

Representations to the Examination of the Woking Site Allocations DPD

Examination Hearing Statement:
Matter 5

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of the Woking Site Allocations DPD**
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November 2019

WSP | Indigo

wsp indigo.

Aldermay House
10-15 Queen Street
London EC4N 1TX

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

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Appendix 1

Plan of McKay's ownership

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Construction timetable

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:
- 1.3. 'The Big Apple American Amusements Ltd, H.G. Wells Conference Centre, the former Rat and Parrot PH, 48-58 Chertsey Road, Woking, GU21 5AJ'.
- 1.4. 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**.
- 1.5. According to the adopted Proposals Map, the site is within the town centre boundary and the secondary shopping frontage.
- 1.6. Proposed Policy and Proposal UA15 is for a mixed-use scheme comprising community, leisure, offices, retail and housing.
- 1.7. McKay have agreed to sell their land holding within Proposal UA15 to Watkin Jones. Watkins Jones are a well known and established developer. McKay and Watkins Jones have held extensive pre-application discussions with the Council about the McKay site following positive feedback from the Council and other interested parties, including Design South East Design Review Panel, Watkin Jones intend to submit a planning application for the redevelopment of land in McKay's ownership with Proposal UA15 during the week beginning 18 November 2019. Watkins Jones application will be to include over 360+ build to rent residential units, commercial floorspace and public realm.
- 1.8. These representations respond to Matter 5, Issue (i), Questions 1 and 4.

2. Issues (i) General Points

Question 1

Policies are repetitive and have overlapping requirements that would benefit from simplification and amalgamation in the interests of clarity. Some elements of policy text (e.g the points relating to CIL liability) would also be better incorporated in reasoned justification and supporting text.

- 2.1. The Policies and Proposals are convoluted, ambiguous and unclear.
- 2.2. As noted in our previous representations to the Draft Site Allocations DPD at Regulation 18 and Regulation 19 stages, a large proportion of the policy requirements captured through other policies or application validation requirements. Local Plans are intended to be read as a whole, not each policy in isolation, so there is no need for the UA15 policy, or that of any other site, to take on such a lengthy form with detailed points on issues that are already targeted elsewhere in the planning framework. These requirements are generic and cause unnecessary repetition, which is contrary to the requirements of the National Planning Policy Framework, which requires plans to serve a clear purpose, avoiding unnecessary repetition of policies that apply to a particular area, as set out in Paragraph 16.
- 2.3. At present, the duplication leads to an overly long policy that is confusing and could unnecessarily delay the development management process. This is not sound or effective plan-making. The policy should be streamlined to only cover site-specific matters that require specific direction from the Council.
- 2.4. On this basis, policy requirements on the below topics included in Policy UA15 should be deleted:
 - Community Infrastructure Levy contribution;
 - Contribution towards Thames Basin Special Protection Area;
 - Affordable Housing provision;
 - Requirement for Travel Plan and Transport Assessment;
 - Impacts of light pollution, wind and visual impacts;
 - Protection of the adjacent Conservation Area and locally listed buildings;
 - Mitigation of surface water flooding;
 - Requirement to use Sustainable Drainage Systems;
 - Connection to the CHP network;
 - Allowance for accessible and adaptable dwellings;
 - Sustainable construction requirements;
 - Requirement to assess historical contaminative uses; and

- Impacts on noise and air quality.

2.5. All of the above are secured through policies in the adopted Development Plan, validation requirements for planning applications in the District and/or building regulations. They do not, therefore, need to be repeated in the text of the site-specific policy. We have included an amended Policy UA15 that incorporates our suggestions at **Appendix 2**.

Question 4

In the interests of clarity a table including likely development yields and projected timing of delivery should be appended to each allocation.

2.6. As set out in our statement in response to Matter 4, the current development yield identified for Policy and Proposal UA15 (at least 67 units) is unhelpful and woefully inadequate and does not reflect the extant on the Rat & Parrot part of site UA15 (LPA ref: PLAN/2017/0802), which is for 67 units, or the series of pre-application discussion that have taken place with the Council regarding the part of the site that is owned by McKay.

2.7. In summary, the table for UA15 should be updated to reflect the appropriate development yield for the allocation. The expected timetable for delivery is:

- Submission of planning application – November 2019
- Determination of planning application – Spring 2020
- Start of works on site – Autumn 2020
- First delivery of homes – Summer 2024

2.8. The construction timetable for the proposed scheme has been included at **Appendix 3**.

Word count: 744 words.

Appendix 1



Promap v2
LANDMARK INFORMATION

Ordnance Survey © Crown Copyright 2019. All Rights Reserved.
Licence number 100022432
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 | |
| Title | Site location plan | Date: | 14.11.19 | T 020 3848 2500 info@indigoplanning.com | |
| Client | McKay Securities PLC | Scale: | 1/1,250@A4 | | |
| Key | Site boundary | Project No: | 02230061 | | |
| | | Drawing No: | 02230061/1 | | |
| | | Drawn By: | MKR | | |

Appendix 2

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.~~

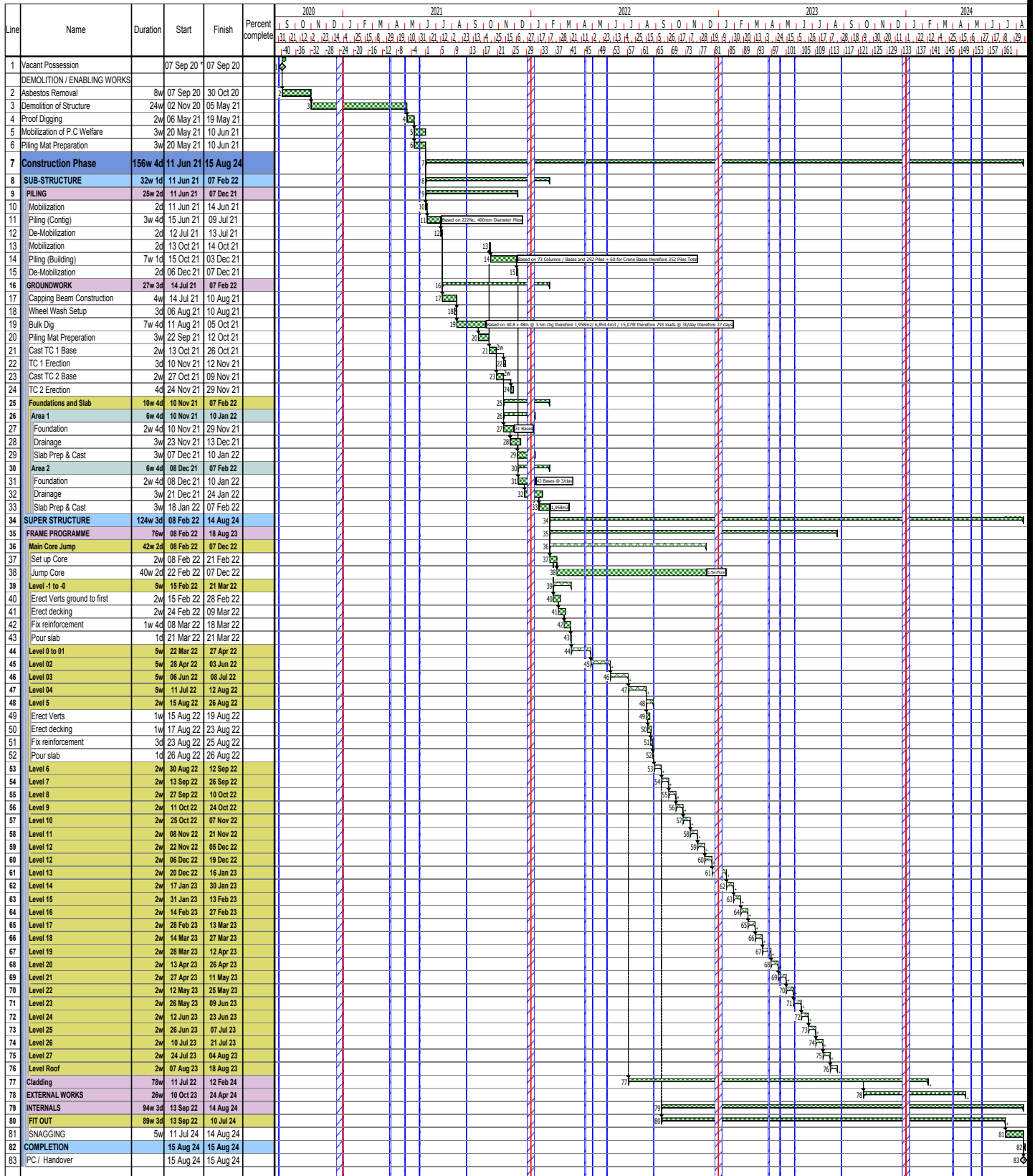
Appendix 3

CROWN PLACE, WOKING (366 Units) - DRAFT PROGRAMME

07/11/2019



Watkin Jones Group - EXT



Trades Contractor
 Frame & Superstructure

Drawn by: GP Dwg No. 00001 Revision No. 01 - EXT Notes: Comment - Chart Properties

