

14 NOVEMBER 2017 PLANNING COMMITTEE

5a 17/0644 Reg'd: 09.06.17 Expires: 08.09.17 Ward: MH
Nei. 13.07.17 BVPI Major - 07 Number 23/13 On No
Con. Target of Weeks Target? No
Exp: on Cttee' Day:

LOCATION: St Dunstan's Church, White Rose Lane, Woking, GU22 7AG

PROPOSAL: Erection of a seven to thirteen storey building comprising 147x self-contained flats (84x one bed, 57x two bed & 6x three bed) and 493sqm of commercial floorspace in flexible A1 (retail), A3 (restaurant/café) and D2 (gymnasium) use plus basement car parking level and associated landscaping and public realm works following demolition of existing building

TYPE: Full Planning Application

APPLICANT: Thamesway Developments Ltd

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 erection of a 7-13 storey building comprising 147x self-contained flats (84x one bed, 57x two bed & 6x three bed) and 493sqm of commercial floorspace in flexible A1 (retail), A3 (restaurant/café) and D2 (gymnasium) use at ground floor level plus the provision of a basement car parking level and associated landscaping and public realm works. The building would form roughly an inverted L-shape fronting both White Rose Lane to the east of the site and Heathside Crescent to the south. The building would be seven storeys on the White Rose Lane frontage to the east (including the ground floor), stepping up to thirteen storeys on the western side boundary and would incorporate integral balconies and roof terraces. The basement car parking level would be accessed via Heathside Crescent to the south of the site.

Site Area: 0.26 ha (2,600 sq.m)
Existing units: 0
Proposed units: 147
Existing density: 0 dph (dwellings per hectare)
Proposed density: 526 dph

PLANNING STATUS

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

RECOMMENDATION

GRANT planning permission subject to conditions and Section 106 Agreement.

SITE DESCRIPTION

The site is 0.26 ha in area and forms a prominent corner plot at the corner of White Rose Lane and Heathside Crescent within the boundary of Woking Town Centre and approximately 125m south of Woking Train Station. Most of the site is vacant following the demolition of the pre-existing St Dunstons Church building which has since been re-provided on Shaftesbury Road to the east. The site also includes Owen House which is a two storey office building dating from the 1970s. To the north of the site is a 3-4 storey hotel building, Royal Mail Sorting Office, 5 storey Telephone Exchange and a 5-9 storey block of flats. To the east are detached two storey dwellings on White Rose Lane and to the south is the large multi-storey Heathside Crescent car park. To the west is a two storey office building with 2-3 storey residential development beyond. In the wider area is the 16x storey Centrium development to the north east and the Magistrates Court to the east. The site and the immediate area is positioned on an area of high ground which slopes down on Heathside Crescent to the west. To the south and east is primarily lower density suburban development.

RELEVANT PLANNING HISTORY

St Dunstan's:

- PLAN/2016/1064 - Erection of a seven to eleven storey building comprising 107x self-contained flats (79x one bed & 28x two bed) and 402sqm of commercial floorspace in flexible A1 (retail), A3 (restaurant/café) and D2 (gymnasium) use plus basement car parking level and associated landscaping and public realm works – Permitted 31/05/2017 subject to a Legal Agreement securing the following obligations:
 - Provision of 8x on-site affordable units plus an overage agreement
- PLAN/2015/0746 - Reserved Matters application considering details of landscaping and appearance pursuant to outline planning permission PLAN/2012/0063 for a residential development of 91 flats, 161sqm of A1 retail floor space, amenity space and terraces, access and basement parking for 45 cars in a 7 to 11 storey building – Permitted 21/12/2015
- PLAN/2012/0063 - Outline planning application for the residential development of 91 flats (7x one bed, 76x two bed and 8x three bed), 161sqm of A1 retail floor space, amenity space and terraces, access and basement parking for 45 cars in a 7 to 11 storey building (appearance and landscaping reserved) – Permitted 29/06/2012 subject to a Legal Agreement securing the following obligations:
 - £879,870.00 affordable housing contribution
 - £137,413.00 contribution towards the Thames Basin Heaths Special Protection Area (SPA)
 - £127,400.00 towards off-site recreational facilities
 - £104,654.00 towards local educational facilities
 - £40,002.69 towards highway infrastructure and £4,600 towards travel plan monitoring

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Officer note: the last three points listed above would now be covered by Community Infrastructure Levy (CIL) contributions with the exception of Travel Plan monitoring.

- PLAN/2011/0371 - Redevelopment of former St Dunstan's Church to provide a 13 storey building comprising 97 residential units and a 63 room hotel along with associated underground parking and landscaping - Refused on 09/09/2011 for the following reasons:
 1. *The proposed development, by reason of its design, height, size and scale would fail to reinforce the character of the street scenes of White Rose Lane and Heathside Crescent, and would fail to have regard to adjoining developments, the predominant height of buildings in the locality and the topography of the Town Centre, and for this reason would be contrary to policies BE1, WTC1 and WTC2 of the Woking Borough Local Plan 1999.*
 2. *The proposed development, by reason of its design, height, size and scale would result in an overbearing impact and loss of daylight and sunlight to neighbouring residential properties in White Rose Lane, contrary to policies BE1 and HSG21 of the Woking Borough Local Plan 1999.*
 3. *In the absence of a signed s.106 agreement, the proposed development fails to make provision for the relevant proportion of affordable housing, contrary to policy HSG10 of the Woking Borough Local Plan 1999, H3 of the South East Plan 2009, and PPS3 of national planning guidance.*
 4. *In absence of a signed s.106 agreement, the proposed development fails to adequately mitigate against the additional pressure it would place on the highway and local transportation network, educational facilities, recreational facilities and the Thames Heaths Basin Special Protection Area, contrary to policies NE1, REC1 and HSG21 of the Woking Borough Local Plan 1999, and policies S6, NRM11, LF10, CC7 and LF10 of the South East Plan 2009*
- PLAN/2009/0934 - Redevelopment of former St Dunstan's RC Church to provide a 15 storey building (plus mezzanine levels) comprising retail, leisure, a 97 room hotel and 99 residential units along with associated underground car parking and landscaping – Refused for the following reasons on 25/03/2010 and Appeal Dismissed 25/02/2011
 1. *The proposed development, by reason of the size, scale, bulk and massing on the site in proportion to neighbouring dwellings, combines to present an unacceptable overbearing effect on, and an incongruous integration with, neighbouring properties, (including but not exclusively numbers 5, 7 and 9 White Rose Lane, Beresford, Heathside Crescent) contrary to policies BE1, HSG21, WTC1 (i) of the Woking Borough Local Plan (1999)*
 2. *The proposed development, by reason of its visually dominant appearance in the street scene, fails to pay due regard to, or enhance, the prevailing character of Heathside Crescent and White Rose Lane contrary to policies BE1, WCT1(iii), WTC2(i), of the Woking Borough Local Plan (1999), and PPS3 (2006) (Housing) (para.16)*
- PLAN/2005/0782 - Erection of a building containing 40 flats (5 one bed, 31 two bed and 4 three bed) with underground car park and associated works following demolition of all existing buildings – Permitted 15/11/2005

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Owen House:

- PLAN/2009/0286 - Change of use of existing meeting hall to offices – Permitted 15/09/2009
- PLAN/2005/0780 – Change of Use from office space to Leisure (Class D2) – Permitted 25/08/2005
- PLAN/2002/1385 - Two storey extensions to building and the creation of a second floor – Permitted 03/01/2003
- 76/0259 - Erection of two storey building comprising meeting hall and offices – Permitted 09/05/1972

CONSULTATIONS

Housing Strategy and Enabling Officer: No objection subject to Legal Agreement securing 11x on-site affordable units in accordance with the findings of the Council's viability consultants.

Scientific Officer: No objection subject to conditions.

Environmental Health: No objection subject to conditions.

Planning Policy: No objection.

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

Waste Services: No objection.

Surrey County Council:

County Highway Authority: No objection subject to conditions and financial contributions (see Transportation Impact Section)

External Consultees:

Natural England: No objection.

Environment Agency: No comments received.

Thames Water: No objection.

REPRESENTATIONS

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

- Proposal is out of scale and out of character with the surrounding area
- Proposed building is on the brow of a hill and would be very prominent
- Proposal would cause overlooking and loss of privacy

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- The area is already congested and proposal would generate additional traffic
- Proposal would provide insufficient parking
- Proposal would place further pressure on existing services
- The proposal would not provide the type of affordable housing Woking needs

RELEVANT PLANNING POLICIES

National Planning Policy Framework (NPPF) (2012):

Section 2 - Ensuring the vitality of town centres

Section 4 - Promoting sustainable transport

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

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

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

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)

Community Infrastructure Levy (CIL) Regulations 123 List

BACKGROUND

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A similar application (PLAN/2016/1064) for 107x units in a 7-11 storey building on the St Dunstan's site was resolved to be granted at Planning Committee on 28/03/2017 subject to a Legal Agreement and was granted permission on 31/05/2017. The previously consented scheme was effectively a revised proposal for the site following the granting of outline permission for the redevelopment of the site under previous application ref: PLAN/2012/0063 and the associated Reserved Matters application (PLAN/2015/0746).

The current scheme incorporates Owen House adjacent to the former St Dunstan's Church site and includes 40x extra units and a taller element on the Owen House part of the site up to 13x storeys in height. A comparison of the previously consented scheme and the current proposal is set out in Figure 1 below.

	Previous Scheme (PLAN/2016/1064)	Current Proposal
<i>No. of Units</i>	107	147
<i>No. of Storeys</i>	7-11	7-13
<i>No. of 3x bed units</i>	0	6 (4%)
<i>No. of 2x bed units</i>	28 (26%)	57 (39%)
<i>No. of 1x bed units</i>	79 (74%)	84 (57%)
<i>No. Parking Spaces</i>	34 (ratio of 0.32 spaces per dwelling)	45 (ratio of 0.30 spaces per dwelling)

Figure 1 – Comparison of current and previously consented schemes

PLANNING ISSUES

Principle of Development:

1. The proposal is a mixed use development comprising 147x self-contained flats and a flexible A1 (retail), D2 (assembly and leisure) and A3 (restaurant/café) use and the site is positioned within the boundary of Woking town centre. 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.
2. The site includes Owen House which is a two storey building comprising 441m² floor space in B1a office use and 116m² in D2 (gym) use; this would be demolished and removed as part of the proposal. The proposal incorporates 493m² of flexible commercial space at ground floor level including D2 use which could compensate for the existing D2 floor space to be lost and would provide a similar degree of employment generating space compared to the existing situation. Considering the relatively limited size and quality of the existing office space, the loss of the existing floor space is not considered to unduly harm the availability of office space in the town

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centre or the borough as a whole. It is also borne in mind that the proposal would have public benefits in terms of redeveloping the existing vacant site and building and providing a high density mixed use development in the town centre in accordance with the aims of the Core Strategy (2012).

3. It is a strong material planning consideration that a development of a similar nature was approved under PLAN/2016/1064 and this permission is currently extant. The principle of residential development with commercial floor space on the ground floor in this location is therefore considered acceptable subject to further material planning considerations, specific development plan policies and national planning policy and guidance as discussed below.

Impact on Character:

4. Core Strategy (2012) policy CS1 'A Spatial Strategy for Woking Borough' establishes the 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.
5. The proposal site is currently vacant and forms a prominent corner plot at the corner of White Rose Lane and Heathside Crescent to the south of Woking Train Station and on the southern edge of the town centre. The proposed building would be seven to thirteen storeys in height with the seven storey element positioned to the east of the site, stepping up to thirteen storeys to the west.
6. The surrounding area is mixed in character and ranges from two storey dwellings on White Rose Lane opposite the proposal site up to 16x storeys at the Centrium development close to the train station, with 3-4 storey developments and a 5-9 storey block in the surrounding area (The Exchange and Telephone Exchange). The immediate neighbours to the west are three storeys. At 7-13 storeys the height and scale of the building, although inevitably greater than that of surrounding development, is considered acceptable given the location of the proposal site within the town centre and given the emerging character of the area for higher density development. The scale of the proposed development is considered appropriate to its edge-of-centre location and the proposed building would be viewed in the context of other tall buildings in the vicinity including the Centrium development to the north-west. There are no listed buildings or Conservation Areas in the vicinity which would be detrimentally affected by the proposal.
7. The proposal is essentially a continuation of the previously consented scheme to the west stepping up in height with two additional storeys on the western portion of the site. The maximum height of the building would be 43.2m which is 4.6m higher than that of the consented scheme (38.6m) with the additional height and bulk located to the west of the site. The smaller seven storey element would remain the same as that of the consented scheme.

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8. The proposed scheme adopts the same contemporary design approach as the previously consented scheme and utilises a modern, dark coloured brick. In the immediate area there are a variety of material finishes including relatively dark brick and cladding materials along with painted render. As there is no consistent character to the area in terms of materials, the proposed approach to external finishes is considered acceptable and consistent with the modern design approach of the development. The development would utilise recessed balconies and recessed window openings grouped in pairs with a strong vertical emphasis and the proposal is considered to exhibit balanced and well-considered elevations. At ground floor level the proposal would achieve active frontages on both White Rose Lane and Heathside Crescent with glazing and residential entrances on both frontages and the entrance to the commercial unit on the White Rose Lane frontage. This is considered to contribute positively to the vitality and viability of the area.
9. The building would be set-back from White Rose Lane to the east by around 15.5m, tapering to 1.5m to the north of the site. This creates an open area to the east of the building approximately 435m² in area with the character of a public square with high quality hard surfacing and soft landscaping in the form of raised planters and mature tree planting. The proposed plans indicate the provision of four mature trees and other soft landscaping in the raised planting beds on the White Rose Lane frontage which is considered a positive enhancement to the site in landscape terms. Further details of tree planting and landscaping can be secured by condition (Condition 4).
10. Overall the proposal is considered to adopt a high quality contemporary design which makes a positive contribution to the character of the area and Woking town centre as a whole and is considered consistent with the emerging character of the town centre.

Impact on Neighbours:

11. 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% 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”*.
12. The proposed building would be positioned between approximately 18m and 30m from the front elevations of No's 5-9 White Rose Lane opposite the proposal site. The proposed building adopts a similar scale, height and massing to the consented scheme (PLAN/2016/1064) on the eastern portion of the site facing White Rose Lane with the additional storeys located to the west. The previously consented scheme resulted in 7x of the front-facing windows of No's 5-9 White Rose Lane failing the BRE Vertical Sky Component test however the dual aspect nature of some of the rooms they serve and the use of some of the rooms as dining rooms and bedrooms was considered to mitigate against this and this impact was consistent with the scheme

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permitted prior to this (PLAN/2012/0063). The town centre location of the site and public benefits of the scheme were also considered as material considerations in assessing the impact of the proposal on surrounding neighbours. The submitted Daylight and Sunlight Report identifies that there would not be a materially greater impact on neighbouring occupiers on White Rose Lane compared to the previously consented scheme which is a strong material consideration. The relationship with neighbours on White Rose Lane is considered acceptable in terms of overlooking and is not considered materially different to the consented scheme.

13. The proposed building would be positioned 2.5m from the flank elevation of the Travelodge hotel building to the north of the site however this flank elevation features only secondary windows to hotel bedrooms. The proposal does feature side-facing windows however these primarily serve a stairwell or as secondary windows. Where habitable room windows directly face hotel room windows, the separation distance is 27m which is considered acceptable in terms of preserving adequate privacy and outlook. The proposed building is considered to form an acceptable relationship with the hotel building in terms of potential overbearing, loss of light and overlooking impacts.
14. The proposed building would be positioned 1m from the boundary with The Crescent to the west which is a two storey building which comprises supported temporary housing. This building features no side-facing windows serving habitable rooms and the proposal is considered to form an acceptable relationship with this building especially when considering the temporary nature of the housing in question.
15. Somerset House is a three storey residential block further to the west which does feature side-facing windows. The proposed development would be positioned 31m from Somerset House at its nearest point and most of the windows which face towards the proposal site serve dual-aspect rooms. The submitted Daylight and Sunlight Report identifies that 9x the neighbouring windows fall short of the BRE guidance resulting in more than a 20% loss of the 'Vertical Sky Component' and would therefore be 'noticeable' as set out by the guidance. These are however relatively minor breaches and 3x of the windows serve dual aspect rooms which are served by windows on other elevations. The remaining 6x windows serve either small kitchens or bedrooms. All of the windows within 90° of south however pass the relevant BRE test with regards to direct sunlight to windows. The submitted Daylight and Sunlight Report identifies an acceptable overall impact on these neighbours. Side-facing windows in the proposed development are mostly secondary windows which can be required to be obscurely glazed with restricted opening; in any case the proposed development would have a minimum separation distance of 31m from Somerset House which is considered sufficient to avoid undue overlooking. Overall the proposed development is considered to form an acceptable relationship with Somerset House in terms of loss of light, overbearing and overlooking impacts.
16. Other neighbours in the area include those on Heathside Crescent and Park Road to the east however the boundary of the nearest of these neighbours is located at least 43m from proposed building at its nearest point and the proposed development would have a similar bulk and scale when viewed from the east compared to the consented scheme. Neighbours in Greenheyes Place to the south-east and Holbreck Place to the south are positioned at least 60m and 80m from the proposed development at their nearest point respectively which is considered sufficient separation distance to avoid undue overlooking and overbearing impacts.
17. The ground floor of the development would feature 493m² of commercial floorspace in flexible A1 (retail), A3 (restaurant/café) and D2 (gymnasium) use. The previously

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consented scheme also featured commercial floorspace at ground floor level, albeit smaller in extent (402m²). The Council's Environmental Health Team has been consulted and raises no objection to the commercial element of the proposal in terms of neighbour amenity impact, subject to conditions.

18. Considering the points discussed above, overall the proposal is considered to form an acceptable relationship with surrounding neighbours and is not considered to result in an unacceptable loss of light, overbearing or overlooking impact when taking account the context of the proposal site and the extant scheme.

Housing Mix:

19. 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%	84	57%
2 bed	30%	57	39%
3 bed	35%	6	4%
4 bed	15%	0	0%
5 bed		0	0%
Total	100%	147	100.0%

Figure 2: Proposed housing mix compared to 2015 SHMA

20. The proposal would comprise 57% one bedroom flats, 39% two bedroom flats and 4% 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 however 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. It is also borne in mind that this housing mix delivers a higher proportion of family sized units than the previously consented scheme (PLAN/2016/1064) which included 26% two bedroom units and no three bedroom units. The proposal is therefore considered to deliver an acceptable housing mix.

Standard of Accommodation:

21. The proposal includes one, two and three bedroom properties ranging from around 48m² to around 125m² in floor area. These are generally consistent with the minimum recommended internal space standards set out in the National Technical Housing Standards (2015). The proposed flats are considered of an acceptable size with acceptable quality outlooks to habitable rooms. Most units would benefit from a private balcony or roof terrace and to the rear of the site is a communal courtyard garden measuring 197m² in area. There is a current planning application for extensions and alterations to the Heathside Crescent Car Park located immediately to the south of the proposal site. However this application is currently undetermined. If the extensions were permitted and implemented then this could impact on the outlook and amenity of

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the proposed units. The applicant for that scheme has however undertaken a detailed Daylight and Sunlight Assessment which assesses the potential impact on habitable room windows on the proposed development. The conclusion of the assessment is that the extensions would have a 'noticeable' impact on a small number of windows on the lower floors but the scheme overall would have a high degree of compliance with BRE guidance. The proposed car park extension is not considered to unacceptably impact on the amenities of future occupants of the proposed development.

22. Overall the proposal is considered to achieve an acceptable standard of accommodation for future residents.

Transportation Impact:

23. The maximum parking standard for the proposed development would be 150x spaces in accordance with the Council's Parking Standards (2006). The proposed development includes 45x parking spaces in the basement level, including 5x disabled parking spaces. This also includes 9x car stacker spaces which would provide two spaces each. Overall this equates to 0.30 parking spaces per unit. Secure cycle storage for 147x bicycles is also included within the proposal. In addition, the applicant has 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 vehicles available further south on Guildford Road at Quadrant Court. The previously approved scheme was consented on the basis of a similar S106 clause.
24. The proposal site is in a particularly sustainable location within the town centre and in close proximity to Woking Train Station. It is considered that the proposed level of parking provision is appropriate when considering the sustainable location of the site and when considered in conjunction with the car club initiative, the proposal is considered to have an acceptable transportation impact. It is also borne in mind that the proposal would deliver a similar parking ratio to the previously consented scheme which resulted in a parking ratio of 0.32 spaces per dwelling which was considered acceptable by the LPA.
25. The County Highway Authority have been consulted and raise no objection to the proposal on highway safety or capacity grounds subject to conditions and subject to a financial contribution towards various highways projects in the surrounding area as outlined in Figure 3 below:

Requested Highway Works	Estimated Cost
White Rose Lane Footway from the north-eastern end of this site	£8,694
Resurfacing works around Heathside Crescent/White Rose Lane junction	£10,000
Raised crossings at Heathside Crescent/White Rose Lane junction	£30,000
Raised crossings at Oriental Road/White Rose Lane junction	£10,000
Public realm improvement on Station Approach (partial contribution)	£50,000

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TOTAL	£108,694
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Figure 3: SCC recommended highway contributions

26. Before requiring financial contributions through S106 Agreements, it is necessary to examine whether this would be in accordance with The Community Infrastructure Levy Regulations (2010) (as amended). 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”
27. Section 123(2) of the Regulations goes on to state that “A planning obligation may not constitute a reason for granting planning permission for the development to the extent that the obligation provides for the funding or provision of relevant infrastructure”; ‘relevant infrastructure’ in this case means the list of infrastructure projects listed on the Council’s CIL ‘123 List’ which the Council intends to fund wholly or in part by CIL. It would not therefore be reasonable to require the applicant to enter into a S106 Agreement where such an agreement would not meet the three tests outlined above or would relate to projects already included in the Council’s ‘123 List’.
28. The Council’s ‘123 List’ includes transport schemes including ‘Minor local road safety and accessibility schemes’, ‘Transport interchange hub at Woking railway station’ and ‘Pedestrian and cycle improvements in and on approach to Woking Station’. The projects identified by SCC above are considered to each fall within at least one of these categories; seeking financial contributions towards such projects is therefore considered to amount to ‘double-counting’ contributions for both Section 106 and CIL contributions. It is also considered that the projects do not sufficiently meet the three tests described above in being necessary to make the development acceptable in planning terms, directly related to the development and fair and reasonable. It is also a strong material consideration that the previously consented scheme which was permitted in May 2017 was not required to make any financial contributions towards highways projects, notwithstanding that this was for a scheme of only 40x fewer units. The proposed development in this instance would be liable to make a CIL contribution of **£740,931.76**
29. Considering the points discussed above it is not considered appropriate to require the applicant to enter into a Section 106 Agreement to secure financial contributions towards the local transportation projects identified by the CHA. The applicant has however agreed to provide an inset loading bay as part of the development and a Car Park Management Plan as requested by the CHA and these can be secured by conditions (Conditions 28 & 29).
30. The proposed development would deliver bin storage areas within the building which is considered sufficient in capacity terms. The applicant has provided a Construction Transport Management Plan, compliance with which can be secured by condition (Condition 12).
31. Considering the points discussed above and when taking account of the previously consented scheme, overall the proposal is considered to have an acceptable transportation impact.

Affordable Housing:

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32. 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. Their conclusion is that the scheme should be capable of providing 11x on-site affordable units on the basis of this being a pro-rata increase on the 8x units agreed under the previously consented scheme (PLAN/2016/1064) for 107x units.
33. Subject to a Legal Agreement securing the above on-site affordable housing provision along with an overage agreement, the proposal would be considered to make sufficient contributions towards affordable housing in accordance with Core Strategy (2012) policy CS12.

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

34. 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).
35. 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 **£83,736** in line with the Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015 as a result of the net gain of 84x one bedroom, 57x two bedroom and 6x three bedroom dwellings which would arise from the proposal. This would be secured through a Section 106 Agreement.
36. 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:

37. 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.
38. 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.

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This would normally require a 19% improvement on the emission rate under the Building Regulations. The applicant has however submitted a statement detailing issues which have recently emerged in certain cladding and insulation materials becoming unavailable or inappropriate for use on large schemes following the Grenfell Tower fire. The applicant suggests that this has resulted in them being unable to meet the 19% target however they would be able to meet a 12.3% improvement on Building Regulations by utilising a different insulation material and greater use of photovoltaic panels. It is considered reasonable to re-word the sustainability conditions accordingly (Conditions 13 & 14).

39. The Climate Change SPD (2013) identifies areas of the town centre where there is potential for future Combined Heat and Power (CHP) 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 15).

Sustainable Drainage Systems (SuDS):

40. 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.
41. 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 5, 6 and 7). The proposal is therefore considered acceptable in terms of drainage.

Contamination:

42. 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 16).

Community Infrastructure Levy (CIL):

43. The proposed development would be liable to make a CIL contribution of **£740,931.76**.

CONCLUSION

44. 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 and make adequate contributions towards affordable housing. The proposal therefore accords with the Development Plan and is therefore recommended for approval subject to conditions and a Legal Agreement as outlined below.

BACKGROUND PAPERS

1. Site visit photographs
2. Consultation responses
3. Neighbour representations
4. 'Major' Site Notice dated 28/06/2017

PLANNING OBLIGATIONS

The following obligations will form the basis of the Legal Agreement to be entered into.

	Obligation	Reason for Agreeing Obligation
1.	SAMM (SPA) contribution of £83,736	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.	Provision of 11x on-site affordable units plus an overage agreement.	To accord with Policy CS12 of the Woking Core Strategy 2012 and SPD 'Affordable Housing Delivery' (2014).
3.	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)

RECOMMENDATION

GRANT planning permission 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:

Location, Site and Existing Plans:

A-AB-PL-02-000 received by the Local Planning Authority on 01/06/2017
 A-AB-PL-02-001 received by the Local Planning Authority on 01/06/2017
 A-AB-PL-02-002 received by the Local Planning Authority on 01/06/2017

A-AB-PL-02-003 received by the Local Planning Authority on 01/06/2017
 A-AB-PL-02-004 Rev.A received by the Local Planning Authority on 01/06/2017
 A-AB-PL-02-005 received by the Local Planning Authority on 01/06/2017
 A-AB-PL-02-006 received by the Local Planning Authority on 01/06/2017
 A-AB-PL-02-007 received by the Local Planning Authority on 01/06/2017
 A-AB-PL-02-008 received by the Local Planning Authority on 01/06/2017
 A-AB-PL-03-100 received by the Local Planning Authority on 23/10/2017

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Floor Plans:

A-AB-PL-03-B01 received by the Local Planning Authority on 01/06/2017
A-AB-PL-03-000 received by the Local Planning Authority on 01/06/2017
A-AB-PL-03-001 received by the Local Planning Authority on 01/06/2017
A-AB-PL-03-007 received by the Local Planning Authority on 01/06/2017
A-AB-PL-03-008 received by the Local Planning Authority on 01/06/2017
A-AB-PL-03-010 received by the Local Planning Authority on 01/06/2017
A-AB-PL-03-011 received by the Local Planning Authority on 01/06/2017
A-AB-PL-03-012 received by the Local Planning Authority on 01/06/2017
A-AB-PL-03-013 received by the Local Planning Authority on 01/06/2017

L-AB-90-001 Rev.P1 received by the Local Planning Authority on 01/06/2017
L-AB-90-002 Rev.P1 received by the Local Planning Authority on 01/06/2017
L-AB-90-003 Rev.P1 received by the Local Planning Authority on 01/06/2017

Elevations and Sections:

A-A-PL-04-001 received by the Local Planning Authority on 01/06/2017
A-A-PL-04-002 received by the Local Planning Authority on 01/06/2017

A-AB-PL-05-001 Rev.B received by the Local Planning Authority on 01/06/2017
A-AB-PL-05-002 Rev.B received by the Local Planning Authority on 01/06/2017
A-AB-PL-05-003 Rev.B received by the Local Planning Authority on 01/06/2017
A-AB-PL-05-004 Rev.B received by the Local Planning Authority on 01/06/2017

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

3. ++ Prior to the installation of any external materials in connection with the development hereby permitted, a written specification of all external materials to be used shall be submitted to and approved in writing by the Local Planning Authority, with the exception of external brickwork which shall be 'Cortona' bricks manufactured by Vandersanden unless otherwise agreed 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 including details of the private amenity space of residential units at ground floor level identified as serving Plots 001 and 002, 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.

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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 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.

6. Prior to the 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.

7. 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.

8. Prior to the first occupation of the development hereby approved, the proposed vehicular access onto Heathside Crescent shall be constructed in accordance with the approved plans and shall be provided with a visibility zone measuring 2.4m x-distance

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by 43m y-distance to the east and thereafter that visibility zone shall be kept permanently clear of any obstruction over 1.05m high.

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

9. Prior to the first occupation of the development hereby approved, the existing redundant vehicle accesses from the site onto Heathside Crescent and White Rose Lane shall be permanently closed and the kerbs and footway fully reinstated.

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

10. 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 to be parked and to turn so that they may enter and leave the site in forward gear and thereafter the parking and turning 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.

11. Prior to the first occupation of the residential parts of the development hereby approved, a Full Residential Travel Plan produced from the submitted Travel Plan titled "Residential Development Former St Dunstons Church White Rose Lane Woking Travel Plan" dated September 2016 and produced by Mayer Brown Ltd 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.

12. The construction of the development hereby approved shall take place in strict accordance with the submitted Construction Transport Management Plan received by the Local Planning Authority on 09/01/2017 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 and in the interests of neighbouring amenity.

13. ++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 12.3% 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.

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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.

14. 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 12.3% 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.

15. ++ 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 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.

16. ++ 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)

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(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.

17. Prior to the first occupation of the development hereby approved, a Verification Report appended with substantiating evidence demonstrating the agreed remediation has been carried out shall be submitted to and approved in writing by the Local Planning Authority.

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.

18. 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.

19. No sound reproduction equipment which conveys messages, music or other sound by voice or otherwise which is audible outside the premises shall be installed on the site without the prior written consent of the Local Planning Authority.

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

20. Prior to the first occupation of the development hereby approved, details of the measures to be undertaken to acoustically insulate and ventilate the building for the containment of internally generated noise shall be 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 future occupants and occupants of neighbouring properties in accordance with Policy CS21 of the Woking Core Strategy 2012.

21. 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.

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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.

22. Prior to the first occupation of the development hereby approved, details of the proposed waste and recycling management arrangements for the development shall be submitted to and approved in writing by the Local Planning Authority. Such details as may be agreed shall then be implemented and retained thereafter.

Reason: In the interests of amenity and to ensure the appropriate provision of infrastructure in accordance with Policy CS16 of the Woking Core Strategy 2012.

23. The windows in the west-facing flank elevation identified as serving Plots 104 and 105 at levels 01-06, the windows in the north-facing flank elevation identified as serving stairwells and Plots 113 at levels 01-06, the windows serving Plots 804 and 805 at levels 08-09 and the windows serving Plots 1004 and 1005 at level 10 shall be glazed entirely with obscure glass and non-opening unless the parts of the windows which can be opened are more than 1.7 metres above the finished floor level of the rooms in which the windows are installed. Once installed the windows shall be permanently retained in that condition unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the adjoining properties in accordance with Policy CS21 of the Woking Core Strategy 2012.

24. Prior to the commencement of construction of the detached structures to the rear of the site identified as housing mechanical plant hereby approved, details of the structures, including 1:100 scale elevations and details of materials, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out and 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.

25. Notwithstanding the provisions of The Town and Country Planning (Use Classes) Order 1987 (as amended) or Article 3, Schedule 2 of The Town and Country Planning (General Permitted Development) Order 2015 (as amended) the use of the commercial unit on the ground floor commercial space of the development hereby approved annotated 'A1/D2/A3' on approved drawing numbered A-AB-PL-03-000 shall be restricted solely to uses falling within Use Classes A1, A2, A3, B1(a) and/or D2 of The Town and Country Planning (Use Classes) Order 1987 (as amended) and for no other use without the consent in writing of the Local Planning Authority.

Reason: To restrict the use of the premises to one which is compatible with the surrounding area and to safeguard the amenities of the adjoining premises.

26. In the event that the development interferes with radio/TV/telecommunication signals the applicant shall liaise with the relevant bod(ies) to identify a mutually acceptable solution and take the necessary actions to rectify the matter.

Reason: To ensure that the development does not interfere with communication signals to the occupiers of other developments.

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27. ++ Prior to the commencement of the development hereby approved, details of wind speed and downdraughts around the building, including where necessary any mitigation measures, shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be completed in accordance with the agreed details.

Reason: To ensure the usability of parts of the development and safeguard the safety of future occupiers and pedestrians around the building.

28. Prior to the first occupation of the development hereby approved, a Car Parking Management Plan shall be submitted to and approved in writing by the Local Planning Authority detailing the operation and management of the car stackers and allocation of spaces. The approved management plan shall be implemented and maintained in accordance with the agreed details thereafter.

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

29. Prior to the first occupation of the development hereby approved, details of a shared surface loading bay on Heathside Crescent shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be implemented and maintained in accordance with the agreed details thereafter.

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

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.

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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:-
 - 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 **£740,931.76**. 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