

**Woking Borough Council**  
**6 April 2021**  
**Planning Committee**  
**Written Update**

<b>Agenda Item No.</b>	<b>App no. and site address</b>	<b>Report Recommendation</b>
<b>6b</b> Page 75	PLAN/2020/1201 Church Gate, Premier House, both Church Street West & Nos.28-37 Vale Farm Road (incl.)	PERLEG

**CONSULTATIONS**

**Wood plc on behalf of WBC Environmental Health (Air quality):** The Air Quality Assessment has concluded that there will be no significant impacts to existing or proposed sensitive human receptors during the construction or operational phases of the Proposed Development. After independent review of Air Quality Assessment, the following recommendations can be made:

- The Construction Environmental Management Plan (CEMP) including the mitigation measures provided in Section 8.4 should be produced and agreed by WBC; and
- WBC should review the need for a Habitats Regulations Assessment to consider the cumulative impact of multiple developments in the area on air quality, particularly at the Thames Basin Heaths SPA.

*(Officer Note: These recommendations are catered for though both Condition 07 and the recommendation itself which requires the completion of an Appropriate Assessment, supported by Natural England)*

**Surrey CC Minerals & Waste Planning Policy Team (Minerals Planning Authority):** Thanks for forwarding the applicant's confirmation that they are in agreement with the imposition of Conditions 16 and 18 comprising the noise conditions relevant to the goods yard. On the basis of the imposition of those two conditions I confirm the objections made by Surrey County Council as the MWPA are withdrawn. (dated 31.03.2021)

**Network Rail:** Network Rail have been made aware that the applicant has now agreed to the imposition of Conditions 16 and 18 comprising of noise conditions relevant to safeguard the goods yard. On the basis of the imposition of those two conditions I confirm the objections made by Network Rail are withdrawn. (dated 31.03.2021)

**Guildford Borough Council:** The Council wish to request the following matters be addressed in your consideration:

- Landscape and townscape impact on long range strategic views

The Council has adopted a Guildford Town Centre Views Study SPD which will identify views or viewing places that helped to promote a better understanding of Guildford, how it had developed and its relationship with the countryside beyond. The study also intends to promote recognition of particularly important views of local historic assets that assisted appreciation of the development of the town and demonstrated how proposals for taller buildings would impact on them. In addition this, the site is visible from the junction of Send Marsh Road and Portsmouth Road, the A3 bypass before the Grove Heath Road and A31

Hog's Back. The impact on views from the Surrey Hills Area of Outstanding Natural Beauty, which is on higher ground than Woking and from which the townscape is visible. The cumulative impact also needs to be addressed and is not taking [SIC] into account in the submitted LVIA. Until these matters are addressed, the Council lodge a holding objection.

## **REPRESENTATIONS**

Day Group Ltd (via First Plan) have now withdrawn their objection subject to recommended Conditions 16 and 18.

Since preparation of the Planning Committee report **x6 further letters of objection** have been received raising the following main points:

- Concern in respect of vehicular access from Vale Farm Road – resultant increase in noise and adverse impact on safety
- No affordable housing
- Excessive density
- Insufficient parking
- Adverse daylight impacts
- x8 flats within the consented scheme at adjacent Nos. 21-25 Church Street West which would incur adversity to daylight and /or sunlight  
*(Officer Note: Office-to-residential prior approval ref: PLAN/2018/0176 at Nos.21-25 Church Street West expired on 3 April 2021. No new prior approval application has yet been submitted at Nos.21-25)*
- Adverse impact upon the future development opportunity of adjacent Nos.21-25 Church Street West
- Application site red line should include the access shared with adjacent Nos.21-25 Church Street West  
*(Officer Note: No development is being carried out on the existing shared access road and no planning permission is being sought in respect of it. The owner of Nos.21-25 Church Street West has made a representation on the application)*
- Increased vehicular trip rates in both AM and PM peak hours
- No drawings have been provided to show how visibility splays are met at the Vale Farm Road entrance  
*(Officer Note: This drawing has since been provided by the applicant)*
- Viability concerns may result in a further application for additional residential units in order to make it viable  
*(Officer Note: The present application must be assessed on its merits. Any further scheme would be subject to further assessment under a fresh planning application)*
- Proposal is overbearing, overlooking, overshadowing and harmful to the occupiers of Nos.21-25 Church Street West  
*(Officer Note: Nos.21-25 Church Street West presently has a lawful use only for business (i.e. office) purposes. Such uses are more reliant on electric lighting and less sensitive to overbearing and loss of privacy impacts than residential uses)*
- Mix of unit sizes is not compliant with Policy CS11
- No replacement proposed for the 3-bed units which are lost, contrary to Policy DM11
- Development is not situated entirely within Woking Town Centre

## **RESIDENTIAL DEVELOPMENT - AFFORDABLE HOUSING**

Since preparation of the Planning Committee report the applicant has offered an off-site commuted payment of £364,500 towards affordable housing to be made upon first occupation of the development, **TOGETHER WITH** a late stage viability review. It is recommended that both of these are provided for through the S106 Legal Agreement.

## **PLANNING OBLIGATIONS**

Corrections and clarifications - Amend to read (revised wording shown in bold) (all other elements remain unaffected):

	<b>Obligation</b>	<b>Reason for agreeing obligation</b>
3.	£364,500 affordable housing commuted payment <b>AND</b> Late stage viability review	To accord with Policy CS12 of the Woking Core Strategy (2012), SPD Affordable Housing Delivery (2014) and the provisions of the NPPF
4.	Circa £1,500,000 (£1.5 million) payment to WBC <b>to re-house</b> all existing tenants of Nos.28-37 Vale Farm Road (incl.) in accordance with their present needs prior to the commencement of development	To accord with Policy CS12 of the Woking Core Strategy (2012), SPD Affordable Housing Delivery (2014) and the provisions of the NPPF

## **WIND MICROCLIMATE**

Since preparation of the Planning Committee report the applicant has submitted a Wind microclimate assessment report prepared by BRE (dated 24 March 2021). This report describes the wind tunnel tests carried out and presents results obtained from the wind tunnel testing. The conclusions of the wind tunnel tests, as set out in the report, are:

- For the Existing Site in both summer and winter all of the test locations have wind conditions that are suitable for any intended pedestrian activity - including the most wind-sensitive activities of long-term sitting and entrance door usage (112 measurement locations).
- For the Proposed Development (with existing and cumulative surroundings), the wind conditions at all of the test locations in and around the Proposed Development are suitable for their intended pedestrian activities (153 measurement locations).
- None of the test locations had upper or lower distress wind conditions either within or around the Existing Site, or within or around the Proposed Development.

However the wind tunnel testing has established that the main entrance door needs to be recessed 1.5m inset from the Church Street West elevation in order that it allows a person exiting that door to gradually acclimatise to the external wind conditions. This change is very minor, does not necessitate further public consultation and it is therefore recommended that condition 02 (approved plans and documents) is amended as follows to account for this very minor change (revised wording shown in bold) (all other elements remain unaffected):

<b>Drawing No. / Rev.</b>	<b>Drawing Title</b>	<b>Date</b>
<b><i>Proposed Drawings</i></b>		
<b>PG_PA 102 Rev A</b>	Ground Floor Plan	<b>23 Mar 2021</b>
<b>PG_PA 103 Rev A</b>	Upper Ground Floor Plan	<b>23 Mar 2021</b>

### **APPLICANT RESPONSE TO GUILDFORD BC COMMENT**

Since preparation of the Planning Committee report Guildford Borough Council have submitted a holding objection. In response the applicant has submitted a Landscape Statement - Addendum (dated April 2021). The applicant identifies that within the Guildford Town Centre Views Supplementary Planning Document (SPD) (October 2019) only Viewpoint 08: Sydenham Road/Bright Hill, looking north, references Woking. The applicant is of the opinion that there is no impact on this view arising from the proposed development.

The applicant is of the opinion that the proposed development will not be discernible in the view from Send Marsh Road/Portsmouth Road Junction (within Guildford Borough circa 3 miles south-east of the centre of Woking) and will have no detrimental impact upon it. The applicant identifies that the A31 Hogs Back (which essentially forms the line of the Surrey Hills AONB in this location) is circa 8 miles from the centre of Woking and there is very little possibility of any views of the proposed development from this distance and across a wide and varying view.