

Planning & Regulatory Committee 18 December 2024

UPDATE SHEET

SURREY COUNTY COUNCIL PROPOSAL WO/PLAN/2024/0633

DISTRICT(S) WOKING

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Land at St John the Baptist School, Elmbridge Lane, Woking, Surrey GU22 9AL

Erection and use of a new Special Educational Needs classroom building and associated parking area, with access from Coniston Road.

Amending Documents (Since report published)

The National Planning Policy Framework (**NPPF**) 2024 was adopted on 12 December 2024 and has replaced the NPPF December 2023 which was used in the determination of this application. Officers recognise that the assessment of Green Belt and some paragraph numbers and wording have been amended by the new NPPF, but do not consider that there has been such a material or fundamental alteration to the substance or intention of any paragraph used within the Officer Report such that the recommendation to grant planning permission would be changed.

- Add Email from Agent dated 21 November 2024 agreeing to restriction on car park use hours.
- Drawing No. PR-321-PEV-XX-XX-DR-A-00050 Rev D Location Plan dated 28 May 2024 is replaced by Rev E dated 12 December 2024.
- Drawing No. 221476-PEV-XX-XX-DR-A-00075 Rev C Block Plan dated 28 May 2024 is replaced by Rev D dated 12 December 2024.
- Drawing No. PR-321-PEV-XX-XX-DR-A 00100 Rev G Existing Site Plan dated 28 May 2024 is replaced by Rev H dated 12 December 2024.
- Drawing No. PR-321-PEV-XX-XX-DR-A 00200 Rev G Proposed School Boundary Site Plan dated 28 May 2024 is replaced by Rev H dated 12 December 2024.
- Drawing No. PR-321-PEV-XX-XX-DR-A 00210 Rev H Proposed SEND Unit Site Plan dated 28 May 2024 is replaced by Rev I dated 12 December 2024.

Condition 1 amended as follows:

Replace Drawing No. PR-321-PEV-XX-XX-DR-A-00050 Rev D Location Plan dated 28 May 2024 with Drawing No. PR-321-PEV-XX-XX-DR-A-00050 Rev E Location Plan dated 12 December 2024.

Replace Drawing No. PR-321-PEV-XX-XX-DR-A-00200 Rev G Proposed School Boundary Site Plan dated 28 May 2024 with Drawing No. PR-321-PEV-XX-XX-DR-A-00200 Rev H Proposed School Boundary Site Plan dated 12 December 2024.

Replace Drawing No. PR-321-PEV-XX-XX-DR-A-00210 Rev H Proposed SEND Unit Site Plan dated 28 May 2024 with Drawing No. PR-321-PEV-XX-XX-DR-A-00210 Rev I Proposed SEND Unit Site Plan dated 12 December 2024.

Add Drawing No. 221476-PEV-XX-XX-DR-A-00075 Rev D Block Plan dated 12 December 2024.

Add Drawing No. PR-321-PEV-XX-00-DR-A 01200 Rev J Proposed Floor Plan dated 28 May 2024.

Add Drawing No. PR-321-PEV-XX-XX-DR-A 04000 Rev F Proposed Sections dated 28 May 2024.

Condition 10 amended as follows:

The development hereby permitted shall not be first occupied unless and until space has been laid out within the application site in accordance with Drawings Nos. PR-321-PEV-XX-XX-DR-A-00200 Rev H Proposed School Boundary Site Plan dated 12 December 2024 and PR-321-PEV-XX-XX-DR-A-00210 Rev I Proposed SEND Unit Site Plan dated 12 December 2024 for vehicles to be parked, pupils to be dropped off and collected, and for vehicles to turn so that they may enter and leave the application site in forward gear. Thereafter, the parking, drop-off and collection and turning areas shall be retained and maintained for their designated purposes.

Condition 16 amended as follows:

From the first use of the vehicle parking area hereby permitted, as shown on Drawings Nos. PR-321-PEV-XX-XX-DR-A-00200 Rev H Proposed School Boundary Site Plan dated 12 December 2024 and PR-321-PEV-XX-XX-DR-A-00210 Rev I Proposed SEND Unit Site Plan dated 12 December 2024, the hours of use shall be:

0700 – 1800 Mondays to Fridays

And at no time on Saturdays, Sundays, or Public, Bank or National Holidays.

Add the following Informative:

The development **MUST NOT COMMENCE** until a Biodiversity Gain Plan has been approved. The effect of paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition ("the biodiversity gain condition") that development may not begin unless:

- a) A Biodiversity Gain Plan has been submitted to the Planning Authority, and
- b) The Planning Authority has approved the plan.

The Local Planning Authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission, would be Surrey County Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed in paragraph 17 of Schedule 7a of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024. Based on the information available this permission is considered to be one which will require the approval of a Biodiversity Gain Plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The Planning Authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

The effect of section 73D of the Town and Country Planning Act 1990

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with Conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission (“the earlier Biodiversity Gain Plan”) there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain Condition subject to which the section 73 planning permission is granted. Those circumstances are that the Conditions subject to which the section 73 permission is granted:

- i. Do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and
- ii. In the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the Conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

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