

Representations to the Examination of the Woking Site Allocations DPD

Examination Hearing Statement:
Matter 4

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of the Woking Site Allocations DPD**
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November 2019

WSP | Indigo



Aldermay House
10-15 Queen Street
London EC4N 1TX

T 020 3848 2500
E info@indigoplanning.com
W indigoplanning.com

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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 include over 360+ build to rent residential units, commercial floorspace and public realm. A letter of support for the points drafted in this statement, drafted by Turley on behalf of Watkins Jones, is included at **Appendix 2.**
- 1.7. These representations respond to Matter 4: 'Are the allocated sites in the urban area justified, consistent with national policy and deliverable?'. Within Matter 4 we address the following:
 - Issue (i) Is the SADPD's approach to the provision of housing in the urban area justified and deliverable?

- Question 1: Are the policy requirements related to the sites informed by evidence of affordable housing need, infrastructure requirements, the inclusion of local and national standards and a proportionate assessment of viability?
- Question 2: To what extent would housing sites anticipated to come forward in the next 5 years be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years?
- Question 6: Is the mix of uses anticipated on urban sites (eg UA4, UA12, UA13) insufficiently flexible, and what effect could this have on housing output on those sites?
- Issue (ii) is the SADPD's approach to the delivery of other uses in the urban area justified and deliverable?
- Question 7: What is the justification for the requirement for re-provision of conference facilities at the UA15 site?

- 1.8. WSP | Indigo has made representations on behalf of McKay to the Regulation 18 and Regulation 19 consultations for the emerging Site Allocations DPD. These are listed on the relevant pages of the Council's website.
- 1.9. The made representations appear to have been ignored and Policy and Proposals UA15 remain the progression of the Site Allocations DPD have not almost identical to the draft version from four years ago. This is in spite of the fact that McKay and the Watkins Jones have engaged in extensive discussions with the Council over the future of the site.

2. Issue (i) Is the SADPD's approach to the provision of housing in the urban area justified and deliverable?

Question 1

Are the policy requirements related to the sites informed by evidence of affordable housing need, infrastructure requirements, the inclusion of local and national standards and a proportionate assessment of viability?

- 2.1. Adopted Core Strategy Policy CS12 requires an affordable housing provision of 40% on brownfield sites providing 15+ dwellings, or sites over 0.5ha. This increases to 50% for all new residential development on greenfield land and on land in public ownership.
- 2.2. Policy CS12 further confirms that the proportion of affordable housing to be provided on particular sites will take into account a number of factors including: the requirement for a significant provision of new affordable family homes; the need to achieve successful development in terms of mix of affordable homes; and the costs relating to the development, including its financial viability.
- 2.3. This has not been appropriately reflected in Policy and Proposal UA15 of the Site Allocations DPD which requires 50% affordable provision on the site and makes no reference to the need to achieve a viable development.
- 2.4. The Proposal UA15 site is not greenfield and it is in private ownership. In short, there is no justification for seeking 50% affordable housing, and it is vital that it is acknowledged that affordable provision is viability tested. Therefore, as it is currently drafted, it does not accord with adopted Core Strategy policies or the National Planning Policy Framework (NPPF).
- 2.5. To accord with the Core Strategy and the NPPF, the allocation must also reflect the fact that affordable housing provision should be subject to viability. The link between successful affordable housing provision and viability is acknowledged within the Council's evidence base. Paragraph 6.60 of the Strategic Housing Market Assessment 2015 recognises that the likely delivery of affordable housing on mixed market housing-led schemes will be influenced by the mix of homes delivered and the viability of individual development schemes.
- 2.6. It further concludes that it is unlikely that it would be feasible to deliver sufficient overall housing provision to meet the affordable need in full (Key Messages below paragraph 6.78, SHMA 2015).
- 2.7. It is very well understood by the Council that there are significant viability challenges relating to the development of sites in Woking town centre.

- 2.8. Pre-application engagement with the Council in respect of the imminent Watkin Jones planning application for the site confirmed that “a residential-led proposal would be appropriate for the site”. The latest pre-application consultation letter is provided at **Appendix 3**. This confirms that officers accept that a scheme delivering over 360 units is acceptable.
- 2.9. However, the reasoned justification to Policy and Proposal UA15 states that the site ‘could yield “at least 67 dwellings”’. This is demonstrably inadequate and misleading. The consent for the Rat & Parrot site (LPA Ref. PLAN/17/0802) granted in April 2018 made provision for 67 residential dwellings. It is clear, therefore, that the Policy and Proposal is woefully out of date and fails to reflect the emphasis set out in the NPPF to deliver housing and to make best use of sustainable brownfield sites [refer NPPF paragraph 117, 118, 137(a)].
- 2.10. Furthermore, the Rat & Parrot consent (a copy is provided at **Appendix 4**) means that the Rat & Parrot can be developed independently without delivering any of the wider policy requirements. Given the central positioning of the Rat and Parrot on to the wider site, the extant consent means that the prospects of delivering a comprehensive scheme across the wider site are low.
- 2.11. Notwithstanding, the Rat & Parrot application, despite delivering only residential development, was not sufficiently viable to provide any affordable housing on site, or a contribution towards off-site affordable housing (as stated at paragraph 40 of the officer’s report for PLAN/17/0802 – provided at **Appendix 5**). This is a strong indicator of the viability problems associated with this allocation. Given this reality, it is necessary to specify that affordable housing requirements are subject to viability.

Question 2

To what extent would housing sites anticipated to come forward in the next 5 years be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years?

- 2.12. The land in McKay’s ownership within Policy and Proposed UA15 will be the subject of a planning application imminently by Watkins Jones for over 360 build to rent units. The application has been thoughtfully put together and has been the subject of exclusive pre-application discussions (the latest pre-application letter is provided at **Appendix 3**). Watkins Jones and McKay are confident that the scheme will be granted in 2020 and that the development will be delivered in the period 2020 to 2024.

Question 6

Is the mix of uses anticipated on urban sites (eg UA4, UA12, UA13) insufficiently

flexible, and what effect could this have on housing output on those sites?

- 2.13. The mix of uses proposed on site UA15 is insufficiently flexible and could undermine the viable delivery of housing.
- 2.14. As noted in respect of Question 1, it is well understood that the viability of town centre sites is precarious and so a flexible approach is required in respect of the mix of uses and the provision of affordable housing. Policy UA15 is not positively drafted. The first paragraph should state:
- “This 0.69 ha site is allocated for a mixed use scheme ~~to comprise~~ **that can include** community, leisure, offices, retail and residential including affordable housing (**subject to viability**)”.
- 2.15. Site UA15 has a prescriptive requirement of 50% affordable housing provision with no regard to viability. This is simply wrong (see the response to Question 1). It is likely to delay redevelopment and the delivery of both market and affordable housing.
- 2.16. As part of the Watkin Jones proposals on Site UA15, there has been pro-active engagement with the Council regarding redevelopment options and the Council will be familiar with the viability issues and other delivery constraints which impact the site and the scheme. The opportunity to secure valuable investment in complicated town centre sites is infrequent and the Council must recognise the need to incorporate flexibility within its planning policies to facilitate delivery of complex redevelopment schemes within ‘real world’ economic conditions. Overly prescriptive policies which ignore viability are likely to delay, or frustrate altogether, the delivery of the wider benefits of town centre redevelopment schemes.
- 2.17. This is addressed in further detail in respect of Policy and Proposal UA15 in response to Issue (ii) below.
- 2.18. However, for clarity, in order to be sound (positively prepared, justified, effective and consistent with national policy) we consider that Policy and Proposal UA15 should be amended as set out in **Appendix 6**.

3. Issue (ii) Is the SADPD's approach to the delivery of other uses in the urban area justified and deliverable?

Question 7

What is the justification for the requirement for re-provision of conference facilities at the UA15 site?

3.1. As drafted, Site Allocation UA15 states:

'Re-provision of the existing conference facility is a prerequisite of redevelopment of this site'

3.2. Supporting text states:

'It may be possibly to re-provide the existing conference facilities at HG Wells to serve the hotel permitted within the Victoria Square Development, however it is too early to confirm this at this time'.

3.3. Currently, the HG Wells conference centre provides 6 event spaces comprising approximately a total of 920sqm as follows:

- Wells Room: Floor Area 472.5 sqm
- Kemp Room: Floor Area 205 sqm
- Griffin Room: Floor Area 135 sqm
- Ogilvy Room: Floor Area 67 sqm
- Henderson Room: Floor Area 18 sqm

3.4. Conference facilities have been provided within the Hilton Hotel currently being constructed at Victoria Square, and due to open in 2021 (LPA ref: PLAN/2018/0444). The approved conference facilities are:

Conference and Events Space at the Hilton Hotel, Victoria Square	
Room	Sqm
Ballroom (whole rooms)	600
Pre-function	250
Meeting room 1	41
Meeting room 2	55
Meeting room 3	33
Meeting room breakout area	83
Source: John Ashworth Associates / Bridget Baker Consulting	

- 3.5. Therefore, the conference facilities have been provided as part of the Victoria Square development.
- 3.6. In addition, there are a great many alternative facilities available within 1.5km of the HG Wells. Some of these (the Hilton Doubletree, The Lighthouse and The Living Planet Centre) have been delivered since Policy and Proposal UA15 was first drafted in 2015. The venues are as follows:

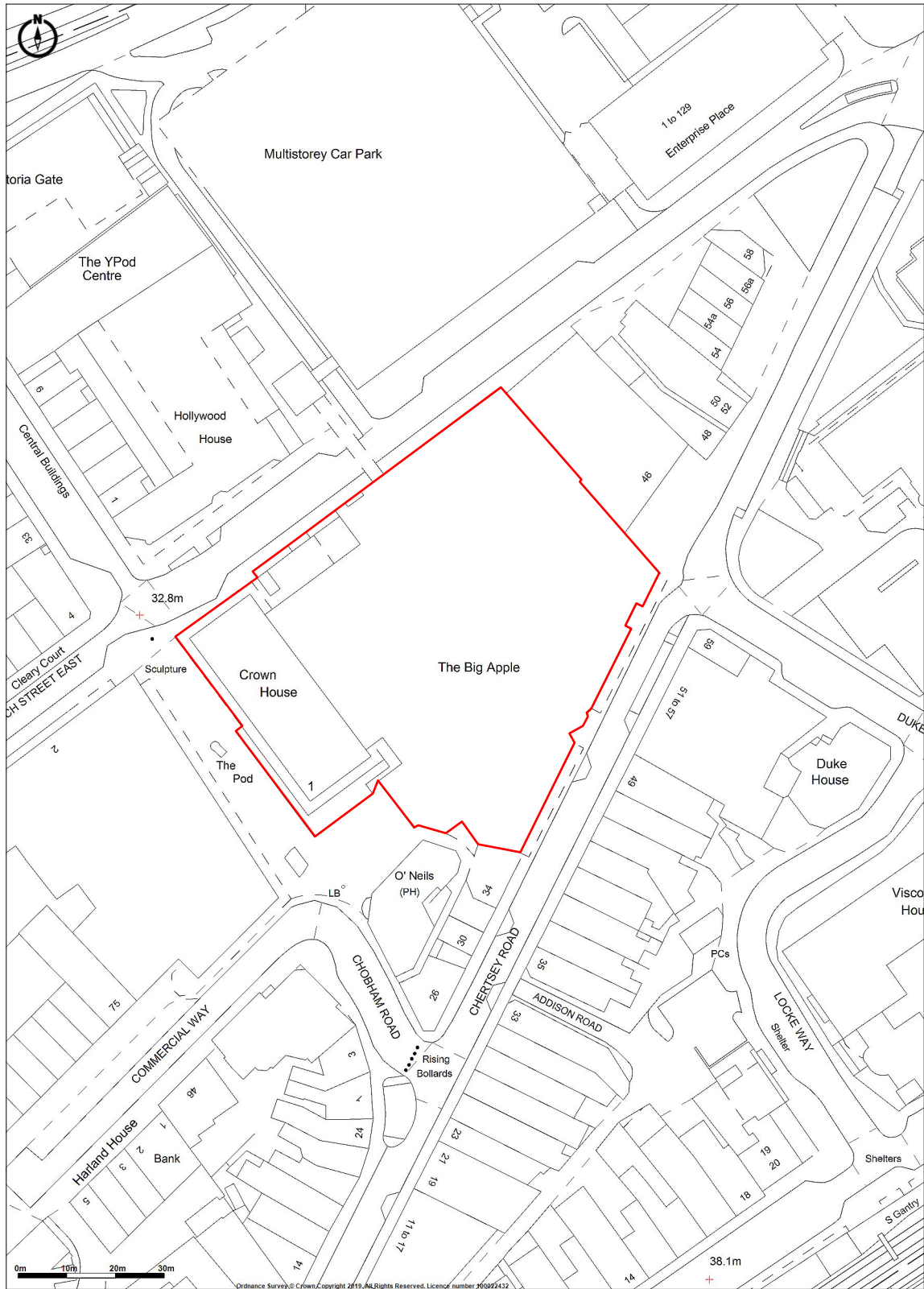
Venue	Affiliation/Operator	No. Event Rooms	Largest room (maximum capacity)	
			Theatre	Banquet
Hilton Doubletree	Hilton/Crimson Hotel Group	8	250	180
The Lighthouse	Charity	3	70	40
The Living Planet Centre	WWF	5	150	80
Surrey History Centre	Surrey CC	2	80	-
Hoebridge Golf Centre	BGL Golf	3	90	90
The Cricketers	Barons Pubs		-	100
Christchurch	Christchurch	5	300	100
New Victoria Theatre	ATG (Ambassador Theatre Group)	2 Theatres +6 cinema screens	1,300	-
Rhoda McGaw Theatre			228	-
Source: Bridget Baker Consulting				

- 3.7. In short, there is no justification for the re-provision of conference facilities at site UA15 and the reference should be deleted. As noted above, the background wording to the policy itself makes reference to the facilities within Victoria Square, however it is noted that at the time of drafting it was too early to confirm the provision. The development has now been built out so the need to re-provide a conference facility on the site is superseded and the policy should be updated as such.

- 3.8. Notwithstanding this, the application by Watkins Jones does include multi-use community/leisure space, in line with adopted policy. This includes a ground floor facility of 490sqm capable of accommodating seating for 300+, together with dressing rooms, a green room and storage space. A further 205sqm studio space is provided at first floor, which could also accommodate a bar area to support the ground floor performances.
- 3.9. The provision of this space is supported by officers and the applicant is willing to provide it as part of the scheme.


Word count: 2,084 words

Appendix 1



Promapv2
LANDMARK INFORMATION

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Plotted Scale - 1:1250. Paper Size - A4

Project	The Big Apple - Woking Local Plan Examination	LPA	Woking Borough Council	Indigo Planning Limited Aldermay House 10 - 15 Queen Street London EC4N 1TX	wsp indigo.
Title	Site location plan	Date: Scale: Project No: Drawing No: Drawn By:	14.11.19 1/1,250@A4 02230061 02230061/1 MKR		
Client	McKay Securities PLC				

Key — Site boundary

Appendix 2

14 November 2019
Delivered by email

Mr Greg Dowden
WSP Indigo Planning
Aldermay House
10-15 Queen Street
London
EC4N 1TX

Ref: WATL3010

Dear Mr Dowden,

LETTER OF SUPPORT IN RELATION TO REPRESENTATIONS MADE BY MCKAY SECURITIES PLC TO THE EXAMINATION OF WOKING BOROUGH COUNCIL'S DRAFT SITE ALLOCATIONS DPD

On behalf of our client, Watkin Jones Group, we hereby enclose our letter of support in relation to the Indigo Planning's representations, on behalf of McKay Securities, to the Examination into Woking Borough Council's (WBC) draft Site Allocations Development Plan Document. This specifically relates to draft Site Allocation UA15, which includes the site known as Crown Place, Chertsey Road, Woking, Surrey, GU21 5AJ. We are currently acting on behalf of our client in relation to the preparation and submission of a planning application seeking full planning permission for the following development at the Crown Place site:

'Demolition of all existing buildings (including demolition of existing footbridge connection to Victoria Way Car Park) at Crown Place, Chertsey Road Woking, and redevelopment to provide a new building comprising basement, ground and up to twenty seven upper floor levels, providing 854sqm of retail (Class A1-A3) and 781sqm of community space (Class D1/D2) at ground floor and first floor, and up to 366 residential units (Class C3) across the upper floors, with associated internal and external amenity spaces, basement level secure car parking (55 spaces) and cycle parking (377 spaces), ancillary facilities and plant, servicing provision, new public realm and associated landscaping.'

At the time of writing this letter our client's planning application is yet to be submitted; however, it is targeted for submission within the week commencing 18th November. In summary, the proposal is for the demolition of all buildings on the site and the mixed-use redevelopment of the site, to provide a mix of enhanced ground floor town centre uses, to the benefit of the designated Woking Town Centre, and to provide new town centre homes. This includes the provision of new high quality retail units (Use Class A1 - A3), a dedicated flexible community space (Use Class D1/D2) and the provision of 366 high quality residential units across the upper levels, in addition to associated residential lobbies, amenity spaces and facilities. A basement will provide car parking (55 spaces), in addition to plant and servicing facilities.

8th Floor
Lacon House
84 Theobald's Road
London
WC1X 8NL

T 020 7851 4010 turley.co.uk

The proposals will make optimum use of this important town centre site, which forms a gateway location to Woking Town Centre from the east. The proposals are fully-aligned with WBC's strategic approach of focusing development within Woking Town Centre, to the benefit of the town centre and in order to protect surrounding Green Belt. The proposals will contribute to housing supply and will extend and integrate the site with the core area of the town centre, which has benefitted from investment in recent years.

The proposals have evolved through extensive design development, informed by pre-application engagement with council officers, independent design review and public consultation. In summary, the pre-application engagement stage for this proposal has involved the following:

- Three formal meetings with WBC Planning Officers and additional interim meetings, as part of on-going pre-application engagement;
- One meeting with WBC Housing Officers;
- Three design reviews by d:se;
- Engagement with SCC Highways officers and WBC Highways Officers;
- Meetings with local community groups currently using the site; and
- Public exhibition held on site on the 26th and 29th June 2019.

Formal written advice letters were provided by WBC Officers dated 15th February, 14th June and 8th November 2019 and by d:se on 31st May, 5th August and 8th October 2019 which are summarised in the forthcoming application's Planning Statement. This pre-application engagement has resulted in iterative improvements to the scheme, both in terms of architectural design and with regards to the proposed mix of town centre uses and the relationship of the scheme to the surrounding area. The scheme to be submitted has officer support in relation to a range of significant planning considerations, including the principle of optimising the redevelopment potential of the site.

It is our opinion that the wording of draft site allocation Policy UA15, as currently proposed, does not reflect our client's proposals for the site and would not encourage the optimum use of the site. As a result, the policy as drafted would undermine WBC's strategic approach to Woking Town Centre, as well as our client's own proposals for the site.

Full details of the planning application can be provided to the Inspector including all drawings, design documents, Planning Statement, Environmental Statement and other supporting documents, on submission of the application, should this be helpful to the examination process.

Kind Regards,



Oliver Jefferson
Associate Director

oliver.jefferson@turley.co.uk

Appendix 3



Clare Droog
Watkins Jones Group
3 Abbots Park
Preson Brook
Tuncorn
Cheshire
WA7 3GH

Civic Offices
Gloucester Square
Woking
Surrey GU21 6YL
Telephone (01483) 755855
Facsimile (01483) 768746
DX 2931 WOKING
Email wokbc@woking.gov.uk
Website www.woking.gov.uk

8th November 2019

Dear Ms. Droog,

Reference: PREAPO/2018/0082 **Application Type:** Pre-application advice - Other

Proposal: Pre application advice for the redevelopment of Crown Place to provide 370x residential units, commercial floor space and public realm.

Location: Crown Place, Chertsey Road, Woking, Surrey, GU21 5AJ

Further to my previous written pre-application advice letter dated 14th June 2019 and our subsequent meetings, I have set out below a summary of what I would consider to be the main material planning considerations with your most recent submission. I have also taken account of the comments from Design South East dated 8th October following on from the third Design Review Panel Meeting on 19th September. I have based my comments on the most recent submission and the pre-application document which was presented at the Design Review Panel Meeting.

Planning Constraints:

- Urban Area
- Woking Town Centre
- Woking Town Centre Conservation Area
- Primary Shopping Area
- Secondary Shopping Frontage
- Surface Water Flood Risk Area
- Thames Basin Heaths SPA ZoneB (400m-5km)

Relevant Planning Policies:

National Planning Policy Framework (NPPF) (2019):

Section 4 - Decision-making
Section 5 - Delivering a sufficient supply of homes
Section 6 - Building a strong, competitive economy
Section 7 - Ensuring the vitality of town centres
Section 8 - Promoting healthy and safe communities
Section 9 - Promoting sustainable transport
Section 10 - Supporting high quality communications
Section 11 - Making effective use of land
Section 12 - Achieving well-designed places
Section 14 - Meeting the challenge of climate change, flooding and coastal change
Section 15 - Conserving and enhancing the natural environment
Section 16 - Conserving and enhancing the historic environment



Woking Core Strategy (2012):

Spatial Vision

- CS1 - Spatial strategy for Woking Borough
- CS2 - Woking Town Centre
- CS7 - Biodiversity and nature conservation
- CS8 - Thames Basin Heaths Special Protection Areas
- CS9 - Flooding and Water Management
- CS10 - Housing provision and distribution
- CS11 - Housing mix
- CS12 - Affordable housing
- CS13 - Older people and vulnerable groups
- CS15 - Sustainable economic development
- CS16 - Infrastructure delivery
- CS17 - Open space, green infrastructure, sport and recreation
- CS18 - Transport and accessibility
- CS19 - Social and community infrastructure
- CS20 - Heritage and conservation
- CS21 - Design
- CS22 - Sustainable construction
- CS23 - Renewable and low carbon energy generation
- CS24 - Woking's landscape and townscape
- CS25 - Presumption in favour of sustainable development

Development Management Policies DPD (2016):

- DM1 - Green Infrastructure Opportunities
- DM2 - Trees and Landscaping
- DM6 - Air and Water Quality
- DM7 - Noise and Light Pollution
- DM8 - Land Contamination and Hazards
- DM16 - Servicing Development
- DM17 - Public Realm
- DM18 - Advertising and Signs
- DM19 - Shopfronts
- DM20 - Heritage Assets and their Settings

Supplementary Planning Documents:

- Parking Standards (2018)
- Woking Design (2015)
- Affordable Housing Delivery (2014)
- Climate Change (2013)
- Outlook, Amenity, Privacy and Daylight (2008)

Other Material Considerations:

- Planning Practice Guidance – Build to Rent (September 2018)
- Draft Site Allocations DPD (2018)
- South East Plan (2009) (Saved policy) NRM6 - Thames Basin Heaths Special Protection Area
- Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015
- Community Infrastructure Levy (CIL) Charging Schedule (2015)
- Waste and recycling provisions for new residential developments
- Heritage of Woking (2000)
- Woking Character Study (2010)
- Woking Economic Development Strategy 2012-2017
- Wind Microclimate and Buildings (2011) BRE



Site Planning for Daylight and Sunlight (2011) BRE
Woking Public Art Strategy (2007)

In addition to the above Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) places a statutory duty on decision makers to have '*special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses*' and Section 72(1) places a statutory duty on decision makers to have 'special regard' to preserving or enhancing the character of conservation areas and states that: '*with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in sub section (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area*'.

Principle of Development:

As indicated in my previous letters, there is a strong planning policy presumption in favour of a high density, high quality, mixed use redevelopment of the proposal site, however the loss of the existing uses on the site is a key material planning consideration

Existing Uses:

The proposal site currently includes The Big Apple and HG Wells Centre which include a variety of uses including a bowling alley, laser quest, nightclubs/bars, conference and events facilities, a bingo hall and live music venue. The Council's Draft Site Allocations DPD allocates the site (Ref: UA15) for a mixed use scheme to comprise community, leisure, offices, retail and residential including Affordable Housing and states that the re-provision of the existing conference facility is a prerequisite of development on the site.

Policy CS2 'Woking Town Centre' establishes the town centre as the preferred location for 'town centre uses' which include cultural and entertainment facilities and states that "*The loss of existing cultural and entertainment facilities within the town centre will be resisted, unless there is no demand for such facilities or demand can be met from alternative provision within the town centre either through new or co-located facilities*". Core Strategy (2012) policy CS19 'Social and Community Infrastructure' states that:

"The loss of existing social and community facilities or sites will be resisted unless the Council is satisfied that:

- there is no identified need for the facility for its original purpose and that it is not viable for any other social or community use, or*
- adequate alternative facilities will be provided in a location with equal (or greater) accessibility for the community it is intended to serve*
- there is no requirement from any other public service provider for an alternative social or community facility that could be met through change of use or redevelopment.*

Applicants will be expected to provide evidence that they have consulted with an appropriate range of service providers and the community"

Furthermore, paragraph 92 of the NPPF (2019) states that planning decisions should "*guard against the unnecessary loss of valued facilities and services...*". The proposal site currently features a wide range of existing land uses which are sought to be retained or re-provided as part of any development proposal by Core Strategy (2012) policies CS2 and CS19 as well as the Draft Site Allocations DPD. The existing uses provide social, cultural and entertainment facilities in Woking Town Centre; as previously suggested I struggle to see how the loss of all existing uses could be justified in the context of the Development Plan policies outlined above.

In terms of the existing conference facilities; I appreciate that similar facilities are being provided as part of the Victoria Square development however it is not clear if these are intended to replace the HG Wells facility or how they would compare to the existing facilities in terms of the size, quality, capacity and multi-functionality of the space.



In terms of existing leisure uses, I understand that there are aspirations to re-locate the leisure uses in The Big Apple to elsewhere in the town centre however I have no more information on this point and I am unaware how advanced or realistic these plans are. If this is the case, I would suggest that Officers would need to be satisfied that these uses would realistically be re-provided. I would strongly recommend that you establish the status of these plans and timescales etc.

It is encouraging to see a much larger amount of floor space (700m²) is proposed to be given over to the re-provision of a community use; I note that some engagement has taken place with existing users of the venues in HG Wells and that your intention is for the symphony orchestra and other groups to be accommodated as well as the ability to host more than one user group at a time. Again however, it would need to be clear that any unit provided would be genuinely sufficient in size and quality to meet the needs of the existing uses and activities, including any operational or servicing requirements. For example, if the unit is to accommodate live music performances, there may be a requirement for flexible floor plans, dedicated 'back of house' areas, WCs and dedicated servicing areas etc. I note some of the comments from the DRP on the day of the review; for example that the layout shown on the submitted floor plan does not allow for a lobby area. I think it would be important to show floor plan layouts for different scenarios and how it would meet the operational requirements of different user groups.

As previously indicated, as part of a planning application all the existing facilities and uses would need to be reviewed, including the floor areas, capacities and activities which take place and the viability and demand for existing uses. As indicated above it is important to understand the operational and layout requirements of existing uses, which uses are intended to be accommodated on site and what engagement has taken place with existing stakeholders. I am not convinced however that it would be an appropriate argument to suggest that similar facilities exist in other surrounding boroughs; our Development Plan policies relate to Woking Borough and in my opinion it is not a convincing argument to rely on facilities in neighbouring boroughs.

Proposed Uses:

The proposal site is within the Primary Shopping Area and Secondary Shopping Frontage of Woking Town Centre as defined by the Woking Core Strategy (2012). Core Strategy (2012) policy CS2 establishes Woking town centre as the primary focus for economic development in the borough and requires development to contribute towards the functionality of the centre and to add to its attractiveness and competitiveness. The general thrust of Core Strategy (2012) policy CS2 is to preserve the vitality and viability of the town centre as the commercial hub of the Borough and states that *"The primary shopping area comprises primary and secondary frontages and will be the main focus, particularly at ground floor level, for A1 retail uses. A1 retail uses will therefore be protected within the primary frontages"*.

I would advise that the LPA would expect a variety of 'A' class uses at ground floor level, including retail, fronting onto Chertsey Road and the proposed public realm in particular however I note from our discussions that 'D' class uses would be explored. Whilst there is a policy presumption in favour of such uses in Woking Town Centre, it will be important that 'active' frontages are maintained as much as possible, in particular on Chertsey Road and the area of public realm.

Character and Design:

Core Strategy (2012) policy CS1 'A Spatial Strategy for Woking Borough' establishes Woking Town Centre as the primary focus for sustainable growth and states that *"In the town centre, well designed, high density development that could include tall buildings and which enhances its image will be encouraged, but without comprising on its character and appearance and that of nearby areas"*. Policy CS2 'Woking Town Centre' places great weight on high quality development in the town centre and states that *"New Development proposals should deliver high quality, well designed public spaces and buildings, which make efficient use of land, contribute to the functionality of the centre and add to its attractiveness and competitiveness"*.



Policy CS21 'Design' states that tall buildings can be supported in the town centre where they are well designed and can be justified within their context requires development proposals to *'respect and make a positive contribution to the street scene and the character of the area in which they are situated, paying due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land'*. Section 12 of the NPPF (2019) states that *'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions'* and requires development proposals to *"add to the overall quality of the area..."*, to be *"visually attractive as a result of good architecture..."* and *"sympathetic to local character and history, including the surrounding built environment..."*. The Woking Design (2015) SPD establishes that the criteria against which tall buildings will be considered and include being of exceptional design quality, contributing positively to Heritage Assets, impacts on key views and local environmental impacts.

The submission indicates a roughly 'L' shaped tower of up to 28x floors in addition to a 5x storey element fronting Chertsey Road. An area of public realm is proposed as a terminus to Commercial Way. As indicated in my previous pre-application advice letter, I feel that a height of 28x storeys could be supported in this location and could be considered consistent with the emerging character of the town centre however the bulk massing and design of the building would be critical in achieving an acceptable development.

I note the comments of the DRP who make some important observations and recommendations and I would encourage you to take on-board their comments and make appropriate amendments to the scheme, as with the previous DRPs. Whilst the outcome of the Design Review does not necessarily determine the LPA's position on an application, it will be a significant material consideration which will have to be taken account of; paragraph 129 of the NPPF (2019) states that *"Local planning authorities should ensure that they have access to, and make appropriate use of, tools and processes for assessing and improving the design of development. These include workshops to engage the local community, design advice and review arrangements...In assessing applications, local planning authorities should have regard to the outcome from these processes, including any recommendations made by design review panels"*.

I note the DRP's concerns that the proposal represents a singular building which does not take the opportunity to restore the historic route through the site however as previously alluded to, I do not feel that splitting the site into two blocks is necessary in terms of the overall layout of the development. The DRP recognise the LPA's position on this point and their most recent review therefore focussed more on the urban design, public realm and architecture of the proposal scheme.

In terms of the pedestrian route through the scheme, I appreciate the refinements that have been made to this route during the pre-application process (chamfering the corner of one of the retail units, widening the route and introducing active frontages on both sides of the route) and I am of the view that the proposed pedestrian route through the site to Chertsey Road would improve the permeability and legibility of the site and wide town centre and helps to reference the historic route which once existed through the site. I would draw attention however to the DRP's suggestion of providing pedestrian level analysis to show how this route would be experienced.

Broadly speaking, successful tall buildings should exhibit high quality design and materials, should relate well to the street scene at ground floor level and should be 'slender' in appearance in order to avoid appearing as overly bulky or overbearing features in the townscape. I note that options have been explored to rearrange the bulk and massing of the building and to create a variation in roof heights through the use of architectural crowns. As previously discussed, a variation in roof heights would create an 'organ pipe' effect which assists in limiting the sense of bulk and massing. I am in receipt of several drawings showing elevations of tower schemes which are consented or are live planning applications with the widest elevation of the proposed scheme outlined. The scheme compares favourably to these schemes in my view in terms of bulk and massing. I would draw attention to the DRP's concerns about the use of a single crown however they suggest possible amendments to address this and in order to achieve the 'organ pipe' effect.



I share the reservations of the DRP about the 'shadow' gap in the centre of the tower and whether the gap is pronounced enough and whether the balconies would diminish its effect. Variation on the treatment of the different tower elements would also assist in breaking up the bulk and massing of the building; the DRP identified a lack of distinction between the different elements which could be improved on or addressed through more detailed plans.

Based on the submitted information, I feel that the building has the potential to be considered acceptable in terms of bulk and massing however it is difficult to fully evaluate the impact of the development without more elevations and visualisations. Any planning application should include a Townscape and Visual Assessment, including Actual Visual Representations and I would suggest that this includes the viewpoints set out in my previous letter and in your submission. As previously indicated, the Council has recently started using 'VU.CITY' software which maps Woking Town Centre in 3D and allows for proposed developments to be inserted into the software. This will form part of the assessment of this and similar schemes so I would appreciate if you could provide us with a massing file for your scheme to use with this software. Without this information, it is difficult to fully evaluate the townscape impact of the development; please therefore provide the model for us to drop into the software. The file must meet the following criteria:

- FBX (**Filmbox**) Versions 2011-2016 **only**
- Size Limit: **128MB per file**
- Files must be geo-located in OS space
- Models must be imported in the same scale they were created in
- We will also need to know the source program (VU.CITY currently accepts AutoCad, 3DSMax, Rhino, SketchUp and Revit)

As previously discussed, the provision of a high quality area of public realm would be welcomed as a positive feature of the proposed development however for the public realm to be successful there would need to be sufficient commercial uses to attract footfall and the hard and soft landscaping should be high quality and not unduly shaded by buildings. Any public realm should also seek to integrate with the wider public realm works that have been carried out around the town centre. I note the DRPs comments on the need for the area of public realm to be simple, legible and less cluttered.

I appreciate that the ground floor layout has been altered and the proposed community use and residential entrance lobby has been re-located which allows for more active frontages and greater activity in the area of public realm; the active frontage now 'wraps around' the north-east corner of the site which adds animation to the adjacent public realm. These are positive changes in my view and the proposals now represent a far more logical and desirable ground floor layout.

The existing public realm to the front of entrance to The Big Apple is relatively dated in appearance and it may be desirable if any proposed development would contribute towards the improvement of existing public realm; this was a point which was also picked up by the Design Review Panel. It is not clear who owns this piece of land; our Town Centre Engineers may be able to assist in the first instance and I would encourage you to engage with them and Surrey County Council to explore options for this piece of land. The Town Centre Team can be contacted on: town.centre@woking.gov.uk. As previously discussed, the Council seeks high quality tree planting in the town centre including the use of a structured cell root system.

Careful consideration would need to be given to how the proposed development would visually relate to neighbouring buildings. For example, the east elevation of Crown House would be highly prominent from the proposed public realm and would need to exhibit a visually acceptable finished elevation. The visual relationship with the 'Rat and Parrot' building, including the consented development, would also need to be considered, as well as the treatment of the existing footbridge which connects the HG Wells Centre to the Victoria Way Car Park. I note that a gap is shown between the south-west corner of the Chertsey Road frontage and the adjacent building. I would be concerned that a gap would introduce an unwelcome interruption to the otherwise continuously built-up Chertsey Road frontage which would be stark and incongruous in the street scene.



Given the important location of the proposal site, it is vitally important to maximise the 'active frontages' at ground floor level around the site. I welcome the predominantly commercial frontage onto Chertsey Road. I appreciate the difficulty in achieving active frontages around the whole site due to the servicing requirements of a development of this size. I also acknowledge that the Church Street frontage does not benefit from the same footfall as Chertsey Road and this is a logical place to provide vehicular access and servicing area. Notwithstanding this, careful consideration would still need to be given to the treatment of the Church Street elevation in order to maximise active frontages, to limit blank frontages and to maintain visual interest. Vehicle and servicing entrances can have a poor quality, utilitarian appearance so this would also need to be given careful consideration.

As previously suggested, the use of high quality materials and detailing is of critical importance and the use of brick can be considered acceptable in principle. I would welcome the inclusion of features such as generous window reveals and patterned brick details; the emerging proposals in your submission in terms of detailing are encouraging. We would expect any planning application to be accompanied by detailed bay elevations and 1:20 scale drawings of key elements to ensure a high quality of design is secured.

Impact on the Woking Town Centre Conservation Area:

The southern boundary of the site facing Chertsey Road abuts the Woking Town Centre Conservation Area. Woking Core Strategy (2012) policy CS20 'Heritage and Conservation' and Woking DMP DPD (2016) policy DM20 'Heritage Assets and their Settings' establish a presumption in favour of preserving or enhancing the character of Heritage Assets. Furthermore, Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) places a statutory duty on decision makers to have 'special regard' to preserving or enhancing the character of conservation areas. The NPPF (2019) attaches great weight to the desirability of preserving and enhancing Heritage Assets, including Conservation Areas, and states that:

"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation...Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification... Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal..."

Chertsey Road is characterised by the original Victorian/Edwardian commercial development centring around Woking Train Station and is typically characterised by buildings of three to four storeys in height with 'Arts and Crafts' influences. The submission indicates building heights of five storeys fronting Chertsey Road and the Conservation Area. Depending on the actual height and relationship with neighbours, this is a logical and appropriate response to the Conservation Area in my opinion in terms of height and scale.

The design, massing and materials choices would be vitally important for the Chertsey Road elevation; the development would need to respond to the context of Chertsey Road in terms of materials and the grain and pattern of development. The period buildings in Chertsey Road are rich in character and detailing and the proposal represents an exciting opportunity for the new development to pick up on these features. I appreciate that efforts have been made on the Chertsey Road elevation to create a contemporary interpretation of the traditional bay window features of the Conservation Area. As previously suggested, Chertsey Road has a fine grain of development with relatively narrow individually delineated plots and there is a danger that the proposed building could appear as a monotonous single block. The proposal would result in a repetitive and monotonous treatment to the Chertsey Road elevation in my view and the bay window features themselves have the potential to appear as unrefined and dominating features. As previously discussed in our meetings, the frames of the bay window features could be bevelled inwards to create a more refined and interesting feature. Mansard roofs are not necessarily a characteristic of the Conservation Area where conventional pitched and gabled roofs predominate and as previously indicated, I remain to be convinced that this would be a visually appropriate design response to the context of the proposal site.



I would suggest that there is the potential for a varied, innovative yet sensitive treatment to this elevation which better reflects the fine grain of development and roof forms and the Victorian/Edwardian and 'Arts and Crafts' influences in the area. The use of dual-pitched roof forms could form part of the design solution; the recently completed development at the former laundry site in Horsell Moor is a good example of where this design approach has been utilised successfully. I would also suggest that careful consideration should be given to the design of the shop fronts facing Chertsey Road and they should align and relate satisfactorily with window openings above them. I therefore feel more work needs to be done in achieving an appropriate design response to the Chertsey Road elevation.

Transportation Impact:

The proposal site is located in a highly sustainable location in Woking Town Centre and is positioned close to the train station and the amenities of the town centre. The Council's recently adopted Parking Standards SPD (2018) set minimum standards for residential development however the SPD makes clear that provision below the minimum standards can be considered in Woking Town Centre.

Whilst there is a recognised need to focus development towards sustainable locations which are well-served by transport links and local services and to promote non-car based travel, I would advise that parking can be contentious issue locally and would advise that a development of this scale should make some provision for parking. I note the proposed provision of around 64x parking spaces in a basement level.

Where limited car parking is provided, the inclusion of car-club spaces can be useful for development proposals in the town centre in addressing the need for parking whilst responding to the space constraints within developments and car ownership trends among the target occupants of such schemes. I would therefore advise that you explore the possibility of providing car-club spaces or contributing towards membership of existing car-club schemes for residents. Consideration would however need to be given to the detail of the operation of such a scheme and whether it would be open to the wider public. Enterprise operate a 'car club' scheme at several locations in Woking Town Centre which are open to the public; you may wish to explore the possibility of providing dedicated car-club bays as part of the proposal, ideally in a publically accessible location such as on-street parking bays.

The Council's Climate Change SPD (2013) requires car parks to achieve at least 5% 'active' electric vehicle charging points along with 15% 'passive' spaces. Adequate, secure cycle storage would also need to be incorporated within the development; the Council's Parking Standards (2018) require dwellings to achieve two spaces each however I appreciate that this will not always be feasible in major town centre schemes.

Adequate bin storage areas would be required and I would refer to the capacity, storage and collection requirements and other detailed guidance set out in the Council's 'Waste and recycling provisions for new residential developments' document. As previously indicated, it appears that the number of refuse and recycling bins required has been underestimated; I would advise that the general standard we would apply would be one 1,100litre refuse and recycling bin per five flats which equates to approximately 150x bins based on 370x units plus food waste and other recycling bins set out in our guidance.

Bin collections for a development of this size can lead to refuse collection vehicles collecting from the development for prolonged periods of time and it would therefore be undesirable for collections to take place from the highway. Careful consideration would therefore need to be given to where and how refuse would be collected from the building. As discussed in our meeting, there would be a fundamental issue with collection operatives wheeling the bins more than 10m. Waste collection services in Woking are now managed by Joint Waste Solutions and I would advise early consultation with them with regards to servicing arrangements; our contact at Woking is Sarah Mabey; Sarah.Mabey@jointwastesolutions.org

I would suggest close consultation will be needed with Sarah Mabey and the County Highway Authority and also our Town Centre Engineer (Faouzi.Saffar@woking.gov.uk) as the Council now owns and manages the highways in the town centre.



Any planning application would need to be accompanied by a comprehensive Transport Assessment addressing the above issues. The County Highway Authority would be consulted on any planning application and would need to be satisfied with the level of parking provision, the access and servicing arrangements and the overall transportation impact of the proposal.

Affordable Housing:

Your submission refers to the Affordable Private Rent model of affordable housing referred to in the NPPF (2019) and the Planning Practice Guidance relating to 'Build to Rent' schemes (September 2018). Affordable Private Rent is defined as being at least 20% below local market rents (including service charges where applicable) and the LPA acknowledges that this is the accepted model of affordable housing for Build to Rent schemes however the PPG sets out flexibility with regards to whether on-site provision or an equivalent commuted sum is provided if agreement is reached with the LPA. I have discussed your proposal with colleagues in our Housing team and whilst the Council's preference is usually for on-site provision, in this instance the Council's preference would depend on what level the local market rents, including service charges, would be set at. For example, 80% of a high-end market rent is unlikely to be genuinely affordable. We would therefore need to understand what the rent levels would be before we confirm our preference.

Whilst the PPG sets a benchmark figure of 20%, Core Strategy (2012) policy CS12 requires 40% of dwellings to be affordable. Woking's Core Strategy forms part of the Development Plan and is up-to-date following a recent review in October 2018; the LPA would therefore apply the 40% figure to any development proposal.

If a viability argument is forwarded then this would need to be in the form of a viability assessment using an approved model. The LPA will normally use Kempton Carr Croft as its consultants in this regard and would expect the applicants to meet the LPA's costs in using consultants to assess these submissions. If it is demonstrated that it is unviable to provide a policy compliant contribution in the current climate, an 'overage' agreement will be sought to reclaim a proportion of any additional profits made as a result of an upturn in property prices.

Impact on Surrounding Properties:

Any development proposal should carefully consider the potential impact on surrounding neighbours in terms of loss of light, overlooking and overbearing impacts. Any planning application should be accompanied by a comprehensive Daylight and Sunlight Assessment which assesses the impact on both existing surrounding neighbours and developments which are under construction or have planning permission (The 'Rat and Parrot' for example) and I would also suggest that the assessment should include a 'sun on the ground' assessment with regards to the new public realm created as part of the proposal and the communal roof terrace. In terms of overlooking and loss of privacy, the Council's 'Outlook, Amenity, Privacy and Daylight' SPD (2008) recommends a minimum 'front-to-front' separation distance of 15m for developments over three storeys however reduced distances may be acceptable in town centre locations.

Standard of Accommodation:

We would expect any new residential development to achieve an acceptable standard of accommodation for future residents. I note that all the units are now intended to meet the National Technical Housing Standards (2015) which I would regard as a positive move. Residential units should also achieve an acceptable quality of outlook and an acceptable level of daylighting; I would advise that any submitted Daylight and Sunlight Assessment should also include an assessment of residential units within the development itself. The Council's 'Outlook, Amenity, Privacy and Daylight' SPD (2008) seeks areas of private amenity space for flats; it is recognised however that this is not always achievable in town centre locations. I would however advise that high quality shared amenity space for residents should be provided.

Housing Mix:

A good mix of unit sizes would be required as set out by Core Strategy (2012) policy CS11. This policy requires proposals to address local housing needs as evidenced in the Strategic Housing Market Assessment (SHMA) which identifies a general need for family accommodation of two bedrooms or more. However policy CS11 states that "*Lower proportions of family accommodation (2+ bedroom units which may be houses or flats) will be*



acceptable in locations in the Borough such as the town and district centres that are suitable for higher density developments. Equally, lower proportions of smaller units will be acceptable in areas of existing low residential density where the character of the area will not be compromised". The submission identifies the following proportions of one and two bedroom units:

- Studio and one bedroom: 69%
- Two bedroom: 31%

Whilst it is regrettable that the previously proposed three bedroom units have been removed, in my opinion the above housing mix is broadly consistent with the aims of policy CS11, the context of the proposal site's location and with other town centre developments.

Drainage and Flood Risk:

Parts of the proposal site and surrounding area are classified as being at risk from surface water flooding. Details of an appropriate Sustainable Drainage Scheme (SUDS) would be required up-front to accompany any planning application. Woking Borough Council has an in-house Drainage and Flood Risk Engineer who would be consulted on this aspect of the proposal; I would advise early consultation with our Drainage and Flood Risk Engineer as to what would be required (Katherine.Waters@woking.gov.uk).

Wind Microclimate:

Tall buildings, particularly in combination with existing or proposed tall buildings, can have a significant impact on the wind microclimate of the surrounding area. I would advise that any planning application should be accompanied by a detailed assessment of existing and proposed wind speeds and conditions in the area and the assessment should consider the cumulative effect in combination with surrounding developments which are under construction, approved or proposed. It would be important for the wind microclimate in the public realm to remain comfortable for leisurely walking and for outdoor seating and eating for example.

To mitigate potential negative impacts on wind microclimate it is often necessary to introduce external modifications to proposed developments. Wind tunnel testing has recently resulted in amendments to a town centre scheme being necessary; I am encouraged from our latest meeting with Kenny Oake on 08/11/2019 that wind tunnel testing has been carried out.

Sustainability:

Woking Town Centre features an existing Combined Heat and Power (CHP) network which is a source of sustainable power and hot water in the town centre. Core Strategy (2012) policy CS22 requires developments in the town centre to connect to the CHP network unless suitable alternatives can be demonstrated and it would be desirable for the proposed development to connect to this network. I would advise early consultation with colleagues at Thamesway Energy on this point (Sean.Rendall@thameswegroup.co.uk).

The residential elements would be required to meet the equivalent water and energy improvements of the former Code for Sustainable Homes Level 4.

Contamination:

I would advise that there is potential for land contamination on the proposal site which would need to be adequately investigated and remediated as part of a development proposal.

Biodiversity:

Although the proposal site is within an urban location, given the size of the site and range of buildings to be demolished, there is the possibility of bats being present in the buildings. Core Strategy (2012) policy CS7 also seeks biodiversity enhancements as part of development proposals; the proposal represents an opportunity to enhance biodiversity on the proposal site. The potential impact on biodiversity would be a consideration as part of a planning application.



Air Traffic Considerations:

As with any tall building, the LPA would consult with the Civil Aviation Authority, National Air Traffic Services and local aerodromes with regards to the potential impact on air traffic and radar signals etc. You may wish to consult with these bodies at an early stage in order to understand any requirements they may have. I would advise that NATS have recently raised concerns about the nearby Concord House proposal which is currently under consideration.

Impact on the Thames Basin Heaths Special Protection Area (SPA):

The Thames Basin Heaths Special Protection Area (TBH SPA) has been identified as an internationally important site of nature conservation and has been given the highest degree of protection. Policy CS8 of the Core Strategy states that any proposal with potential significant impacts (alone or in combination with other relevant developments) on the TBH SPA will be subject to Habitats Regulations Assessment to determine the need for Appropriate Assessment. Following recent European Court of Justice rulings, a full and precise analysis of the measures capable of avoiding or reducing any significant effects on European sites must be carried out at an 'Appropriate Assessment' stage rather than taken into consideration at screening stage, for the purposes of the Habitats Directive (as interpreted into English law by the Conservation of Habitats and Species Regulations 2017 (the "Habitat Regulations 2017")). An Appropriate Assessment will therefore need to be undertaken as part of a planning application and Natural England would be consulted.

Policy CS8 of Woking Core Strategy (2012) requires new residential development beyond a 400m threshold, but within 5 kilometres of the TBH SPA boundary to make an appropriate contribution towards the provision of Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM), to avoid impacts of such development on the SPA. The SANG and Landowner Payment elements of the SPA tariff are encompassed within the Community Infrastructure Levy (CIL), however the SAMM element of the SPA tariff is required to be addressed outside of CIL. The required contribution for one bedroom dwellings is £515 per dwelling, for two bedroom dwellings it is £698 and for three bedroom dwellings it is £919. This financial contribution would be secured by legal agreement.

Community Infrastructure Levy (CIL):

The proposal would also be liable to make a contribution towards the Community Infrastructure Levy (CIL) which is calculated based on floor area; the current rate is £75 per square metre plus indexation. The floor area of existing buildings can be discounted from the overall charge; further information can be found on our website: <http://www.woking2027.info/infrastructure>.

Summary:

As previously suggested, a high density, high quality mixed use development in this location could be considered acceptable in principle in my opinion however the existing social, cultural and entertainment facilities along with established conference facilities are offered protection by Woking's Development Plan. I appreciate that efforts have now been made to accommodate some of the existing community uses within the proposed development. I also understand there are separate plans to relocate the leisure uses from the Big Apple elsewhere in the town centre. Furthermore, new conference facilities are being provided in Victoria Square. However in the absence of definite details about these projects or how realistic or advanced they are, it may be that only limited weight can be afforded to them. I still therefore feel there is something of a question mark over whether the proposal would result in the unjustified loss of existing social, cultural, entertainment and conference facilities; I do however understand from our meetings that you are preparing reports to accompany the planning application which addresses the existing uses in detail.

I appreciate that positive steps have been made during the pre-application process in amending and refining the proposals in response to the comments of the LPA and DRP. I feel significant steps forward have been made in design terms and in achieving a pedestrian route through the scheme and based on the submitted information, I am broadly of the view that the proposal is appropriate in terms of height, bulk and massing. However it is not possible to fully evaluate the townscape and visual impact of the proposal without the benefit of more details



elevations and visualisations and in the absence of the 'VU.CITY' file. I also remain to be convinced by the treatment of the Chertsey Road elevation.

I feel the most recent comments from the DRP dated 08/10/2019 are more positive than previous comments and I would draw attention to the following key excerpt which I think best summarises the DRP's position:

"Improvements have been made to the public open square, the connecting building, Chertsey Road elevation and the treatment of the tall residential blocks to provide a subtly more architecturally distinctive scheme. While the panel consider the improvements to represent positive design moves, the updated proposal still requires further refinement to provide a scheme of exceptional quality, as is needed in this key location.

Key recommendations

- 1. Encourage active ground floor uses within the square, including the proposed community building, and allow the community uses to flow out onto the public square to the front of the connecting building.*
- 2. Use the design of the façade of the connecting building and the layout of the community space facing the square to facilitate further public-facing uses, such as food or coffee stands.*
- 3. Provide further clarity over the material treatment of the residential towers to finesse the tower's massing elements.*
- 4. Consider including the open crowns, currently proposed on the tallest tower, on all tower elements to achieve the 'organ pipe' aesthetic as suggested at previous review.*
- 5. Further refine the Chertsey Road elevation to reduce the emphasis on the entry to the alleyway between the internal court. Consider altering the material treatment to better respond to the Arts and Crafts style of the street."*

It would be important that the recommendations are taken on board and addressed as part of any future planning application; if this is done then Officers would be satisfied that the proposal has been through a successful Design Review process as required by the Woking Design SPD.

Subject to the resolution of the land use issue and my other comments detailed above, the proposals could represent an exciting opportunity to assist in the regeneration of this part of the town centre.

This opinion is without prejudice to any decision that may be made as a result of a planning application being registered and is given in the context of the planning policies, regulations and guidance available today. You are advised that this context could change over time and with it the material considerations. This may affect the above opinion and you are advised to check the position again unless immediately acting in accordance with the above advice.

I trust this answers your query.

Yours faithfully,

David Raper
Senior Planning Officer

Appendix 4

Ms Paula Carney
WYG
9 Mansfield Street
London
W1G 9NY



Civic Offices
Gloucester Square
Woking
Surrey GU21 6YL

Telephone (01483) 755855

Facsimile (01483) 768746

DX 2931 WOKING

Email wokbc@woking.gov.uk

Website www.woking.gov.uk

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015**

**DECISION NOTICE: GRANT PLANNING PERMISSION
(subject to conditions)**

This approval relates only to the provisions of the Town and Country Planning Act 1990 and must not be taken to imply or be construed as an approval under the Building Regulations 2000 or for the purpose of any other statutory provision whatsoever.

Woking Borough Council, in pursuance of their powers under the above mentioned Act and Order **GRANTS** full planning permission for the following development as shown on the drawings submitted and subject to the conditions specified in the Schedule below:-

SCHEDULE

Reference: PLAN/2017/0802 **Application Type:** Full Planning Application

Proposal: Erection of a 12x storey building comprising 68x self-contained flats (50x one bed, 16x two bed & 2x three bed) including associated landscaping and parking following demolition of existing vacant Public House (Use Class A4).

Location: 46 Chertsey Road, Woking, Surrey, ,

Conditions (See next page.)





Conditions

01. 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).

02. The development hereby permitted shall be carried out in accordance with the approved plans listed below:

00-ZZ-DR-A-3_03-001 Rev.D0-1 received by the LPA on 18/09/2017
00-ZZ-DR-A-3_03-002 Rev.D0-2 received by the LPA on 18/09/2017
00-ZZ-DR-A-3_03-003 Rev.D0-1 received by the LPA on 12/07/2017

00-ZZ-DR-A-3_04-001 Rev.D0-1 received by the LPA on 12/07/2017
00-ZZ-DR-A-3_04-002 Rev.D0-1 received by the LPA on 12/07/2017
00-ZZ-DR-A-3_04-003 Rev.D0-1 received by the LPA on 12/07/2017
00-ZZ-DR-A-3_04-004 Rev.D0-1 received by the LPA on 12/07/2017
00-ZZ-DR-A-3_04-005 Rev.D0-1 received by the LPA on 12/07/2017

00-ZZ-DR-A-3_05-001 Rev.D0-1 received by the LPA on 12/07/2017
00-ZZ-DR-A-3_05-002 Rev.D0-1 received by the LPA on 12/07/2017
00-ZZ-DR-A-3_05-003 Rev.D0-1 received by the LPA on 12/07/2017
00-ZZ-DR-A-3_05-004 Rev.D0-1 received by the LPA on 12/07/2017
00-ZZ-DR-A-3_05-005 Rev.D0-1 received by the LPA on 12/07/2017
00-ZZ-DR-A-3_05-006 Rev.D0-1 received by the LPA on 12/07/2017

00-00-DR-A-3_03-002 Rev.D0-1 received by the LPA on 12/07/2017
00-XX-DR-A-3-3-02-001 Rev.D0-1 received by the LPA on 12/07/2017
00-XX-DR-A-3-90-001 Rev.D0-1 received by the LPA on 12/07/2017
00-XX-DR-A-3_02-003 Rev.D0-1 received by the LPA on 12/07/2017
00-XX-DR-A-3_03-003 Rev.D0-1 received by the LPA on 12/07/2017

Reason: For the avoidance of doubt and in the interests of proper planning.

03. ++ Prior to the commencement of any above-ground works in connection with the development hereby permitted, details and samples of all external materials to be used in the construction of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter retained in accordance with the approved details unless otherwise first agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual amenities of the area and in accordance with Policy CS21 of the Woking Core Strategy 2012.



04. Prior to the first occupation of the development hereby approved, a hard and soft landscaping scheme showing details of shrubs, trees and hedges to be planted, details of materials for areas of hard surfacing and details of boundary treatments, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter retained in accordance with the approved details unless otherwise first agreed in writing by the Local Planning Authority. All landscaping shall be carried out in accordance with the approved scheme in the first planting season (November-March) following the occupation of the buildings or the completion of the development (in that phase) whichever is the sooner and maintained thereafter. Any retained or newly planted trees, shrubs or hedges which die, become seriously damaged or diseased or are removed or destroyed within a period of 5 years from the date of planting 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: To preserve and enhance the character and appearance of the locality in accordance with Policies CS21 and CS24 of the Woking Core Strategy 2012.

05. ++ Prior to the commencement of any above-ground works in connection with the development hereby permitted, detailed bay elevations at 1:50 scale of key components of the building including areas of brick detailing, windows and balconies shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter retained in accordance with the approved details unless otherwise first agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual amenities of the area and in accordance with Policy CS21 of the Woking Core Strategy 2012.

06. Prior to the first occupation of the development hereby approved, space shall be laid out within the site in accordance with the approved plans listed in this notice for vehicles and bicycles and thereafter the parking and cycle storage areas shall be permanently retained and maintained for their designated purpose.

Reason: In order that the development should not prejudice highway safety nor should it inconvenience other highway users.

07. Prior to the first occupation of the development hereby approved, the proposed vehicular access onto Church Street East shall be constructed in accordance with the approved plans.

Reason: In order that the development should not prejudice highway safety nor should it inconvenience other highway users.

08. ++ Prior to the commencement of the development hereby approved a Method of Construction Statement, to include details of points (a) to (h) below shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall then be implemented during the construction of the development hereby approved.
- (a) parking for vehicles of site personnel, operatives and visitors
 - (b) loading and unloading of plant and materials
 - (c) storage of plant and materials
 - (d) programme of works (including measures for traffic management)
 - (e) provision of boundary hoarding
 - (f) measures to prevent the deposit of materials on the highway
 - (g) on-site turning for construction vehicles
 - (h) measures to protect the amenities of neighbouring occupiers during construction



Measures will be implemented in accordance with the approved Method of Construction Statement and shall be retained for the duration of the construction period. Only the approved details shall be implemented during the construction works unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development does not prejudice highway safety nor cause inconvenience to other highway users and in the interests of public safety and amenity in accordance with Policies CS18 and CS21 of the Woking Core Strategy 2012.

09. Prior to the first occupation of the residential parts of the development hereby approved, a Full Residential Travel Plan in accordance with Surrey County Council's 'Travel Plans Good Practice Guide' (2010) shall be submitted to and approved in writing by the Local Planning Authority. The approved Full Residential Travel Plan shall thereafter be implemented, retained, maintained and developed in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order that the development should not prejudice highway safety nor should it inconvenience other highway users.

10. ++Prior to the commencement of the development hereby approved, written evidence shall be submitted to and approved in writing by the Local Planning Authority (LPA) demonstrating that the development will:
- a. Achieve a minimum of a 19% improvement in the dwelling emission rate over the target emission rate, as defined in the Building Regulations for England Approved Document L1A: Conservation of Fuel and Power in New Dwellings (2013 edition). Such evidence shall be in the form of a Design Stage Standard Assessment Procedure (SAP) Assessment, produced by an accredited energy assessor; and,
 - b. Achieve a maximum water use of no more than 110 litres per person per day as defined in paragraph 36(2b) of the Building Regulations 2010 (as amended), measured in accordance with the methodology set out in Approved Document G (2015 edition). Such evidence shall be in the form of a Design Stage water efficiency calculator.

Development shall be carried out wholly in accordance with the agreed details and maintained as such in perpetuity unless otherwise agreed in writing by the LPA.

Reason: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources and to comply with policy CS22 of the Woking Core Strategy 2012.

11. The development hereby permitted shall not be occupied until written documentary evidence has been submitted to and approved in writing by the Local Planning Authority demonstrating that the development has:
- a. Achieved a minimum of a 19% improvement in the dwelling emission rate over the target emission rate, as defined in the Building Regulations for England Approved Document L1A: Conservation of Fuel and Power in New Dwellings (2013 edition). Such evidence shall be in the form of an As Built Standard Assessment Procedure (SAP) Assessment, produced by an accredited energy assessor; and
 - b. Achieved a maximum water use of 110 litres per person per day as defined in paragraph 36(2b) of the Building Regulations 2010 (as amended). Such evidence shall be in the form of the notice given under Regulation 37 of the Building Regulations.

Development shall be carried out wholly in accordance with the agreed details and maintained as such in perpetuity unless otherwise agreed in writing by the LPA.

Reason: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources and to comply with policy CS22 of the Woking Core Strategy 2012.



12. ++ Prior to the commencement of the development hereby approved, details, including timescales, of the connection of the development hereby approved to the local Combined Heat and Power (CHP) network shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall include measures to ensure compliance with good practice for connecting new buildings to heat networks by reference to CIBSE Heat Networks Code of Practice for the UK and be implemented in accordance with the approved details prior to the first occupation of the development hereby approved and maintained thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development achieves a high standard of sustainability and to comply with Policy CS22 of the Woking Core Strategy 2012.

13. ++ Prior to the commencement of the development hereby permitted, a scheme to deal with contamination of the site shall be submitted to and approved in writing by the Local Planning Authority.

(i) The above scheme shall include :-

- (a) a contaminated land desk study and suggested site assessment methodology;
- (b) a site investigation report based upon (a);
- (c) a remediation action plan based upon (a) and (b);
- (d) a "discovery strategy" dealing with unforeseen contamination discovered during construction;
- and (e) a "validation strategy" identifying measures to validate the works undertaken as a result of (c) and (d)
- (f) a verification report appended with substantiating evidence demonstrating the agreed remediation has been carried out

(ii) Unless otherwise agreed in writing by the Local Planning Authority, the development shall be carried out and completed wholly in accordance with such details and timescales as may be agreed.

Reason: To ensure that a satisfactory strategy is put in place for addressing contaminated land before development commences and to make the land suitable for the development without resulting in risk to construction workers, future users of the land, occupiers of nearby land and the environment generally in accordance with Policies CS9 and CS21 of the Woking Core Strategy 2012.

14. No fixed plant or equipment associated with air moving equipment, compressors, generators or plant or similar equipment shall be installed on the site until details, including acoustic specifications, have been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter take place and be maintained in accordance with the agreed details.

Reason: To protect the environment and amenities of the occupants of neighbouring properties in accordance with Policy CS21 of the Woking Core Strategy 2012.

15. Prior to the installation of any external lighting including floodlighting, details of the lighting (demonstrating compliance with the recommendations of the Institute of Lighting Engineers 'Guidance Notes for Reduction of Light Pollution' and the provisions of BS 5489 Part 9) shall be submitted to and approved in writing by the Local Planning Authority. The approved lighting scheme shall be installed and maintained in accordance with the agreed details thereafter.

Reason: To protect the appearance of the surrounding area and the residential amenities of the neighbouring properties in accordance with Policies CS18 and CS21 of the Woking Core Strategy 2012.



16. ++ Prior to the commencement of the development hereby approved, construction drawings of the surface water drainage network, associated sustainable drainage components, flow control mechanisms and a construction method statement shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall then be constructed and maintained in accordance with the approved drawings, method statement and Micro drainage calculations prior to the first occupation of the development hereby approved. No alteration to the approved drainage scheme shall occur without prior written approval of the Local Planning Authority.

Reason: To ensure that the development achieves a high standard of sustainability and to comply with Policies CS9 and CS16 of the Woking Core Strategy 2012 and the policies in the NPPF.

17. Prior to first occupation of the development hereby approved, details of the maintenance and management of the sustainable drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:

- i. a timetable for its implementation,
- ii. Details of SuDS features and connecting drainage structures and maintenance requirement for each aspect
- iii. A table to allow the recording of each inspection and maintenance activity, as well as allowing any faults to be recorded and actions taken to rectify issues; and
- iv. A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To ensure that the development achieves a high standard of sustainability, continues to be maintained as agreed for the lifetime of the development and to comply with Policies CS9 and CS16 of the Woking Core Strategy 2012 and policies in the NPPF.

18. Prior to the first occupation of the development hereby approved, a Verification Report, appended with substantiating evidence, demonstrating that the agreed construction details and specifications for the sustainable drainage scheme have been implemented, shall be submitted to and approved in writing by the Local Planning Authority. This report will include photos of excavations and soil profiles/horizons, any installation of any surface water structure and control mechanism.

Reason: To ensure that the development achieves a high standard of sustainability and to comply with Policies CS9 and CS16 of the Woking Core Strategy 2012

19. ++ Prior to the commencement of the development hereby approved (including clearance and demolition) tree protection details shall be submitted to and approved in writing by the Local Planning Authority. These details shall adhere to the principles embodied in BS 5837 2012 and shall include a Tree Survey, Arboricultural Impact Assessment and Arboricultural Method Statement. The details shall make provision for the convening of a pre-commencement meeting and Arboricultural supervision by a suitably qualified and experienced Arboricultural Consultant for works within the RPAs of retained trees. Full details shall be provided to indicate exactly how and when the retained trees will be protected during the site works. The development shall be carried out strictly in accordance with the agreed details.

Reason: To ensure the retention and protection of trees on and adjacent to the site in the interests of the visual amenities of the locality and the appearance of the development in accordance with Policy CS21 of the Woking Core Strategy 2012.



20. The development hereby approved shall be constructed in accordance with the recommendations set out within the Noise Statement prepared by WYG dated June 2017. Development shall thereafter take place and be maintained in accordance with the agreed details.

Reason: To protect the residential amenities of future occupiers.

Informatives

01. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework 2012.
02. The permission hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway.
03. Notwithstanding any permission granted under the Planning Acts, no signs, devices or other apparatus may be erected within the limits of the highway without the express approval of the Highway Authority. It is not the policy of the Highway Authority to approve the erection of signs or other devices of a non-statutory nature within the limits of the highway.
04. When an access is to be closed as a condition of planning permission a licence issued by, the Highway Authority Local Highways Service will require that the redundant dropped kerb be raised and any verge or footway crossing be reinstated to conform with the existing adjoining surfaces at the developers expense. The developer is advised that as part of the detailed design of the highway works required by the above condition(s), the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
05. The developer is advised that the detailed design of the part(s) of the development on-site basement that temporarily and permanently support the public highway may require approval from Surrey County Council Structures Team before any works are carried out on the site which remove existing support provided to the public highway by the land within the development site. For further information contact the Surrey County Council Structures Team.
06. 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).
07. Your attention is specifically drawn to the conditions above marked ++. These condition(s) require the submission of details, information, drawings, etc. to the Local Planning Authority PRIOR TO THE COMMENCEMENT OF ANY DEVELOPMENT ON THE SITE or, require works to be carried out PRIOR TO THE COMMENCEMENT OF THE USE. Failure to observe these requirements will result in a contravention of the terms of the permission and the Local Planning Authority may serve Breach of Condition Notices to secure compliance.

You are advised that sufficient time needs to be given when submitting details in response to conditions, to allow the Authority to consider the details and discharge the condition. A period of between five and eight weeks should be allowed for.



08. The applicant is advised that under the Control of Pollution Act 1974, works which will be audible at the site boundary will be restricted to the following hours:-

8.00 a.m. - 6.00 p.m. Monday to Friday
8.00 a.m. - 1.00 p.m. Saturday
and not at all on Sundays and Bank Holidays.

09. The provisions of The Party Wall Act 1996 may be applicable and relates to work on an existing wall shared with another property; building on the boundary with a neighbouring property; or excavating near a neighbouring building. An explanatory booklet setting out your obligations can be obtained from the Communities and Local Government website www.communities.gov.uk
10. The applicant is advised that this application is liable to make a CIL contribution of £430,255.38. The applicant must complete and submit a Commencement (of development) Notice to the Local Planning Authority, which the Local Planning Authority must receive prior to commencement of the development.
11. A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Thames Water expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality
12. Your attention is specifically drawn to the conditions above marked ++. These condition(s) require the submission of details, information, drawings, etc. to the Local Planning Authority PRIOR TO THE COMMENCEMENT OF ANY DEVELOPMENT ON THE SITE or, require works to be carried out PRIOR TO THE COMMENCEMENT OF THE USE. Failure to observe these requirements will result in a contravention of the terms of the permission and the Local Planning Authority may serve Breach of Condition Notices to secure compliance.

You are advised that sufficient time needs to be given when submitting details in response to conditions, to allow the Authority to consider the details and discharge the condition. A period of between five and eight weeks should be allowed for.

Date Decision Notice Issued: 11 April 2018

Christopher Dale
Development Manager

***ATTENTION IS DRAWN TO THE NOTES ATTACHED ***





NOTES

Appeals to the Secretary of State

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
 1. If this is a decision to refuse planning permission for a Householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
 2. If this is a decision to refuse planning permission for a minor commercial application (as defined in the Development Management Procedure Order) if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
 3. If this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
 4. If you want to appeal against your local planning authority's decision regarding a planning application, then you must do so within 6 months of the date of this notice.
 5. If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice [reference], if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
 6. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
 7. Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
 - The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.





Civic Offices
Gloucester Square
Woking
Surrey GU21 6YL

Telephone (01483) 755855

Facsimile (01483) 768746

DX 2931 WOKING

Email wokbc@woking.gov.uk

Website www.woking.gov.uk

Dear Sir/Madam,

You have now obtained Planning Permission please remember that separate approval under Building Regulations is also usually required. If you have not already made a Building Regulations application, or you are not sure whether you require regulations consent please visit our website for advice or contact us. In order to receive the most from our services please make your application in advance of works commencing.

Whatever the works you are carrying out, we can offer the following services:

- comprehensive information and application forms
- prompt registration of applications that are checked within ten days
- you will have ready access to our experienced, qualified Surveyors each of whom is contactable by fax, personal email and direct dial telephone, they have first class local knowledge and access to unique and invaluable historic records
- same weekday inspections when notified before 10am and
- your completion certificate will be issued within 24 hours of authorisation.

Our previous customers say that we offer a first rate service, see comments below:

"Extremely helpful and very understanding of the problems I have had" Feb 2015

'Thank you for a truly excellent service, we really appreciated the help' April 2015

'Very patient at explaining technical stuff to me very constructive in approach' April 2015

'Very well dealt with from start to finish all surveyors on the case were excellent' June 2015

'Excellent knowledge and practical advice have been invaluable' Aug 2015

'I would like to thank him you, helpful friendly approach to all matters' Sept 2015

We look forward to working with you.

Yours faithfully,

David Edwards
Chief Building Control Surveyor

Email: buildingcontrol@woking.gov.uk

Tel: 01483 743841

Fax: 01483 756842

Appendix 5

12 DECEMBER 2017 PLANNING COMMITTEE

17/0802	Reg'd:	17.07.17	Expires:	16.10.17	Ward:	C
Nei. Con. Exp:	16.08.17	BVPI Target	Minor dwellings -13	Number of Weeks on Cttee' Day:	21/13	On Target? No

LOCATION: 46 Chertsey Road, Woking

PROPOSAL: Erection of a 12x storey building comprising 68x self-contained flats (50x one bed, 16x two bed & 2x three bed) including associated landscaping and parking following demolition of existing vacant Public House (Use Class A4).

TYPE: Full Planning Application

APPLICANT: Mr Michael Watkins & Mr Richard Lewczynski
OFFICER: David Raper

REASON FOR REFERRAL TO COMMITTEE:

The proposal is for major development which falls outside the scope of delegated powers as set out by the Management Arrangements and Scheme of Delegation.

SUMMARY OF PROPOSED DEVELOPMENT:

The proposal is for the demolition of the existing vacant Public House on the site (Use Class A4) and the erection of a 12x storey building (including the ground floor) comprising 68x self-contained flats (50x one bed, 16x two bed & 2x three bed). The ground floor would include a lobby area with frontages on both Church Street East and Chertsey Road as well as bin and cycle storage and 2x disabled parking spaces accessed via Church Street East. The proposed building would adopt a contemporary design approach and would be finished in brick with integral and projecting balconies. Hard and soft landscaping is also proposed to the front and rear of the building.

Site Area:	0.07ha (700 sq.m)
Existing units:	0
Proposed units:	68
Existing density:	0 (dwellings per hectare)
Proposed density:	971 dph

PLANNING STATUS

- Urban Area
- Woking Town Centre
- Secondary Shopping Frontage
- High Accessibility Zone
- Thames Basin Heaths SPA ZoneB (400m-5km)

RECOMMENDATION

GRANT planning permission subject to conditions and Section 106 Agreement.

SITE DESCRIPTION

The proposal relates to 'The Rat and Parrot' Public House on Chertsey Road in Woking Town Centre which is vacant. The building is a relatively large two storey flat-roofed structure which has frontages on both Church Street East to the north and Chertsey Road to the south. On the Chertsey Road frontage there is an area of public realm with benches and street trees. Adjoining the site to the south-west is the large HG Wells entertainment and conference complex and to the north-west are two storey commercial buildings. To the north and north-west is the Victoria Way multi-storey car park and the 9x storey Enterprise Place block of flats. To the south-east is the large Dukes Court office complex and to the south-west is Chertsey Road which is characterised by 3-4x storey commercial development which forms part of the Woking Town Centre Conservation Area. The proposal site forms part of the designated Secondary Shopping Frontage in the town centre.

PLANNING HISTORY

Detailed planning history with the below being the most relevant:

- PLAN/1998/0923 - Change of use from A1 retail to A3 bar/café – Permitted 22/10/1998

CONSULTATIONS

Drainage and Flood Risk Engineer: No objection subject to conditions.

County Highway Authority: No objection subject to conditions.

Environmental Health: No objection subject to conditions.

Planning Policy: No objection.

Scientific Officer: No objection subject to conditions.

Waste Services: No objection subject to conditions.

Thamewsey Energy: No objection subject to conditions.

Arboricultural Officer: No objection subject to conditions.

REPRESENTATIONS

6x representations received objecting to the proposal raising the following points:

- Proposal would cause loss of light, privacy and outlook
- Proposed building is too high and out of character with the area
- Proposal would provide insufficient parking and place pressure on existing parking
- Proposal would lead to further noise and congestion in the area
- Consideration should be given to keeping a pub use
- Construction phase would lead to noise pollution and disruption
- Proposed building would block existing views

RELEVANT PLANNING POLICIES

National Planning Policy Framework (NPPF) (2012):

Section 2 - Ensuring the vitality of town centres

Section 4 - Promoting sustainable transport

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Section 6 - Delivering a wide choice of high quality homes
Section 7 - Requiring good design
Section 10 - Meeting the challenge of climate change, flooding and coastal change
Section 11 - Conserving and enhancing the natural environment
Section 12 - Conserving and enhancing the historic environment

Woking Core Strategy (2012):

CS1 - A Spatial strategy for Woking Borough
CS2 - Woking Town Centre
CS7 - Biodiversity and nature conservation
CS8 - Thames Basin Heaths Special Protection Areas
CS9 - Flooding and water management
CS10 - Housing provision and distribution
CS11 - Housing Mix
CS12 - Affordable housing
CS15 - Sustainable Economic Development
CS18 - Transport and accessibility
CS19 - Social and Community Infrastructure
CS20 - Heritage and Conservation
CS21 - Design
CS22 - Sustainable construction
CS24 - Woking's landscape and townscape
CS25 - Presumption in favour of sustainable development

Development Management Policies DPD (2016):

DM2 – Trees and Landscaping
DM7 – Noise and Light Pollution
DM16 – Servicing Development
DM17 – Public Realm
DM20 – Heritage Assets and their Settings

Supplementary Planning Documents (SPDs):

Woking Design (2015)
Affordable Housing Delivery (2014)
Climate Change (2013)
Outlook, Amenity, Privacy and Daylight (2008)
Parking Standards (2006)

Other Material Considerations:

South East Plan (2009) (Saved policy) NRM6 - Thames Basin Heaths Special Protection Area
Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015
Waste and recycling provisions for new residential developments
Community Infrastructure Levy (CIL) Charging Schedule (2015)
The Community Infrastructure Levy (CIL) Regulations (2010) (as amended)

PLANNING ISSUES

Principle of Development:

1. The proposal is for the demolition of the existing building and the erection of a 12x storey building comprising 68x flats in Woking Town Centre. Core Strategy (2012) policy CS2 'Woking Town Centre' seeks to protect A1 (retail) uses in Primary Frontages and other 'A' uses in Secondary Frontages. The proposal site is within the designated Secondary Shopping Frontage and its former use was as a drinking

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establishment (A4 use) is therefore offered protection in policy terms by policy CS2. The proposal site is however vacant and is understood to have been so for a period of nine years. The premises is vacant with windows and doors boarded up which results in a building which is not considered to contribute positively to the vitality and viability of the town centre.

2. Pubs can also be regarded as community facilities and are also offered protection by policy CS19 'Social and Community Infrastructure' however this policy states that the loss of such facilities can be considered acceptable where there is no identified need for the facility or where similar alternative facilities are available in the area for example. Given the long period of vacancy discussed above and the various pubs and other social and community facilities in the town centre, the proposal is not considered to result in the unacceptable loss of a social or community facility and is considered to comply with policy CS19.
3. The loss of the A4 use on the site is therefore considered acceptable when considering the prolonged period of vacancy and the visual state of the building. The redevelopment of the site with residential development is not therefore considered to unacceptably impact on the vitality and viability of Woking Town Centre.
4. The NPPF (2012) and Core Strategy policy CS25 (2012) promote a presumption in favour of sustainable development. The site constitutes previously developed land within the designated Urban Area, within Woking Town centre and within the 400m-5km (Zone B) Thames Basin Heaths Special Protection Area (SPA) buffer zone. Core Strategy policy CS10 seeks to ensure that sufficient homes are built in sustainable locations where existing infrastructure is in place and new residential development should seek to maximise the efficient use of land. Core Strategy (2012) policies CS1 and CS2 establish Woking Town Centre as the primary focus of sustainable growth including high density redevelopment of existing sites in the town centre.
5. The redevelopment of the site for residential development is considered consistent with the aims of policies CS1, CS2 and CS19 and would result in the efficient use of previously developed land in the town centre and the development of a vacant building which is considered to detract from the character of the area and the town centre. The proposal is therefore considered acceptable in principle and in land use terms subject to the detailed considerations set out below.

Impact on Character:

6. Core Strategy (2012) policy CS1 'A Spatial Strategy for Woking Borough' establishes Woking Town Centre as the primary focus for sustainable growth and states that '*In the town centre, well designed, high density development that could include tall buildings and which enhances its image will be encouraged, but without comprising on its character and appearance and that of nearby areas*'. Policy CS2 'Woking Town Centre' places great weight on high quality development in the town centre and states that '*New Development proposals should deliver high quality, well designed public spaces and buildings, which make efficient use of land, contribute to the functionality of the centre and add to its attractiveness and competitiveness*'. Policy CS21 'Design' states that tall buildings can be supported in the town centre where they are well designed and can be justified within their context. The Woking Design (2015) SPD establishes that the criteria against which tall buildings will be considered and include being of exceptional design quality, contributing positively to Heritage Assets, impacts on key views and local environmental impacts.

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7. The proposal site is in a relatively prominent position which is clearly visible when approaching the town centre from the north-east. The existing building to be demolished is a large two storey, flat-roofed building with a simple, utilitarian form and design. The north-east flank elevation is large and prominent in views from Church Street East and is finished in a mixture of painted and unpainted brickwork and metal cladding. Windows and doors have been blocked-up and the building has been vacant for some time. These features results in a building which is considered to detract from the character of the area and the building is not considered to have any notable architectural merit. The demolition and replacement of the building can therefore be considered acceptable subject to the design of the proposed replacement building and its impact on the surrounding area.
8. The proposed building would be 12x storeys including the ground floor level and 39.4m in maximum height. Woking Town centre has an emerging character of taller buildings and high density development established by the 'Victoria Square' development of 34x storeys for example which is currently under construction. Other existing tall buildings in the town centre include the 'New Central' development at 21x storeys and the 'Centrium' development of 16x storeys. It is acknowledged however that these developments are in the western part of the town centre whereas the proposal site is towards the east. Building heights surrounding the proposal site are varied; Enterprise Place to the north-east is a relatively large building of 9x storeys and Dukes Court is a large office building of 8x storeys to the south-east. Regents Court on Victoria Way to the north-east is an 8x storey building located in a gateway location to the town centre towards the edge of the town centre, similar to the proposal site.
9. Remaining buildings in the area are generally lower in height, the adjoining neighbours at No.48-58 Chertsey Road are two storeys and development on Chertsey Road to the south-west is generally 3-4x storeys. A building of 12x storeys, although inevitably taller than adjoining neighbours, is considered to be consistent with the emerging character of Woking Town Centre for taller buildings and is considered generally consistent with building heights in the area which are varied as discussed above. The height and scale of the proposed building is considered acceptable in design terms and appropriate to the surrounding area and the town centre location of the proposal site. In terms of design, buildings vary considerably in age and style but the use of brick is relatively common in the area.
10. The proposal site effectively has two road frontages on Church Street East to the north and Chertsey Road to the south. The proposed development responds to both road frontages by featuring fenestration and an active frontage on both elevations at ground floor level by utilising a lobby area which extends the full depth of the ground floor with entrances on both road elevations. High quality hard and soft landscaping is shown on both road frontages which is considered to enhance the visual amenities of the site and the wider street scene. The existing street trees would also be retained as part of the proposal.
11. The building would adopt a distinctly contemporary design approach with generously sized windows and a mixture of integral and projecting balconies. Overall the proposed front and rear elevations are considered to exhibit balanced and well-considered elevations and the building is considered to constitute high quality design. The primary material would be brick which is considered a high quality material appropriate to the context of the proposal site.
12. The north-east facing flank elevation would be prominent in views from Church Street East and Chertsey Road when approaching the town centre from the north-east. In

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order to avoid unduly prejudicing the development potential of neighbouring sites, the proposed building has been designed to avoid habitable room windows on the flank elevations. In order to create visually acceptable flank elevations, the building has been designed in a roughly cruciform footprint which creates a staggered flank elevation. This avoids a large expanse of masonry and the flank elevation itself is broken-up with an inset element which provides variation and relief on the elevation. The proposed building utilises panels of brick detailing and horizontal bands of brickwork in differing patterns which is considered to provide visual interest and variation on the flank elevations. The elevations are further broken-up by the use of secondary windows and cladding panels. In addition to this, the height of the building is varied with the 11x storey element on the eastern side of the site and the taller 12x storey element on the western side.

13. Overall the proposed development is considered of an acceptable size and scale appropriate to the context to the emerging character of Woking Town Centre and is considered to constitute high quality design and an innovative response to the constraints of the site. The proposal is therefore considered acceptable in design terms and is considered to have an acceptable impact on the character of the surrounding area in accordance with Core Strategy (2012) policies CS21, CS24 and CS25, Supplementary Planning Document 'Woking Design' (2015) and the National Planning Policy Framework (2012).

Impact on the Woking Town Centre Conservation Area:

14. The proposal site is not within a Conservation Area but is close to the boundary with the Woking Town Centre Conservation Area which ends to the south of the site. The impact on the setting of the Conservation Area and views from the Conservation Area must therefore be assessed. The proposed building would be set-back at least 8m from Chertsey Road and whilst the building would inevitably be visible from the Conservation Area, it would not terminate the key views from the Conservation Area down Chertsey Road as Chertsey Road extends to the north-east and the proposed building is stepped-back within the plot. The proposed building would also be viewed in the context of the adjacent HG Wells Centre which is a relatively large and imposing building which fronts onto the Conservation Area. Whilst the building would inevitably be taller than neighbouring buildings, this in itself is not considered to result in material harm to the character of the area or the Conservation Area and is considered consistent with the emerging character of the town centre as discussed above. The use of brick in the proposed building would reflect the prevalence of brick in the Conservation Area. Overall the proposed development is therefore considered to preserve the character and setting of the Conservation Area in accordance with Core Strategy (2012) policy CS20, Woking DPD (2016) DM20 and the NPPF (2012).

Impact on Neighbours:

15. The main residential neighbours are those on Chertsey Road to the north-east and south-west and in Enterprise Place and Bramwell Place to the north-east. The impact on these neighbours is discussed below.
16. In determining the potential impacts on neighbours in terms of loss of light, a key test is the analysis of the Vertical Sky Component (VSC) which quantifies the amount of skylight falling on a vertical wall or window, measured on the outer pane of the window. This is the ratio, expressed as a percentage, of the direct sky illuminance falling on a reference point (usually the centre of the window) to the simultaneous horizontal illuminance under an unobstructed sky (overcast sky conditions). According to the BRE Guide, if the VSC measured at the centre of a window, is at least 27%

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then enough daylight should still reach the window of the existing building. If the VSC, with the new development in place, is both less than 27% and less than 0.8 times its former value, occupants of the existing building will notice the reduction in the amount of light. The BRE Guide makes allowances for different target values in cases where a higher degree of obstruction may be unavoidable such as historic city centres or modern high rise buildings. The guide states that the 27% value is *“purely advisory and different targets may be used on the special requirements of the proposed development or its location”*.

Neighbours on Chertsey Road:

17. The adjoining neighbour to the north-east at No.48 Chertsey Road is a two storey commercial building with no residential units. The neighbour further to the north-east at No.50-52 Chertsey Road features a commercial unit on the ground floor but is understood to contain a flat at first floor level and features windows on the front, side and rear. The submitted BRE Report identifies that two windows on the side elevation of this building would fail the BRE test outlined above however one of these is understood to serve a staircase, and therefore a non-habitable room, and the other serves as a secondary window. The window on the rear elevation would also fail the BRE guidance however it should be borne in mind that this window faces north and already achieves less than 27% VSC. The remaining windows serving No.50-52 pass the BRE guidance. No.54 Chertsey Road is in commercial use and the adjacent property at No.54a is understood to feature a first floor flat however windows serving these flats comply with the relevant BRE guidance, as do the remaining properties at No.56-58.
18. To the south of the site is No.59 Chertsey Road positioned on the corner with Duke Street. One window on the front elevation of this property fails the BRE guidance however this is a secondary window to a room served by other windows which pass the BRE guidance. Habitable room windows would not directly face these neighbours and the proposed building would be 30m from No.59 at its nearest point; the proposal is not therefore considered to result in an undue overlooking or overbearing impact on these neighbours.

Enterprise Place:

19. Enterprise Place at No.175 Church Street is a 9x storey block of flats positioned to the north-east of the proposal site. The proposed building would be positioned 33m from Enterprise Place at its nearest point. The submitted BRE Assessment demonstrates an acceptable loss of light impact on all the windows on the front elevation of this block in accordance with BRE guidance. The proposed building would not be positioned directly opposite Enterprise Place and the separation distance complies with the recommended minimum of 15m set out in the Council's 'Outlook, Amenity, Privacy and Daylight' SPD (2008). The proposal is therefore considered to have an acceptable impact on these neighbours in terms of loss of light, overlooking and overbearing impacts.

Bramwell Place:

20. Bramwell Place is a six storey block of flats positioned on the roundabout to the north-east approximately 110m from the proposal site. The submitted BRE Assessment demonstrates an acceptable loss of light impact on the windows in Bramwell Place and the separation distance exceeds the guidance within the Council's 'Outlook, Amenity, Privacy and Daylight' SPD (2008). The proposal is therefore considered to have an acceptable impact on these neighbours in terms of loss of light, overlooking and overbearing impacts.

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Other neighbours:

21. The remaining neighbouring properties in the immediate area are in non-residential use; opposite the site to the north is the Victoria Way car park, to the south-east is Dukes Court which is a large office complex and the adjoining neighbour to the west is the HG Wells Centre.
22. Overall the proposal demonstrates a high degree of compliance with the BRE guidance in terms of daylight impact and the proposed development is considered to form an acceptable relationship with neighbours in terms of overbearing and overlooking impacts. The proposal is therefore considered to have an acceptable impact on the amenities of neighbours and accords with Core Strategy (2012) policy CS21, Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' (2008) and the National Planning Policy Framework (2012).

Transportation Impact:

23. The maximum parking standard for the proposed development would be 68x spaces in accordance with the Council's Parking Standards (2006). The Council's new Parking Standards SPD (2017) is in draft form and so is not afforded significant weight; in any case the SPD does allow for reduced standards in the Woking Town Centre where fully justified. The proposed development would include 2x off-street disabled parking spaces on the Church Street East frontage and the development would therefore effectively be car-free. The size of the site means the provision of a basement car parking level would not be feasible and there is limited scope for surface-level car parking at ground floor level.
24. The proposal site is in a particularly sustainable location within the town centre, close to local amenities and Woking Train Station and within the 'High Accessibility Zone' as established by the Council's Parking Standards (2006). Core Strategy (2012) policy CS18 seeks to direct new development to the main urban areas of the borough which are served by a range of sustainable transport modes in order to minimise the need to travel and states that zero parking can be considered in Woking Town Centre where proposals do not create new or exacerbate existing on-street parking problems. The proposal site is within CPZ 'Zone 1' of Woking Town Centre in which on-street parking is restricted between 8:30am and 6:00pm Monday-Sunday and in which residents living in the CPZ zone are not eligible for residential parking permits in accordance with the Council's current parking permit policy. Residents are however eligible for an 'off-peak' permit for parking within municipal car parks such as Victoria Way between 5pm and 9am and on weekends. It is not therefore considered that the proposal would place an unacceptable pressure on on-street parking availability. It is also borne in mind that the Council's current Parking Standards (2006) are maximum standards and the objectives set out in these standards include promoting sustainable modes of travel and reducing levels of car parking in new developments within the High Accessibility Zone.
25. A Transport Assessment has been provided which suggests that most trips are anticipated to be via sustainable modes of transportation and the assessment concludes that the proposal would not result in a significant transportation impact. The applicant has also agreed to a clause in a Section 106 Agreement which would secure funding to facilitate a year's membership of the car club scheme already operated by Enterprise within Woking to those new occupiers who wish to make use of it. The car club scheme is intended to provide a cheaper, greener and more convenient alternative to owning and using a private car. There are two car club vehicles currently available on-street on the A320 Guildford Road, north of its junction with Station Approach, two in the Yellow Car Park at the Peacocks Centre and an additional two

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vehicles available further south on Guildford Road at Quadrant Court. Secure cycle storage for 68x bicycles is accommodated within the building in accordance with the Council's Parking Standards (2006). A bin store is identified at ground floor level with sufficient capacity to accord with the Council's 'Waste and recycling provisions for new residential developments' guidance.

26. Given the sustainable location of the proposal site, the proximity to municipal car parks and the on-street parking controls in the town centre, the level of parking provision proposed is considered acceptable and consistent with the aims of the Core Strategy (2012) and NPPF (2012).
27. The County Highway Authority has reviewed the proposal and raises no objection on highway safety or capacity grounds subject to a number of conditions. One of these is to secure highways improvements in the form of a raised table junction at the corner of Duke Street and Chertsey Road and at the junction with Stanley Road and Maybury Road further to the south-east. The appropriate use of planning conditions is governed by the 'six tests' as set out by Paragraph 206 of the NPPF (2012) which establish that conditions must be necessary, relevant to planning, relevant to the development, enforceable, precise and reasonable. The Community Infrastructure Levy Regulations (2010) (as amended) govern the application of planning obligations; Section 122(2), Part 11 of the Regulations sets out three legal tests for the application of Section 106 Agreements as follows:

"A planning obligation may only constitute a reason for granting planning permission for the development if the obligation is—
(a) necessary to make the development acceptable in planning terms;
(b) directly related to the development; and
(c) fairly and reasonably related in scale and kind to the development"
28. It is not considered that it would be reasonable or necessary to require new raised table junctions to serve the proposed development. Traffic speeds at the Duke Street/Chertsey Road junction are already relatively low due to traffic calming measures already in place and there is a relatively unhindered pedestrian route from the site to the train station and other parts of the town centre. The proposed development would rely on pedestrian movements however there is already an established network of footpaths in the town centre and there is already access to local facilities. The Stanley Road/Maybury Road junction is remote from the proposal site and is approximately 170m to the south-east and is not considered directly related to the proposed development. Overall the highways works suggested are not considered necessary to make the proposed development acceptable or directly related to the proposed development and its transportation impact. The CHA also request a S106 clause excluding residents from parking permits however considering the points discussed above, future residents would already be excluded from on-street parking permits by the Council's parking permit policy as discussed above and such a clause is not therefore considered necessary.
29. Considering the sustainable location of the proposal site, the proposal is considered to result in an acceptable transportation impact and is considered consistent with the aims of Core Strategy (2012) policy CS18 and the NPPF (2012) in promoting sustainable forms of travel and directing development towards the town centre.

Standard of Accommodation:

30. The proposed units would range in size from 37.5m² to 88.2m² and would comply with the minimum space standards set out in the National Technical Housing

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Standards (2015). Every unit would have access to a private balcony area in accordance with the Council's 'Outlook, Amenity, Privacy and Daylight' SPD (2008).

31. The applicant's BRE Assessment assesses the 'Average Daylight Factor' (ADF) within the proposed development which is a measure of the level of daylighting to internal rooms. The assessment concludes that 90% of habitable rooms within the development would achieve good levels of internal daylighting in accordance with BRE guidance which is considered acceptable when considering the town centre location of the proposal site. The applicant has provided a Noise Survey which demonstrates acceptable internal noise levels in the proposed units subject to the recommendations in the report which can be secured by condition (Condition 20).
32. Overall the proposal is therefore considered to achieve an acceptable standard of accommodation for future residents.

Housing Mix:

33. Core Strategy (2012) policy CS11 requires proposals to address local needs as evidenced in the Strategic Housing Market Assessment (SHMA) which identifies a need for family accommodation of two bedrooms or more. The most recent published SHMA (September 2015) is broadly similar to the mix identified in policy CS11. Figure 2 below shows the comparison between the need for different sizes of homes across the West Surrey SHMA (September 2015), and the number and percentage of the housing by bedrooms size as proposed in the application.

Unit Size	2015 SHMA split of all dwellings by size	Proposal – Total number of dwellings by size	% of dwellings proposed by size
1 bed	20%	50	73.5%
2 bed	30%	16	23.5%
3 bed	35%	2	3%
4 bed	15%	0	0%
5 bed		0	0%
Total	100%	86	100.0%

34. The proposal would comprise 73.5% one bedroom flats, 23.5% two bedroom flats and 3% three bedroom. Whilst this mix does not deliver a majority of family sized units in accordance with the SHMA, the proposal is considered an appropriate mix for a high density development in the town centre. Policy CS11 does state that lower proportions of family accommodation can be considered acceptable in locations in the Borough, such as the town centre, which are suitable for higher density development. Overall the proposal is considered to result in an acceptable housing mix when considering the context of the proposal site.

Impact on the Thames Basin Heaths Special Protection Area (SPA):

35. The SPAs in this area are internationally-important and designated for their interest as habitats for ground-nesting and other birds. Core Strategy (2012) policy CS8 requires new residential development beyond a 400m threshold, but within 5km of the SPA boundary, to make an appropriate contribution towards the provisions of Suitable Alternative Natural Greenspace (SANG) and the Strategic Access Management and Monitoring (SAMM).

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36. The SANG and Landowner Payment elements of the SPA tariff are encompassed within the Community Infrastructure Levy (CIL) however the SAMM element of the SPA tariff is required to be addressed outside of CIL. The applicant has agreed to make a SAMM contribution of **£36,646** in line with the Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015 as a result of the net gain of 68x dwellings which would arise from the proposal.
37. In view of the above, the Local Planning Authority is able to determine that the development would have no significant effect upon the SPA and therefore accords with Core Strategy (2012) policy CS8 and the 'Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015'.

Sustainability:

38. Following a Ministerial Written Statement to Parliament on 25 March 2015, the Code for Sustainable Homes (aside from the management of legacy cases) has now been withdrawn. For the specific issue of energy performance, Local Planning Authorities will continue to be able to set and apply policies in their Local Plans that require compliance with energy performance standards that exceed the energy requirements of Building Regulations until commencement of amendments to the Planning and Energy Act 2008 in the Deregulation Bill 2015. This is expected to happen alongside the introduction of Zero Carbon Homes policy in late 2016. The government has stated that the energy performance requirements in Building Regulations will be set at a level equivalent to the outgoing Code for Sustainable Homes Level 4.
39. Until the amendment is commenced, Local Planning Authorities are expected to take this statement of the Government's intention into account in applying existing policies and setting planning conditions. The Council has therefore amended its approach and an alternative condition will now be applied to all new residential permissions which seeks the equivalent water and energy improvements of the former Code Level 4 (Conditions 10 & 11). The Climate Change SPD (2013) identifies areas of the town centre where there is potential for future CHPs and heat networks. Subject to technical feasibility and financial viability, all new development that comes forward within these areas are required to be designed to be 'CHP ready' in order to be able to connect to the future network. The applicant has indicated that they will be connecting to the local CHP network and a condition can be attached to require details of this (Condition 12).

Affordable Housing:

40. As the proposal is for more than 15x dwellings, the policy requirement of Core Strategy (2012) policy CS12 is that 40% of dwellings should be affordable. The applicant however has submitted viability information suggesting that the proposed development would not be viable and therefore is unable make a contribution towards affordable housing. The Council's independent viability consultants (Kempton Carr Croft) were commissioned to independently review this viability information who concur with the applicant that the scheme would not be viable to provide on-site affordable housing or a financial contribution. On this basis, the proposed development would not deliver a contribution towards affordable housing provision. It is however considered appropriate to ensure an 'Overage Agreement' is applied as part of the Section 106 Agreement, should the scheme become viable.

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Sustainable Drainage Systems (SuDS):

41. The NPPF (2012) and Core Strategy (2012) policy CS9 states that Local Planning Authorities should seek opportunities to reduce flood risk through the appropriate application of sustainable drainage systems (SuDS). In April 2015 the Government strengthened planning policy on the provision of sustainable drainage for 'Major' planning applications. In line with the guidance, all 'Major' applications being determined from the 6th April 2015, must consider SuDS at application stage which are now a material planning consideration.
42. The applicant has provided sustainable drainage information which has been reviewed and considered acceptable by the Council's Flood Risk and Drainage Engineer subject to conditions (Conditions 16-18). The proposal is therefore considered acceptable in terms of drainage.

Contamination:

43. Given the historic uses of the site and neighbouring sites, there is potential for ground contamination. The Council's Scientific Officer has been consulted and raises no objection subject to a condition requiring investigation and remediation of potential contamination (Condition 13).

Impact on Trees:

44. There are two street trees to the front of the site on Chertsey Road which are identified as being retained as part of the proposal. The Council's Tree Officer has been consulted and raises no objection subject to a condition securing information showing how these trees would be protected (Condition 19).

Site Allocations and Neighbouring Sites:

45. The proposal site forms part of a large 'wedge' shaped block which includes the HG Wells centre and properties at No.48-58 Chertsey Road which is allocated in the Council's Draft Site Allocations DPD (2015) (Site ref: UA18) for a comprehensive mixed use development. The current application is for the development of No.46 Chertsey Road in isolation of neighbouring units. Whilst it would be desirable for a more comprehensive redevelopment proposal incorporating neighbouring sites to come forward, the current application must be treated on its own merits and the Site Allocations DPD is in draft form and so is afforded limited weight. It is however important that the proposed development should not prejudice the development potential of adjoining properties. The proposed building has been designed to avoid side-facing habitable room windows and so is not considered to unduly prejudice the development potential of neighbouring sites.

Community Infrastructure Levy:

46. The proposed development would be liable to make a CIL contribution of **£430,255.38**

CONCLUSION

47. Considering the points discussed above, the proposal is considered an acceptable form of development which would have an acceptable impact on the amenities of neighbours, on the character of the area and in transportation terms. Subject to a Legal Agreement, the proposal is considered to have an acceptable impact on the Thames Basin Heath SPA. The proposal therefore accords with the Development

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Plan and is therefore recommended for approval subject to conditions and a Legal Agreement as outlined below.

PLANNING OBLIGATIONS

The following obligation has been agreed by the applicant and will form the basis of the Legal Agreement to be entered into.

	Obligation	Reason for Agreeing Obligation
1.	SAMM (SPA) contribution of £36,646	To accord with the Habitat Regulations, policy CS8 of the Woking Core Strategy 2012 and The Thames Basin Heaths SPA Avoidance Strategy 2010-2015.
2.	Funding of a year's membership of the existing Enterprise-operated Woking Town Centre Car Club to those occupiers wishing to become members.	To accord with policy CS18 of the Woking Core Strategy (2012) and the NPPF (2012)
3.	An affordable housing 'Overage Agreement'	To accord with policy CS12 of the Woking Core Strategy (2012) and the NPPF (2012)

BACKGROUND PAPERS

1. Site visit photographs
2. Consultation responses
3. Neighbour representations
4. 'Major' Site Notice dated 03/08/2017
5. 'Conservation Area' Site Notice dated 03/08/2017

RECOMMENDATION

PERMIT subject to the following conditions and S106 Agreement:

1. 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. The development hereby permitted shall be carried out in accordance with the approved plans listed below:

00-ZZ-DR-A-3_03-001 Rev.D0-1 received by the LPA on 18/09/2017
00-ZZ-DR-A-3_03-002 Rev.D0-2 received by the LPA on 18/09/2017
00-ZZ-DR-A-3_03-003 Rev.D0-1 received by the LPA on 12/07/2017

00-ZZ-DR-A-3_04-001 Rev.D0-1 received by the LPA on 12/07/2017
00-ZZ-DR-A-3_04-002 Rev.D0-1 received by the LPA on 12/07/2017
00-ZZ-DR-A-3_04-003 Rev.D0-1 received by the LPA on 12/07/2017
00-ZZ-DR-A-3_04-004 Rev.D0-1 received by the LPA on 12/07/2017
00-ZZ-DR-A-3_04-005 Rev.D0-1 received by the LPA on 12/07/2017

00-ZZ-DR-A-3_05-001 Rev.D0-1 received by the LPA on 12/07/2017

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00-ZZ-DR-A-3_05-002 Rev.D0-1 received by the LPA on 12/07/2017
00-ZZ-DR-A-3_05-003 Rev.D0-1 received by the LPA on 12/07/2017
00-ZZ-DR-A-3_05-004 Rev.D0-1 received by the LPA on 12/07/2017
00-ZZ-DR-A-3_05-005 Rev.D0-1 received by the LPA on 12/07/2017
00-ZZ-DR-A-3_05-006 Rev.D0-1 received by the LPA on 12/07/2017

00-00-DR-A-3_03-002 Rev.D0-1 received by the LPA on 12/07/2017
00-XX-DR-A-3-3-02-001 Rev.D0-1 received by the LPA on 12/07/2017
00-XX-DR-A-3-90-001 Rev.D0-1 received by the LPA on 12/07/2017
00-XX-DR-A-3_02-003 Rev.D0-1 received by the LPA on 12/07/2017
00-XX-DR-A-3_03-003 Rev.D0-1 received by the LPA on 12/07/2017

3. ++ Prior to the commencement of any above-ground works in connection with the development hereby permitted, details and samples of all external materials to be used in the construction of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter retained in accordance with the approved details unless otherwise first agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual amenities of the area and in accordance with Policy CS21 of the Woking Core Strategy 2012.

4. Prior to the first occupation of the development hereby approved, a hard and soft landscaping scheme showing details of shrubs, trees and hedges to be planted, details of materials for areas of hard surfacing and details of boundary treatments, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter retained in accordance with the approved details unless otherwise first agreed in writing by the Local Planning Authority. All landscaping shall be carried out in accordance with the approved scheme in the first planting season (November-March) following the occupation of the buildings or the completion of the development (in that phase) whichever is the sooner and maintained thereafter. Any retained or newly planted trees, shrubs or hedges which die, become seriously damaged or diseased or are removed or destroyed within a period of 5 years from the date of planting 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: To preserve and enhance the character and appearance of the locality in accordance with Policies CS21 and CS24 of the Woking Core Strategy 2012.

5. ++ Prior to the commencement of any above-ground works in connection with the development hereby permitted, detailed bay elevations at 1:50 scale of key components of the building including areas of brick detailing, windows and balconies shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter retained in accordance with the approved details unless otherwise first agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual amenities of the area and in accordance with Policy CS21 of the Woking Core Strategy 2012.

6. Prior to the first occupation of the development hereby approved, space shall be laid out within the site in accordance with the approved plans listed in this notice for vehicles and bicycles and thereafter the parking and cycle storage areas shall be permanently retained and maintained for their designated purpose.

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Reason: In order that the development should not prejudice highway safety nor should it inconvenience other highway users.

7. Prior to the first occupation of the development hereby approved, the proposed vehicular access onto Church Street East shall be constructed in accordance with the approved plans.

Reason: In order that the development should not prejudice highway safety nor should it inconvenience other highway users.

8. ++ Prior to the commencement of the development hereby approved a Method of Construction Statement, to include details of points (a) to (h) below shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall then be implemented during the construction of the development hereby approved.
 - (a) parking for vehicles of site personnel, operatives and visitors
 - (b) loading and unloading of plant and materials
 - (c) storage of plant and materials
 - (d) programme of works (including measures for traffic management)
 - (e) provision of boundary hoarding
 - (f) measures to prevent the deposit of materials on the highway
 - (g) on-site turning for construction vehicles
 - (h) measures to protect the amenities of neighbouring occupiers during construction

Measures will be implemented in accordance with the approved Method of Construction Statement and shall be retained for the duration of the construction period. Only the approved details shall be implemented during the construction works unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development does not prejudice highway safety nor cause inconvenience to other highway users and in the interests of public safety and amenity in accordance with Policies CS18 and CS21 of the Woking Core Strategy 2012.

9. Prior to the first occupation of the residential parts of the development hereby approved, a Full Residential Travel Plan in accordance with Surrey County Council's 'Travel Plans Good Practice Guide' (2010) shall be submitted to and approved in writing by the Local Planning Authority. The approved Full Residential Travel Plan shall thereafter be implemented, retained, maintained and developed in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order that the development should not prejudice highway safety nor should it inconvenience other highway users.

10. ++Prior to the commencement of the development hereby approved, written evidence shall be submitted to and approved in writing by the Local Planning Authority (LPA) demonstrating that the development will:
 - a. Achieve a minimum of a 19% improvement in the dwelling emission rate over the target emission rate, as defined in the Building Regulations for England Approved Document L1A: Conservation of Fuel and Power in New Dwellings (2013 edition). Such evidence shall be in the form of a Design Stage Standard Assessment Procedure (SAP) Assessment, produced by an accredited energy assessor; and,
 - b. Achieve a maximum water use of no more than 110 litres per person per day as defined in paragraph 36(2b) of the Building Regulations 2010 (as amended), measured in accordance with the methodology set out in Approved Document G

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(2015 edition). Such evidence shall be in the form of a Design Stage water efficiency calculator.

Development shall be carried out wholly in accordance with the agreed details and maintained as such in perpetuity unless otherwise agreed in writing by the LPA.

Reason: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources and to comply with policy CS22 of the Woking Core Strategy 2012.

11. The development hereby permitted shall not be occupied until written documentary evidence has been submitted to and approved in writing by the Local Planning Authority demonstrating that the development has:
 - a. Achieved a minimum of a 19% improvement in the dwelling emission rate over the target emission rate, as defined in the Building Regulations for England Approved Document L1A: Conservation of Fuel and Power in New Dwellings (2013 edition). Such evidence shall be in the form of an As Built Standard Assessment Procedure (SAP) Assessment, produced by an accredited energy assessor; and
 - b. Achieved a maximum water use of 110 litres per person per day as defined in paragraph 36(2b) of the Building Regulations 2010 (as amended). Such evidence shall be in the form of the notice given under Regulation 37 of the Building Regulations.

Development shall be carried out wholly in accordance with the agreed details and maintained as such in perpetuity unless otherwise agreed in writing by the LPA.

Reason: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources and to comply with policy CS22 of the Woking Core Strategy 2012.

12. ++ Prior to the commencement of the development hereby approved, details, including timescales, of the connection of the development hereby approved to the local Combined Heat and Power (CHP) network shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall include measures to ensure compliance with good practice for connecting new buildings to heat networks by reference to CIBSE Heat Networks Code of Practice for the UK and be implemented in accordance with the approved details prior to the first occupation of the development hereby approved and maintained thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development achieves a high standard of sustainability and to comply with Policy CS22 of the Woking Core Strategy 2012.

13. ++ Prior to the commencement of the development hereby permitted, a scheme to deal with contamination of the site shall be submitted to and approved in writing by the Local Planning Authority.

(i) The above scheme shall include :-

- (a) a contaminated land desk study and suggested site assessment methodology;
- (b) a site investigation report based upon (a);
- (c) a remediation action plan based upon (a) and (b);
- (d) a "discovery strategy" dealing with unforeseen contamination discovered during construction;

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and (e) a "validation strategy" identifying measures to validate the works undertaken as a result of (c) and (d)

(f) a verification report appended with substantiating evidence demonstrating the agreed remediation has been carried out

(ii) Unless otherwise agreed in writing by the Local Planning Authority, the development shall be carried out and completed wholly in accordance with such details and timescales as may be agreed.

Reason: To ensure that a satisfactory strategy is put in place for addressing contaminated land before development commences and to make the land suitable for the development without resulting in risk to construction workers, future users of the land, occupiers of nearby land and the environment generally in accordance with Policies CS9 and CS21 of the Woking Core Strategy 2012.

14. No fixed plant or equipment associated with air moving equipment, compressors, generators or plant or similar equipment shall be installed on the site until details, including acoustic specifications, have been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter take place and be maintained in accordance with the agreed details.

Reason: To protect the environment and amenities of the occupants of neighbouring properties in accordance with Policy CS21 of the Woking Core Strategy 2012.

15. Prior to the installation of any external lighting including floodlighting, details of the lighting (demonstrating compliance with the recommendations of the Institute of Lighting Engineers 'Guidance Notes for Reduction of Light Pollution' and the provisions of BS 5489 Part 9) shall be submitted to and approved in writing by the Local Planning Authority. The approved lighting scheme shall be installed and maintained in accordance with the agreed details thereafter.

Reason: To protect the appearance of the surrounding area and the residential amenities of the neighbouring properties in accordance with Policies CS18 and CS21 of the Woking Core Strategy 2012.

16. ++ Prior to the commencement of the development hereby approved, construction drawings of the surface water drainage network, associated sustainable drainage components, flow control mechanisms and a construction method statement shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall then be constructed and maintained in accordance with the approved drawings, method statement and Micro drainage calculations prior to the first occupation of the development hereby approved. No alteration to the approved drainage scheme shall occur without prior written approval of the Local Planning Authority.

Reason: To ensure that the development achieves a high standard of sustainability and to comply with Policies CS9 and CS16 of the Woking Core Strategy 2012 and the policies in the NPPF.

17. Prior to first occupation of the development hereby approved, details of the maintenance and management of the sustainable drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the

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sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:

- i. a timetable for its implementation,
- ii. Details of SuDS features and connecting drainage structures and maintenance requirement for each aspect
- iii. A table to allow the recording of each inspection and maintenance activity, as well as allowing any faults to be recorded and actions taken to rectify issues; and
- iv. A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To ensure that the development achieves a high standard of sustainability, continues to be maintained as agreed for the lifetime of the development and to comply with Policies CS9 and CS16 of the Woking Core Strategy 2012 and policies in the NPPF.

18. Prior to the first occupation of the development hereby approved, a Verification Report, appended with substantiating evidence, demonstrating that the agreed construction details and specifications for the sustainable drainage scheme have been implemented, shall be submitted to and approved in writing by the Local Planning Authority. This report will include photos of excavations and soil profiles/horizons, any installation of any surface water structure and control mechanism.

Reason: To ensure that the development achieves a high standard of sustainability and to comply with Policies CS9 and CS16 of the Woking Core Strategy 2012

19. ++ Prior to the commencement of the development hereby approved (including clearance and demolition) tree protection details shall be submitted to and approved in writing by the Local Planning Authority. These details shall adhere to the principles embodied in BS 5837 2012 and shall include a Tree Survey, Arboricultural Impact Assessment and Arboricultural Method Statement. The details shall make provision for the convening of a pre-commencement meeting and Arboricultural supervision by a suitably qualified and experienced Arboricultural Consultant for works within the RPAs of retained trees. Full details shall be provided to indicate exactly how and when the retained trees will be protected during the site works. The development shall be carried out strictly in accordance with the agreed details.

Reason: To ensure the retention and protection of trees on and adjacent to the site in the interests of the visual amenities of the locality and the appearance of the development in accordance with Policy CS21 of the Woking Core Strategy 2012.

20. The development hereby approved shall be constructed in accordance with the recommendations set out within the Noise Statement prepared by WYG dated June 2017. Development shall thereafter take place and be maintained in accordance with the agreed details.

Reason: To protect the residential amenities of future occupiers.

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Informatives

1. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework 2012.
2. The permission hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway.
3. Notwithstanding any permission granted under the Planning Acts, no signs, devices or other apparatus may be erected within the limits of the highway without the express approval of the Highway Authority. It is not the policy of the Highway Authority to approve the erection of signs or other devices of a non-statutory nature within the limits of the highway.
4. When an access is to be closed as a condition of planning permission a licence issued by, the Highway Authority Local Highways Service will require that the redundant dropped kerb be raised and any verge or footway crossing be reinstated to conform with the existing adjoining surfaces at the developers expense. The developer is advised that as part of the detailed design of the highway works required by the above condition(s), the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
5. The developer is advised that the detailed design of the part(s) of the development on-site basement that temporarily and permanently support the public highway may require approval from Surrey County Council Structures Team before any works are carried out on the site which remove existing support provided to the public highway by the land within the development site. For further information contact the Surrey County Council Structures Team.
6. 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).
7. Your attention is specifically drawn to the conditions above marked ++. These condition(s) require the submission of details, information, drawings, etc. to the Local Planning Authority PRIOR TO THE COMMENCEMENT OF ANY DEVELOPMENT ON THE SITE or, require works to be carried out PRIOR TO THE COMMENCEMENT OF THE USE. Failure to observe these requirements will result in a contravention of the terms of the permission and the Local Planning Authority may serve Breach of Condition Notices to secure compliance.

You are advised that sufficient time needs to be given when submitting details in response to conditions, to allow the Authority to consider the details and discharge the condition. A period of between five and eight weeks should be allowed for.

8. The applicant is advised that under the Control of Pollution Act 1974, works which will be audible at the site boundary will be restricted to the following hours:-

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8.00 a.m. - 6.00 p.m. Monday to Friday
8.00 a.m. - 1.00 p.m. Saturday
and not at all on Sundays and Bank Holidays.

9. The provisions of The Party Wall Act 1996 may be applicable and relates to work on an existing wall shared with another property; building on the boundary with a neighbouring property; or excavating near a neighbouring building. An explanatory booklet setting out your obligations can be obtained from the Communities and Local Government website www.communities.gov.uk
10. The applicant is advised that this application is liable to make a CIL contribution of **£430,255.38**. The applicant must complete and submit a Commencement (of development) Notice to the Local Planning Authority, which the Local Planning Authority must receive prior to commencement of the development.
11. A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Thames Water expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality
12. Your attention is specifically drawn to the conditions above marked ++. These condition(s) require the submission of details, information, drawings, etc. to the Local Planning Authority PRIOR TO THE COMMENCEMENT OF ANY DEVELOPMENT ON THE SITE or, require works to be carried out PRIOR TO THE COMMENCEMENT OF THE USE. Failure to observe these requirements will result in a contravention of the terms of the permission and the Local Planning Authority may serve Breach of Condition Notices to secure compliance.

You are advised that sufficient time needs to be given when submitting details in response to conditions, to allow the Authority to consider the details and discharge the condition. A period of between five and eight weeks should be allowed for.

Appendix 6

Policy UA15 as Proposed to be Amended to Make it Sound

Policy UA15: The Big Apple American Amusements Ltd, H.G. Wells Conference Centre, the former Rat and Parrot PH, 48-58 Chertsey Road, Woking, GU21 5AJ

This 0.69 ha site is allocated for a mixed-use scheme ~~to comprise~~ **that can include:** community, leisure, offices, retail and residential including Affordable Housing.

To achieve this, the development ~~must~~ **should** address the following key requirements:

- ~~• Development of individual parts of the site to complement others within the site area, to ensure effective integration of the development;~~
- ~~• Re-provision of the existing conference facility is a prerequisite of redevelopment of this site;~~
- ~~• Community Infrastructure Levy towards infrastructure provision;~~
- Contribution towards Strategic Access Management and Monitoring to mitigate the impacts of residential development of the site on the Thames Basin Heaths Special Protection Area;
- Contribution towards Affordable Housing provision in accordance with Policy CS12: Affordable Housing of the Core Strategy **and subject to viability**; ~~in this case 50% to be provided on site;~~
- Appropriate and adequate provision of car and cycle parking ~~in accordance with the adopted car and cycle parking standards but~~ that takes into account the site's sustainable location and will not compromise on highway safety. Parking could be underground or extension of the adjoining multi-storey;
- ~~• A Travel Plan to minimise car use of prospective occupants of the development;~~
- Detailed Transport Assessment to determine site specific transport mitigation measures. The Transport Assessment should take account of proposed developments in the vicinity of the site;
- The development should make improvements to the quality of the public realm;
- Servicing areas should be accommodated within the site;
- ~~• An effective access arrangement to ensure highway safety;~~
- Building elevations should respect adjoining properties, provide appropriate levels of daylight and sunlight for internal environments and be of a high design quality that enhances the local and wider Town Centre character;
- Development should ~~directly~~ **seek to** address the street scene on the ground floor to

add interest and vibrancy to the street;

- Building heights should consider the local and wider Town Centre context whilst ensuring there are no adverse environmental effects in terms of micro-climate, wind, overshadowing and glare;
- Development will be required to demonstrate how the implications of light pollution, wind and visual impacts have been addressed;
- The development should consider local and long distance views of the development;
- Development should protect ~~and~~ **or** enhance the character of the adjacent Town Centre Conservation Area, its setting and nearby locally listed buildings;
- ~~Building footprints should be of an appropriate scale to reflect the grain and character of adjacent development;~~
- Density of development should maximise the efficient use of this prominent site ~~without compromising the general character of the area;~~
- The storage of waste and recyclable materials should be incorporated into the design of the building to minimise street clutter;
- Proportionate on-site measures to support the creation, protection, enhancement and management of local biodiversity and Green Infrastructure;
- ~~The development should retain any trees of amenity value;~~
- Due to the built up nature of the site and surrounding area surface water flooding should be mitigated in the design of the development;
- Development to meet relevant Sustainable Drainage Systems requirements at the time of planning application for the development of the site;
- ~~Subject to technical feasibility and financial viability the development will be required to connect to the existing or proposed CHP network unless it can be demonstrated that a better alternative for reducing carbon emissions from the development can be achieved;~~
- Building(s) should be designed to be adaptable or capable of being adaptable to allow scope for changes to be made to meet the needs of the occupier. ~~Lifetime homes will be encouraged for the residential element of the development;~~
- ~~Development to meet relevant sustainable construction requirements at the time of planning application for the development of the site;~~
- Current or historical contaminative uses may have led to soil and groundwater

contamination that will need to be considered during any development of the site, dependent on detailed proposals and consultation with Environmental Health and the Environment Agency. Limited investigation required dependent upon the sensitivity of the proposed use(s);

- Due to the proximity to the road the development would need to consider the impacts on noise and air quality and ensure mitigation measures are implemented to protect residential amenity;
- ~~Any other site specific and other requirements will be determined on a case by case basis depending on the nature of the scheme that would come forward.~~

