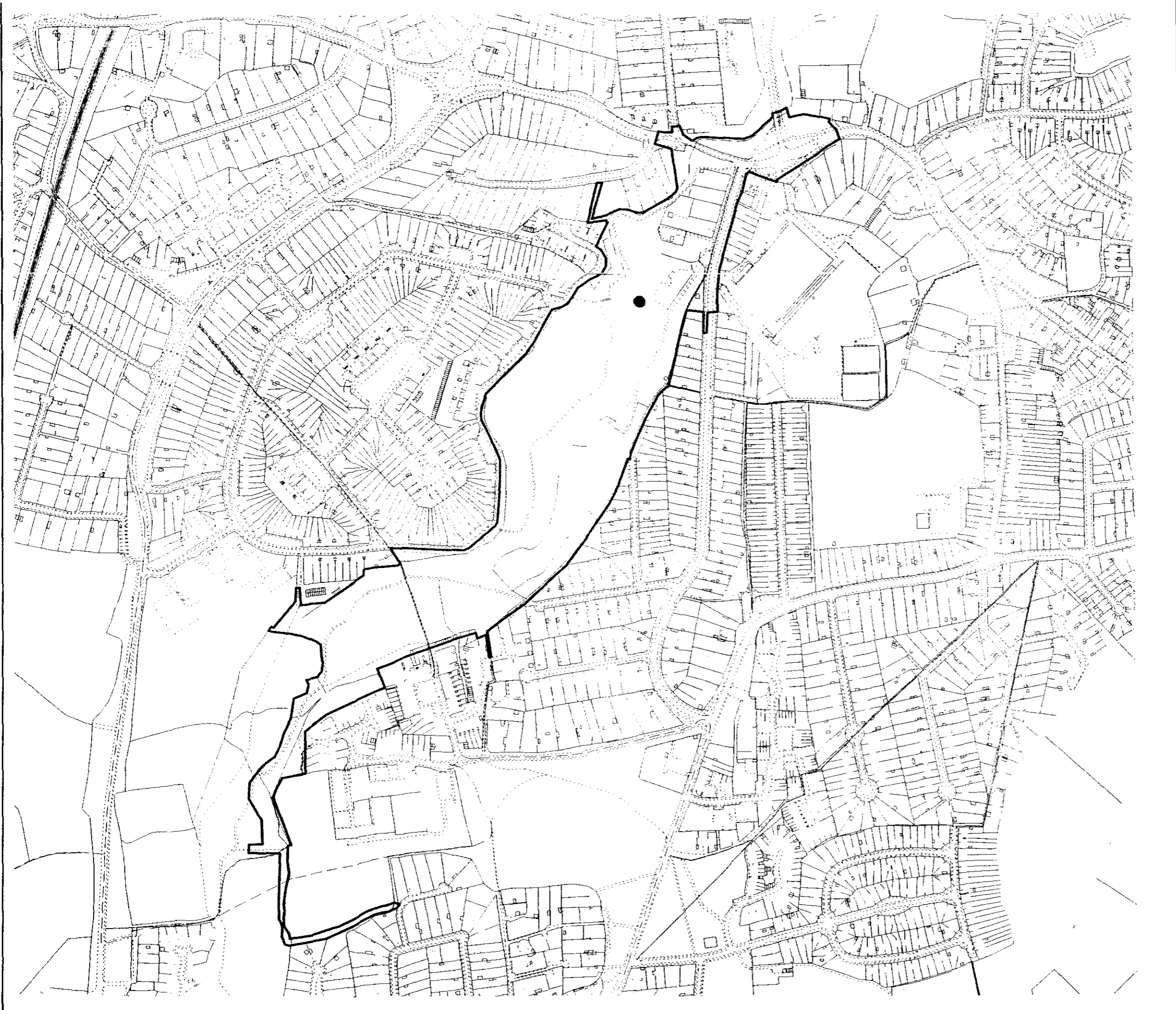
The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).

14. Public Right of Way

The applicant is advised that Public Footpath Number 49 crosses the application site and it is an offence to obstruct or divert the route of a right of way unless carried out in complete accordance with appropriate legislation.

15. Ecological Management Plan

In addressing Condition 20, the preparation of a detailed Environmental Management Plan as indicated in the ES should be prepared by a suitably-qualified and experienced Ecological Clerk of Works. It should provide for ongoing monitoring of key habitats and species during and post development should be conditioned alongside provision for maintenance of newly landscaped/planted areas for a minimum of five years. Wherever possible areas of safe standing dead wood should be retained and appropriate mitigation must be made for the loss of mature trees and hedgerows in the vicinity of the new community buildings. Although a significant number of new trees have been scheduled for planting, these will not provide suitable roosting habitat for many years and it is therefore important that loss of these features is adequately mitigated for. Incorporation of bat boxes, artificial roosts and bat bricks, would be of benefit. In order for the implementation of the proposals to protect existing features, habitats and species and maximise the opportunities provided for enhancing biodiversity through the Hoe Valley, it will be important to continue the open dialogue with officers from Surrey Wildlife Trust and the Environment Agency with whom the existing ecological benefits of the scheme have been developed.



Scale :
1:5000

Title	PLAN/2006/1237
Sub-Title	WESTFIELD TIP
Comments	WESTFIELD AVENUE
Date	22 March 2007
SLA Number	100025452

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