

WOKING BOROUGH COUNCIL

WOKING BOROUGH COUNCIL  
(SHEERWATER REGENERATION)  
COMPULSORY PURCHASE ORDER 2020

**SUMMARY PLANNING STATEMENT**

**OF**

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PRINCIPAL PLANNING OFFICER, WOKING BOROUGH COUNCIL

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## 1. INTRODUCTION

- 1.1 My name is Joanne Hollingdale and I am a Principal Planning Officer at Woking Borough Council. I have worked as a planning officer for the Council for just over 6 years, and prior to that I held the position of Senior Planning Officer at Runnymede Borough Council for approximately 8 years. I hold a BSc (Hons) degree in City and Regional Planning and a post-graduate Diploma in Town Planning from the University of Wales, College of Cardiff. I have been a full Corporate Member of the Royal Town Planning Institute since October 2000. I have been a Local Government Planning Officer for nearly 23 years holding positions from Planning Assistant to Area Planning Officer (Chiltern District Council). I have extensive experience in dealing with large scale schemes including some complex redevelopment/regeneration schemes.
- 1.2 I have been the case officer for the Sheerwater Regeneration Scheme (“the **Scheme**”) for around 5½ years. This has entailed dealing with all applications associated with the scheme so far, including planning applications, reserved matters, conditions and non-material amendment applications.
- 1.3 My evidence will address:
- (a) Planning Permission for the Scheme;
  - (b) Compliance with Adopted Planning Framework;
  - (c) Conclusions

## 2. PLANNING PERMISSION FOR THE SCHEME

- 2.1 The Council’s Scheme has the benefit of three planning permissions. The first is the detailed element of a hybrid planning permission, granted by the Local Planning Authority on 27 July 2016 – the 2015 Permission (CDA9).
- 2.2 This was subject to a Section 73 hybrid application (PLAN/2018/0374) approved on 18 April 2019 – the 2019 Permission (CDA13), together referred to in this Statement as the “Planning Permission”. The Planning Permission provides detailed planning consent for the earlier phases of the Scheme and outline planning consent for the Scheme as a whole.
- 2.3 A second hybrid planning application was also approved on 18 April 2019 (PLAN/2018/0337) – this Planning Permission provides detailed planning consent for a number of phases of the Scheme and outline planning consent for the Scheme as whole.
- 2.4 The Planning Permissions authorise:
- (a) the demolition of 573 residential units, existing non-residential buildings and sports facilities upon the Order Land; and
  - (b) the comprehensive phased redevelopment of the Order Land to deliver approximately 1,142 new high quality residential dwellings which will include approximately 619 dwellings for sale on the open market dwellings and approximately 523 'affordable' dwellings (of which 134 are specialist residential dwellings);
  - (c) the provision of up to 134 specialist residential dwellings within Use Classes C2 and C3 of the Use Classes Order. These units will be self-contained affordable assisted living units, all of which will be compliant with Part M of Schedule 1 to the Building Regulations 2010;

(d) the provision of:

- a. a community centre;
- b. a nursery/children's centre;
- c. a Leisure Centre and artificial grass pitch with spectator seating;
- d. flexible Retail Units;
- e. a Health Centre;
- f. significantly improved and enhanced public open space and public realm;
- g. a new Sustainable Drainage (SUDs) scheme throughout the Order Land, enhancing and improving the drainage network and flood prevention infrastructure within the adjacent area; and
- h. landscaping, improved pedestrian routes, car parking spaces and associated highway and other infrastructure, drainage, servicing and works

2.5 In broad terms, the Scheme involves the:

- (a) demolition of 573 residential units, non-residential buildings and sports facilities;
- (b) development of up to 1,142 residential units for a mix of open market sale (619) and affordable housing (523, of which 134 are specialist residential dwellings) and delivered on a phased basis as set out at Section 4.6 of this Statement;
- (c) provision of the following affordable housing units:
  - 134no. 1 bedroom units (specialist residential dwellings (further detail of these units is at 6.1(e) below))
  - 142no. 1 bedroom units
  - 155no. 2 bedroom units
  - 83no. 3 bedroom units
  - 9no. 4 bedroom units
- (d) development of high quality new homes and public realm;
- (e) provision of 134 Units of specialist residential accommodation within Classes C2 and C3 of the Use Classes Order, the units being self-contained affordable assisted living units (at a combination of social rent levels and affordable rent levels), all of which will be compliant with Part M of Schedule 1 to the Building Regulations 2010;
- (f) delivery of a community/youth centre of up to 904 square metres in area;
- (g) delivery of a nursery/children's centre of up to 929 square metres in area;
- (h) delivery of a new leisure centre of up to 5,478 square metres in area with enhanced leisure facilities, artificial grass pitch and spectator seating, sports amenity lighting and improvements to the Bishop David Brown School playing fields;
- (i) development of retail units of up to 1,845 square metres in area (to include flexible uses within Classes A1, A2, A3, A4 and/or A5 of the Use Classes Order);
- (j) provision of a health centre (dentist and health centre) of up to 444 square metres in area;

- (k) provision of additional classrooms (Class D1) of up to 290 square metres in area
- (l) extensive landscaping will be undertaken as part of the development to integrate the proposals into the surroundings and improve existing pedestrian routes so as to enhance the overall streetscape of the area;
- (m) provision of significantly enhanced open space with a multi-use games area and skate park;
- (n) provision of reconfigured vehicular and pedestrian accesses to improve public realm, enhance public safety and address the fear of crime and maximise controlled on-site parking;
- (o) stopping up of existing highways (in full and in some cases, partially); and,
- (p) provision of all necessary and associated infrastructure, drainage, servicing and works.

2.6 As the Council has acquired a significant number of properties within the Order Land, it has become viable for THL and TDL to enter into Section 106 Agreements due to the land ownership position changing. Two Section 106 Agreements, one for each of the 2019 Permissions (the Section 73 permission PLAN/2018/0374 and the revised hybrid permission PLAN/2018/0337), have been entered into (both dated 17 April 2019 and made between the Council (1) THL (2) and TDL (3)). The Section 106 Agreements and Executive Obligations mirror each other and include:

- Obligations relating to the provision of Affordable Housing as part of the Scheme, including the number of units to be provided overall and on a phase-by-phase basis, the size and tenure make up of such units and the ownership of such units;
- Obligations relating to the SAMM (Strategic Access Management and Monitoring) Financial Contribution (to avoid/mitigate impacts on the Thames Basin Heaths Special Protection Area);
- Obligations in connection with the implementation of a local labour agreement;
- Obligations in respect of off-site tree planting; and,
- Obligations in respect of Sustainable Urban Drainage Systems.

### 3. COMPLIANCE WITH PLANNING POLICY FRAMEWORK

#### Policy Background

- 3.1 The Scheme is in accordance with an up-to-date development plan. The Woking Local Development Document, entitled “Woking Core Strategy – October 2012” (“**Core Strategy**”)(**CDA3**) (in which Sheerwater is designated a Priority Place) was found sound and legally compliant by a Planning Inspector at Examination Hearings held between 20 March 2012 and 6 April 2012. With regard to Core Strategy Policy CS5 (Priority Places), the Inspector concluded that “*Overall, the evidence in relation to the settlement hierarchy and the intended levels of development is robust and supports adequately the likely effectiveness of the Core Strategy in such regards*”. The Core Strategy was adopted by the Council on 25 October 2012.
- 3.2 In October 2016, the Council adopted the Development Management Policies DPD which provides specific policies to support the Core Strategy. Future reserved matters relating to the Scheme will be assessed against both the Core Strategy and this document.

### **National Planning Policy**

- 3.3 The NPPF promotes a presumption in favour of sustainable development and recognises three dimensions of this – economic, social and environmental. Local authorities are encouraged to maintain an up-to-date development plan and the NPPF provides that planning applications in accordance with the development plan should be determined positively without delay (NPPF, para 11).
- 3.4 Among the many strategic objectives of the NPPF, those most relevant to the Scheme (but not the only objectives relevant to it) are: achieving sustainable development; delivering a sufficient supply of homes; building a strong, competitive economy; promoting healthy and safe communities, promoting sustainable transport; making effective use of land; and achieving well-designed places.
- 3.5 Paragraph 93 of the NPPF states that planning policies and decisions should consider the social, economic and environmental benefits of estate regeneration. Local Planning Authorities should use their planning powers to help deliver estate regeneration to a high standard.

### **Regional Planning Policy**

- 3.6 The Order Land is also covered by a saved policy from the Regional Spatial Strategy for the South East, Policy NRM6: Thames Basin Heaths Special Protection Area. This policy requires that new residential development likely to have a significant effect on the ecological integrity of Thames Basin Heaths Special Protection Area will be required to demonstrate that adequate measures are put in place to avoid or mitigate any potential adverse effects. The Scheme is in compliance with this policy.

### **Local Planning Policy**

- 3.7 The Council adopted its Core Strategy on 25 October 2012. The principal purpose of this document is to *“facilitate the delivery of a Borough of high environmental quality and standards where people choose to live, work and visit, an exemplar in the achievement of sustainable growth”*.
- 3.8 The Scheme is being brought forward within the adopted policy framework of the Core Strategy, and is considered to be in accordance with the objectives and policies of that framework.

## **4. CONCLUSIONS**

- 4.1 The role of the Order Land is included within the area identified in the Council's adopted planning policy document, forming the Development Plan for the area. As noted above, Policy CS5 of the Woking Core Strategy seeks to intervene in the Priority Place area of Sheerwater to use land-use planning to address some of the issues identified in that area, most notably housing, promoting high quality design and the enhancement of open spaces and other public amenity areas. This policy states that the Council will take a proactive approach to implement a number of schemes which make a positive contribution towards addressing the challenges in the Priority Place areas.
- 4.2 The Schemes submitted as planning applications have been fully assessed by the Local Planning Authority and were considered to be in compliance with the provisions of the Development Plan and the NPPF, representing a sustainable form and high-quality form of development resulting in positive and significant benefits.