

Site Allocations Development Plan Document (DPD)

Regulation 18 consultation questionnaire

18 June 2015 – 31 July 2015



How to respond to this Consultation

The Site Allocations DPD public consultation documents are available on the Woking2027 website (see www.woking2027.info), local libraries and the Council's Civic Offices.

You can use this form to let us have your comments on the draft Site Allocations DPD. Additional copies of this questionnaire can also be downloaded from the website.

Alternatively, the Woking2027 website features an online version of this questionnaire and an interactive map of the proposed development sites, through which you can let us know your views.

The public consultation is open to **5pm on Friday 31 July 2015**. Unfortunately we cannot accept responses received after 5pm on the closing date.

Data Protection: Please be aware that representations received by the Council will be made publicly available. If you have any questions about completing this form please contact the Planning Policy team by email planning.policy@woking.gov.uk or on **01483 743871**.

Your details

Please provide your contact details below. We are unable to accept anonymous or confidential responses.

Title: Mr / Mrs / Miss / Ms / Other (please specify) Miss

First name Sarah

Surname Pyne

Position (if applicable) N/A

Organisation (if applicable) Indigo Planning

House name and/or number Swan Court, 11

Street Worple Road

Locality _____

Town London

County _____

Post code SW19 4JS

Email address [REDACTED]

Telephone [REDACTED]

Please select your status or that of any party you are representing:

- | | |
|--|---|
| <input type="radio"/> Resident of Woking Borough | <input type="radio"/> Owner of land in Woking Borough |
| <input type="radio"/> Someone who works in Woking Borough | <input checked="" type="checkbox"/> Planning / land agent |
| <input type="radio"/> Someone who visits Woking Borough | <input type="radio"/> Developer |
| <input type="radio"/> Someone representing a group or organisation | <input type="radio"/> Other (please specify) |
-

If you are an agent representing another party, please state who:

McKay Securities Plc, 20 Greyfriars Road, Reading, Berkshire, RG1 1NL

Please note that everyone responding to this consultation will be notified of future Woking Borough planning policy consultations. If you would prefer not to be contacted in the future, please tick

Woking Citizens' Panel

Woking Citizens' Panel is comprised of a group of residents from across Woking from all backgrounds, ages and ethnicities. They are contacted a number of a times each year, via email or post, and asked to provide their views on all kinds of issues that affect local people.

Would you like to join the Woking Citizens' Panel?

- Yes No I am already a member

Please provide your comments using the questions on the following two pages and return the whole questionnaire – including any additional comments pages – by 5pm, Friday 31 July 2015:

- By email to: planning.policy@woking.gov.uk
- By post to: **Planning Policy, Woking Borough Council, Civic Offices, Gloucester Square, Woking, Surrey, GU21 6YL**

Please note that responses will not be individually acknowledged.

Thank you for taking the time to respond.

Your views

Please complete a separate copy of pages 3 and 4 of this questionnaire for each individual site or section that you wish to comment on.

Which consultation document does your comment concern? Please tick one option only:

Site Allocations DPD Sustainability Appraisal Report Habitat Regulations Assessment
or General comment (not specific to any one of the consultation documents) Suggest a new site

Which site or section of the document does your comment concern? (if applicable)

Please state all that apply: Site Allocation Proposal Site UA18

Site reference: UA18

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

Page number: page100

Paragraph number: n/a

Are you? Supporting Objecting A combination of these Neutral

Your comment

Please see attached representation.

Proposed modifications – please explain what changes you consider should be made, if any (for example, changes to the text, a site boundary, etc.)

Please see attached representation.

These comments are page 1 of 2 pages.

More comments?

If you would like to make additional comments about other proposed sites or sections of any of the consultation documents, please complete further copies of pages 3 and 4 of this questionnaire. Please ensure that these are firmly attached with the main questionnaire - including pages 1 and 2 providing your details - and return this by email or post to the Council (contact details on page 2).

**SITE ALLOCATIONS REFERENCE UA18 - THE BIG APPLE AMERICAN AMUSEMENTS LTD,
H.G WELLS CONFERENCE CENTRE, THE FORMER RAT AND PARROT PH, 48-58 CHERTSEY
ROAD, WOKING, GU21 5AJ**

Our client is generally supportive of the principle of the redeveloping the site and consider that it has good potential to contribute to the Council's objectives of regeneration and enhancement of the town centre.

However, this support is qualified as the policy as drafted is not sufficiently positive or flexible enough and risks delaying the redevelopment of this important town centre site. The policy should be drafted to allow for more flexibility and we make the following comments on it:-

1. A number of the criteria are considered basic elements of good design and should be set out in the provisions of other development plan policies such as Policy CS21 (which requires good design) or Policy CS24 (Woking's landscape and townscape). There is no need to refer to them in the UA18 site allocation. The following points of UA18 should be deleted:

- "The building development scheme should consider local and long distance views of the development";
- "The storage of waste and recyclable materials should be incorporated into the design of the building to minimise street clutter";
- "Servicing areas should be accommodated within the block";
- "Development to meet relevant Sustainable Drainage Systems requirements at the time of planning application for the development of the site"; and
- "Due to the built up nature of the site, surface water flooding should be mitigated in the design of the development".

2. In addition a number of the criteria set out within the UA18 site allocation will be required by the Council as part of its validation requirements necessary for the submission of any planning application. It is unnecessary to include these within the Reasoned Justification. The policy should be amended to delete the following text:

- "A Travel Plan to minimise car use of prospective occupants of the development";
- "A 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";
- "Developments will be required to demonstrate how the implications of light pollution, wind and visual impacts have been addressed";
- "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";
- "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";
- "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, dependant on detailed proposals and consultation with Environmental Health and the Environment Agency. Limited investigation required dependent upon the sensitivity of the proposed use(s)."

3. The reference to the “re-provision of the existing conference facility is a prerequisite of redevelopment of this site” should be deleted from the allocation. Whilst there is a possibility that a future redevelopment may contain such a facility, there is simply no justification for this to be a ‘prerequisite’ of redevelopment. It could undermine the Council’s objective to redevelop and upgrade what the Council describes as an ‘underused area’.

4. The UA18 site is in multiple ownership which reduces the likelihood of a comprehensive redevelopment. The policy can encourage comprehensive development (and confirm that the Council will support this objective through the use of CPO powers), but it should acknowledge that phased development will also be acceptable provided that it does not undermine the development of the wider area.

The allocation should also encourage the inclusion of adjacent opportunity sites (such as Crown House and the multi-storey car park) in development proposals. As drafted there is a risk that the policy could be interpreted as requiring a comprehensive approach which would sterilise the site.

5. The Council should review the heritage status of the locally listed building at 26 Chertsey Road. The last review of the town’s locally listed buildings was undertaken in 2000 and there are no up to date criteria which defines local listing status. In particular the Council’s listing criteria have not been reviewed in light of the latest Historic England guidance and it is not clear that 26 Chertsey Road even meets the modern criteria in the absence of a modern and up to date review of the Local Listing regime. The local listing of 26 Chertsey Road could have an unnecessary impact on the ability to redevelop the site and its inclusion on the list should be reviewed.

Failing this, the allocation should confirm that in weighing applications that affect the locally listed building, the judgement made as to the scale of impact or its loss to facilitate a regeneration scheme will give considerable weight to the need to provide regeneration to this part of the town centre and the limited significance of the heritage asset.

6. The allocation should not be prescriptive in relation to the amount of affordable housing; instead it should identify that the provision of affordable housing will be assessed in the context of any development proposals and the viability of the scheme being promoted.

7. The reasoned justification makes reference to the site’s potential to yield at least 67 dwellings. The site has considerable potential and may be able to provide a greater number of units of which should be judged once the design of any future scheme has been worked up. Reference to the 67 dwellings should therefore be removed.

8. Finally, the delivery arrangements should acknowledge that the site can come forward in the short term. As drafted, the allocation may delay the delivery of the site by 11 years. The allocation should allow the site to come forward as quickly as possible, which is likely to be in the next 5 to 10 year period.

9. Bearing these points in mind the policy should be redrafted as follows:

“The Council will support significant new mixed use development on the site comprising appropriate town centre and other uses including office, residential, retail and leisure facilities.

Development will be expected to:

- *Provide good quality design of buildings and spaces in this prominent location;*
- *Provide a new gateway to the town centre; and*
- *Optimise the development potential of the site.”*