

# Representations to the Examination of the Woking Site Allocations DPD

Examination Hearing Statement:  
Matter 2

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of the Woking Site Allocations DPD**  
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**November 2019**

**WSP | Indigo**

**wsp indigo.**

Aldermay House  
10-15 Queen Street  
London EC4N 1TX

**T** 020 3848 2500  
**E** [info@indigoplanning.com](mailto:info@indigoplanning.com)  
**W** [indigoplanning.com](http://indigoplanning.com)

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Appendices

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Plan of McKay's ownership

# 1. Introduction

- 1.1. These representations are submitted by WSP | Indigo on behalf of McKay Securities PLC (McKay) in respect of the Examination into the Woking Borough Council Site Allocations Development Plan Document (DPD).
- 1.2. These representations relate to our client's land interest known as The Big Apple and H.G Wells Conference and Events Centre, Crown Square, Woking, GU21 6HR. This forms part of a wider site identified in Policy and Proposal UA15 and described as:

*“The Big Apple American Amusements Ltd, H.G. Wells Conference Centre, the former Rat and Parrot PH, 48-58 Chertsey Road, Woking, GU21 5AJ”.*
- 1.3. McKay also own Crown House which abuts the redline of proposal UA15, but it is excluded from the allocation. Plan of McKay's ownership including Crown House is provided at **Appendix 1**.
- 1.4. According to the adopted Proposals Map, the site is within the town centre boundary and the secondary shopping frontage.
- 1.5. Proposed Policy and Proposal UA15 is for a mixed-use scheme comprising community, leisure, offices, retail and housing.
- 1.6. McKay have agreed to sell their land holding within Proposal UA15 to Watkin Jones. Watkins Jones are a well known and established developer. McKay and Watkins Jones have held extensive pre-application discussions with the Council about the McKay site following positive feedback from the Council and other interested parties, including Design South East Design Review Panel, Watkin Jones intend to submit a planning application for the redevelopment of land in McKay's ownership with Proposal UA15 during the week beginning 18 November 2019. Watkins Jones application will be to include over 360+ build to rent residential units, commercial floorspace and public realm.
- 1.7. These representations respond to Matter 2, Issue (ii), Question 7.

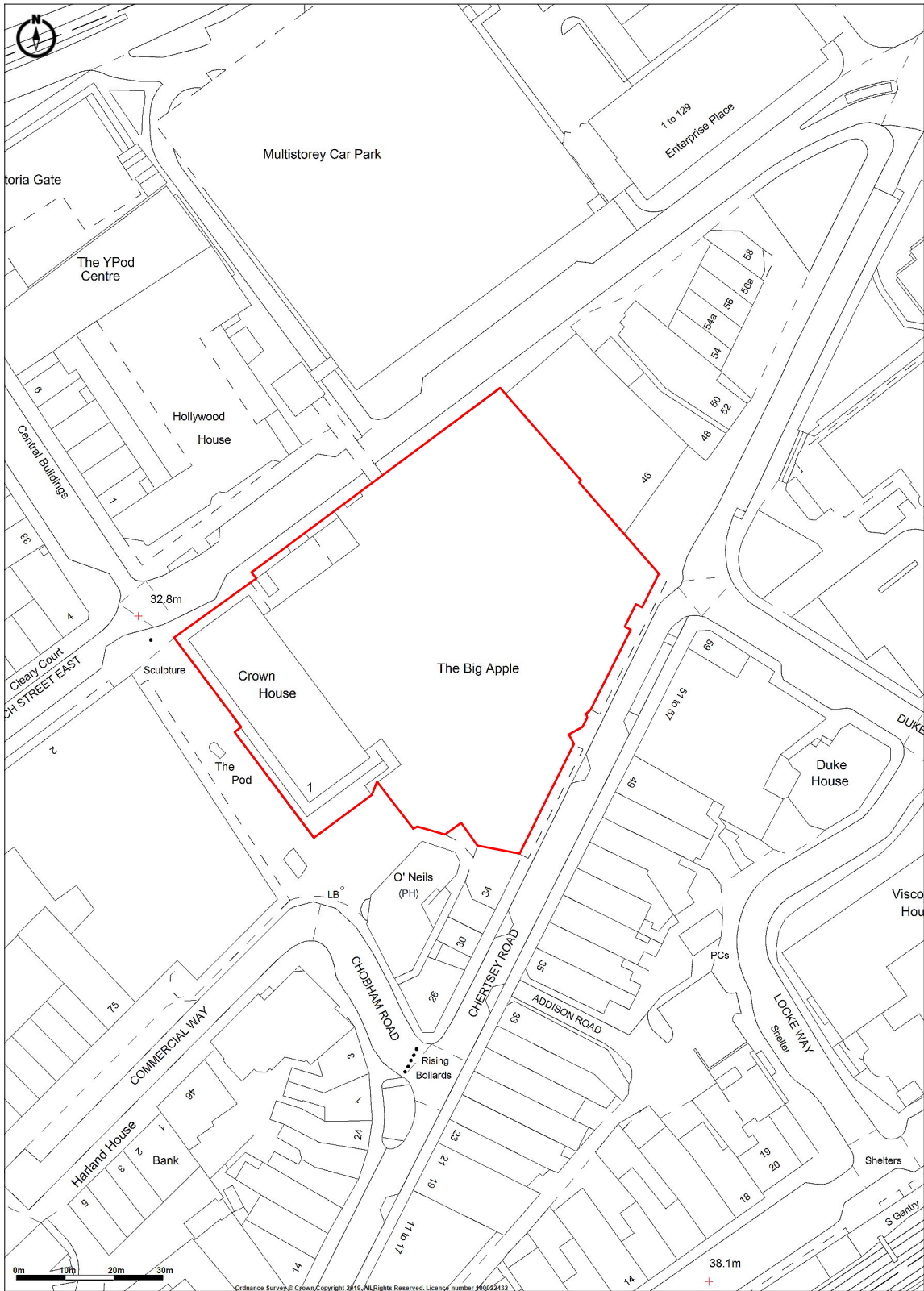
## 2. Issue (ii): To what extent would the allocations, taken together, meet the requirements set out in the Core Strategy?

### **Question 7: Does the SADPD specify the mix of dwellings that specific sites will be expected to provide in line with paragraph 5.75 of the Core Strategy?**

- 2.1. The Inspector's question is regarding whether a specified mix of dwellings has been provided on a site-by-site basis as part of the Draft Site Allocations DPD. Policy CS11 of the Core Strategy does not include specific requirements on the proportion of dwelling types, identifying that proposals will be expected to provide a housing mix that responds to the current needs, the site context and viability of the scheme.
- 2.2. Given that an extensive design development process will be undertaken through the preparation of planning applications for each site, it is unhelpful for the Council to assign a specific housing mix. To do so would mean undertaking a detailed assessment for all the site allocations included in the Draft DPD that would be inconsistent with the principles of strategic plan-making and duplicate the process already undertaken at planning application stage.
- 2.3. Furthermore, pre-determining this mix would limit the flexibility of sites coming forward and risk constraining delivery of housing through protracted discussions or unattainable requirements. The addition of a housing mix also has the potential to become dated within the DPD period and not represent the reality of the sites going forward. The site-specific design and viability can realistically only be understood fully once a scheme has been thought through. In summary, identifying a specific density for each site in the Site Allocations DPD is not necessary, effective or justified.

*Word count: 499 words.*

# Appendix 1



**Promapv2**  
LANDMARK INFORMATION

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Plotted Scale - 1:1250. Paper Size - A4

<b>Project</b>	The Big Apple - Woking Local Plan Examination	<b>LPA</b>	Woking Borough Council	<b>Indigo Planning Limited</b> Aldermay House 10 - 15 Queen Street London EC4N 1TX	
<b>Title</b>	Site location plan	<b>Date:</b>	14.11.19	T 020 3848 2500 info@indigoplanning.com	
<b>Client</b>	McKay Securities PLC	<b>Scale:</b>	1/1,250@A4		
<b>Key</b>	Site boundary	<b>Project No:</b>	02230061		
		<b>Drawing No:</b>	02230061/1		
		<b>Drawn By:</b>	MKR		



