

<b>Woking Borough Council</b> <b>17 March 2020</b> <b>Planning Committee</b> <b><u>Update</u></b>		
<b>Item No.</b>	<b>App no. and site address</b>	<b>Report recommendation</b>
6b Page 77	PLAN/2019/0611 81 Commercial Way, Woking	LEGAL
<p><b><u>CONSULTEES</u></b></p> <p>Network Rail: Following the submission of Network Rail’s (NR) previous consultation dated 31/01/2020, NR met with Woking Borough Council on the 13/02/2020 to discuss the application and its potential impact on Woking Station in more detail. Based on discussions with Woking Borough Council and following further assessment of the application, I can confirm NR has no objection to the proposed development. It is evident that Woking is currently experiencing significant growth in residential and commercial focused developments. To mitigate the impacts of these developments and to ensure the safe operation of Woking Station, NR and Woking Borough Council will need to continue their strong working relationship in order to progress the delivery of infrastructure improvement projects such as Woking Area Capacity Enhancement (WACE). NR would welcome further discussions with Woking Borough Council to establish how CIL can be utilised to fund interim improvements to Woking Station prior to the delivery of WACE. Whilst in this instance NR is not seeking contributions from the development in respect of improvements to Woking Station, NR’s position in relation to planning application PLAN/2019/0611 should not prejudice any future consultation response with regard to other planning applications in the local area.</p> <p><b><u>PLANNING OBLIGATIONS</u></b></p> <p><u>Delete:</u></p> <p>4. Late stage viability review in relation to affordable housing provision</p> <p><u>and replace with:</u></p> <p>4. Provision of a commuted sum of £837,000 towards affordable housing.</p> <p><u>Add:</u></p> <p>6. Clauses to ensure the scheme remains a Build to Rent scheme and stipulations relating to tenancies as set out by National Planning Practice Guidance.</p> <p><b><u>WATER MANAGEMENT (SUDS)</u></b></p> <p><u>Amend Condition 21 (drawing revision shown in bold):</u></p> <p>All development shall be constructed in accordance with the submitted and approved Flood Risk Assessment by AKT II Ltd (dated January 2020) and drawing ‘Proposed Drainage Ground Level (4287-AKT-Z0-00-DR-C-21000-P2) by AKT II ensuring discharge</p>		

rates do not exceed the stated 5 l/s for catchment 1 during the 1 in 100 (1%) AEP plus climate change, unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To ensure that water management is addressed in accordance with Policies CS9 and CS16 of the Woking Core Strategy (2012) and the provisions of the NPPF.

### **ADDENDUM TO HERITAGE, TOWNSCAPE AND VISUAL IMPACT ASSESSMENT (HTVIA)**

Since preparation of the report the applicant has submitted an Addendum to the HTVIA in response to comments received from Guildford Borough Council requesting an additional two viewpoints be considered. In addition, planning permission was granted in January 2020 for an extension to Grade II Listed Christ Church (Ref: PLAN/2019/0352); therefore two of the viewpoints have been revised to include this within the cumulative scenario.

#### Updated Views

##### *Updated Views - Viewpoint 1 – Jubilee Square*

The permitted extension to Christ Church will be seen in the foreground in the context of the Grade II Listed Church, enveloping the existing building with new development. The permitted extension would be visible and add an awareness of their being modern development within the setting of the listed building.

##### *Updated Views - Viewpoint 2 – Church Path*

The permitted extension to the Grade II Listed Christ Church would be visible on the left hand side of the view and add modern development in to the view. This element of the permitted extension is a small addition to the Church and would not obscure any features of interest on the listed building.

#### Guildford Borough Council Comments

Guildford Borough Council provided comments on the scheme dated 5th February 2020 and, in doing so, objected to the proposals on the basis of the cumulative high-rise buildings to the east and west of Woking Town Centre resulting in a cluttering of the skyline that would have a harmful impact on long range strategic views from Guildford Borough. Specific reference was made to two views including one from Sydenham Road/Bright Hill looking north (taken from the Guildford Town Centre Views SPD) and, secondly, a view from Portsmouth Road looking along Send Marsh Road.

##### *Sydenham Road/Bright Hill Road*

The viewpoint is circa 9.5km to the south of the site. The existing view is a panoramic one, taking a wide angle of view. The focus of the view, according to the Guildford Town Centre Views SPD, is Guildford Cathedral reflecting that a valued feature of the view is considered to be a number of historic landmarks which includes the Holy Trinity Church tower which signifies the location of Guildford High Street.

The Guildford Town Centre Views SPD also notes that there are elements that detract from the view which include the bold coloured building frontages along Sydenham Road and large scale bulky 'block like' 20th century buildings beyond Guildford High Street which compete with the historic buildings in terms of scale and prominence. A zoomed in picture of the buildings within Woking Town Centre is included within the SPD without any supporting text.

The proposed development would be visible on the right hand side of the view and some distance away from Guildford Cathedral. Furthermore, there are a number of mature trees which provide a visual break between the proposed development and the other elements in the view which are specifically referred to in the view description as being the most significance elements in the view. Given the considerable distance between the viewing location and the site, the detailed design of the proposed development would not be visible and the appreciation of the form of the building is reliant on its silhouette. The silhouette is slender and does not seek to dominate the viewing place and does not challenge the most significant elements of the view. Cumulative schemes would be visible in association with the proposed development which would further add to the ability to appreciate the location of Woking Town Centre within the view. Notwithstanding this, the ability to appreciate those elements identified as key within the view (such as Guildford Cathedral) would not be affected.

*Portsmouth Road/Send Marsh Road*

The view is taken from the western pavement of Send Marsh Road close its junction with Portsmouth Road circa 5km to the south of the site. The view was identified by Guildford Borough Council in their consultation response although is not identified in any Development Plan Document or SPD. The view is taken from within a residential area and is aimed towards Woking Town Centre. There is an awareness of the Victoria Square development on the left hand side of the view. The orientation of the road allows direct views to Woking Town Centre, albeit that the views are some distance away.

The proposed development would be visible in the far distance, on the right hand side of the view, with only the uppermost elements of the building visible. The slender form of the building would be discernible and given the distance between the site and the viewing place, the proposed development would not be a significant addition to the character of the viewing place. Cumulative schemes would be visible in association with the proposed development which would further add to the ability to appreciate the location of Woking Town Centre within the view.

