

**To:** Planning & Regulatory Committee

**Date:** 07 June 2023

**By:** Planning Development Manager

**District(s)** Woking Borough Council

**Electoral Division(s):**

**The Byfleets**

**Cllr Amanda Boote**

**Case Officer:**

**Chris Turner**

**Purpose:** For Decision

**Grid Ref:** 506353 160275

---

**Title: Surrey County Council Proposal WO/2022/0923**

### **Summary Report**

**Land at the former Manor School, Magdalen Crescent, Byfleet, KT14 7SR**

**Erection of an apartment block comprising 6 x 1 bed self-contained flats and two 5 bed townhouses for supported independent living, and associated bin stores, cycle stores and hard and soft landscaping.**

The proposal is for the erection of one block of flats comprising six, one-bedroomed flats and a pair of two, five bedroomed town houses. The block of flats will be two storeys in height and would be located towards the northern section of the site. The block would measure approximately 28m in width by 20m in depth. It would have a height of 8.6m. Balconies would be located on the northern and southern elevations at first floor level. The town houses would be located towards the south of the site. These would measure approximately 20m in depth by 8.5m in width. They would have a height of approximately 11.5m. There is an amenity area proposed on the north east part of the site and a turning area is also proposed to the east of the town houses. The access for the site would be from the existing access onto Magdalen Crescent. Parking would be provided on the northern side of the access road running through the site. Six parking spaces are proposed for the site. Adjacent to this parking area would be the bin stores for the flats and cycle stores. Bin stores for the town houses are located to the front of the town houses within the site.

The application site is located within the developed area of Woking. The proposal is considered to accord with the development plan and there has been no harm identified from the proposed application.

There have been 8 letters of objection received on the application and the Borough Council has objected to the proposal on design grounds. No objections have been received from other consultees but several conditions have been recommended by consultees.

The proposal would provide affordable housing within a sustainable location as such it is recommended for approval subject to conditions.

**The recommendation is Approve Subject to Conditions**

---

## Application details

### Applicant

SCC Property

### Date application valid

5 August 2022

### Period for Determination

16 June 2023

### Amending Documents

Hydraulic Connectivity Testing dated 16/12/22

Run-off Calculations dated 14/02/23

Surface Water Strategy PE02-5585-CA-C-70001

Drainage Maintenance Plan dated 08/12/2022

Amended Landscape Plan PE02-5585-DR-L-00004- C02

Amended Planting Palette PE02-5585-DR-L-00007-C02

Manor School Site Logistics Plan Rev 2

Surface Water Drainage + Foul Water Layout PE02-5585-DR-C-70001 P2

Surface Water and Foul Water Schedule PE02-5585-DR-C-70002 P2

Greenfield Runoff Calculations PE02-5585-CA-C

Flow Exceedance Plan PE02-5585-DR-CE-C00002-C01

Atkins Response to Drainage – Letter – Dated 08/12/2022

Pavement Standard Details dated 14 March 2022

---

### Summary of Planning Issues

This section identifies and summarises the main planning issues in the report. The full text should be considered before the meeting.

	Is this aspect of the proposal in accordance with the development plan?	Paragraphs in the report where this has been discussed
Principle of Development	Yes	24-25
Need for Development	Yes	26-35
Housing Land Supply	Yes	36-37
Housing Mix and Density	Yes	38-42
Affordable Housing	Yes	43-46
Thames Basin Heath	Yes	47-56
Biodiversity	Yes	57-63
Impact on Residential Amenity	Yes	64-90
Impact on Character	Yes	91-102

Sustainable Location	Yes	103-105
Highway, Access and Parking	Yes	106-110
Landscape and Trees	Yes	111-115
Drainage	Yes	116-119
Heritage	Yes	120-130
Standard of Accommodation	Yes	131-139
Waste and Refuse	Yes	140-144

---

**Illustrative material**

Site Plan

Site Plan PEO2-5585-DR-A-90103 Rev C01

Aerial Photographs

Aerial 1 – Surrounding Area

Aerial 2 – Application Site

Aerial 3 – School Boundary

Site Photographs

Photo 1 - Looking South West

Photo 2 - Looking North West from Magdalen Crescent Junction

Photo 3 - Looking West along Magdalen Crescent

Photo 4 - Looking towards the site from Magdalen Crescent

Photo 5 - View within site towards no.17

Photo 6 - Relationship of site with no. 32

Photo 7 - View within site towards St Marys Church

Photo 8 - View within site looking west

Photo 9 - View within site looking south west

Photo 10 - Looking east towards neighbour at no. 32

---

**Background**

**Site Description**

1. The application site is located to the west of Magdalen Crescent and to the north of Sanway Road. The application site was formerly a primary school however this has been demolished and the site has been cleared. On the southern, eastern and western boundaries there are high hedges, the northern boundary is more treed. Residential properties are located to the north east, east and south of the site. To the north west of the site is St Mary’s Church which is a Grade I Listed Building and graveyards are located to the west and to the north of the site.

## Planning History

WO/2018/0029	Prior Approval for Demolition of vacant school building	Granted 8 <sup>th</sup> February 2018
--------------	---	---------------------------------------

8

---

### The proposal

2. The proposal is for the erection of one block of flats comprising six, one-bedroomed flats and a pair of two, five bedroomed town houses.
3. The block of flats will be two storeys in height and would be located towards the northern section of the site. The block would measure approximately 28m in width by 20m in depth. It would have a height of 8.6m. Balconies would be located on the northern and southern elevations at first floor level.
4. The town houses would be located towards the south of the site. These would measure approximately 20m in depth by 8.5m in width. They would have a height of approximately 11.5m.
5. There is an amenity area proposed on the north east part of the site and a turning area is also proposed to the east of the town houses.
6. The access for the site would be from the existing access onto Magdalen Crescent. Parking would be provided on the northern side of the access road running through the site. Six parking spaces are proposed for the site. Adjacent to this parking area would be the bin stores for the flats and cycle stores. Bin stores for the town houses are located to the front of the town houses within the site.

### Consultations and publicity

#### District Council

7. Woking Borough Council – Objects on the grounds of:
  - The layout of the proposal does not address Magdalen Crescent and Sanway Road.
  - There is no explanation of the layout of the scheme or local link or justification for the scheme.
  - The design, height and use of materials does not relate to the character of the immediate area.
  - In relation to neighbouring amenity no objection was raised.
  - WBC also noted that the proposal would not accord with the Parking Standards SPD.

#### Consultees (Statutory and Non-Statutory)

8. Arboriculturalist – No objection subject to conditions
9. Archaeological Officer - No objection subject to a pre-commencement condition.
10. Historic/Listed Buildings – No objection.
11. Landscape - No objection subject to conditions

12. Natural England - No objection
13. Rights of Way - No comment to make.
14. SUDS & Consenting Team – No objection subject to conditions
15. Surrey Wildlife Trust/ County ecologist – No objection subject to conditions
16. Thames Water – No comments to make
17. Transport Development Planning - No objection subject to conditions
18. Woking Environmental Health officer – No objection

Summary of publicity undertaken and key issues raised by public

19. The application was publicised by the posting of 3 site notices and an advert was placed in the local newspaper. A total of 108. of owner/occupiers of neighbouring properties were directly notified by letter.

There were 8 letters of objection received objecting on the grounds of:

- The building heights of the proposed development are too high
- The design of the buildings is out of keeping with the existing buildings
- Access should be taken from Sanway Road not the existing access.
- Development will have more traffic than the existing proposal.
- Consideration needs to be given for the wildlife on the site.
- There is a tree protection on the entirety of the site.
- The hedge earmarked for removal is not on the site.
- The boundary line is inaccurate.
- The land was gifted to the children of Sanway
- The site has been vacant for a number of years and the residents have got used to this
- Site entrance is in an awkward position relative to the road.
- The proposal will cause construction traffic/ disruption.
- The parking proposed appears to be inadequate.
- Parking will overspill onto surrounding roads.
- The proposal would dominate the views of Magdalen Crescent from the surrounding area.
- The buildings are much taller than the surrounding buildings.
- The existing boundary treatment is not good.
- The scale of the buildings is not in keeping with the existing area.
- The proposal will result in trees being removed.
- The site needs to be properly managed to prevent a lack of integration with the surrounding neighbours.
- Concerned with overlooking.
- Building at the rear of the site should be moved to reduce impact on neighbours.
- Overlooking
- Traffic volume.

*Officer Comment:*

*In relation to boundary disputes, this is a civil matter and is not a material planning consideration. The County Planning Authority is satisfied the correct certificate has been served with the planning application.*

*In relation to the land being gifted to the children of Sanway – This is a civil matter and is not a material planning consideration.*

There was a letter of support supporting the application on the grounds of:

- Appropriate independent living accommodation is essential for disabled people.

## Planning considerations

### **INTRODUCTION**

20. The guidance on the determination of planning applications contained in the Preamble/Agenda frontsheet is expressly incorporated into this report and must be read in conjunction with the following paragraphs.
21. In this case the statutory development plan for consideration of the application consists of the Surrey Waste Plan 2008, Woking Core Strategy 2012, Woking Development Management Policies Development Plan Document (DPD) 2016, Parking Standards SPD 2018, Outlook, Amenity, Privacy and Daylight SPD 2022, Design SPD 2015, Thames Basin Heath Avoidance Strategy 2022.
22. In considering this application the acceptability of the proposed development will be assessed against relevant development plan policies and material considerations.
23. In assessing the application against development plan policy it will be necessary to determine whether the proposed measures for mitigating any environmental impact of the development are satisfactory. In this case the main planning considerations are: Principle of development, lawful use of the site, housing land supply, housing mix, sustainable location, impact on the SPA, standard of accommodation, biodiversity, design and visual amenity, landscape and trees, impact on residential amenity, highways, access and parking, waste and refuse and drainage.

### **PRINCIPLE OF DEVELOPMENT**

#### **Woking Core Strategy 2012**

##### CS1 – Spatial Strategy

24. The site is located within the developed area of Woking. Policy CS1 of the Woking Core Strategy 2012 states that most new development will be directed towards previously developed land in the town, district and local centres which offers the best access to shops and services.
25. The site is located on a previously developed site and therefore the principle of development is acceptable subject to the impact on residential and visual amenity.

### **NEED FOR THE DEVELOPMENT**

#### **Woking Core Strategy 2012**

##### CS19 – Social and Community Infrastructure

26. Policy CS19 of the Woking Core Strategy 2012 states that the 'The loss of existing social and community facilities or sites will be resisted unless the Council is satisfied that:
- There is no identified need for the facility for its original purpose and that it is not viable for any other social or community use,
  - or adequate alternative facilities will be provided in a location with equal (or greater) accessibility for the community it is intended to serve
  - there is no requirement from any other public service provider for an alternative social or community facility that could be met through change of use or

redevelopment.

27. The introductory paragraph to Policy CS19 includes supported accommodation within the list of uses that fall under *social and community infrastructure*.
28. The proposal is for 6 x 1 self contained flats and 2 x 5 bed town houses for supported independent living. The submitted Planning Statement advises that the school closed as a result of declining demand and remaining pupils were moved. The accommodation would be for individuals with a learning disability or autism.
29. In the submitted 'Statement of Need' the applicant explains that: "National benchmarking indicates that insufficient accommodation provision exists for individuals with a learning disability and/or autism; and SCC funds a higher percentage of people in residential care than most similar authorities. A much lower percentage of this population are supported to live in their own home. JSNA data indicates that, across England, on average 76.2% of adults with a learning disability and/or autism are supported to live in their own home; Surrey's average is 65.8%.
30. National guidance and best practice strongly advocate a move towards enabling individuals with a learning disability and/or autism to have more choice and control over their lives and to be able to live in their own home in the community rather than in an institutional setting.
31. The National Disability Strategy was updated in July 2021 following extensive consultation with people and their families, this highlighted the need for a greater level of affordable and accessible housing across the UK. Similarly, SCC and NHS Surrey Heartlands consulted with stakeholders and published the All-Age Autism Strategy 2021-2026 in 2021. This also highlighted key issues in relation to accommodation provision such as a lack of suitable housing options and affordability.
32. SCC Cabinet approved the *Transformation of Accommodation-based Care and Support for Working Age Adults: Delivering Supported Independent Living Options report* in November 2020. The November paper outlined SCC's ambition to deliver an additional 500 units of accommodation by 2030 in support of its strategic aim to reduce the number of people with a learning disability and/or autism in residential care by 40-50% over the next five years. Circa 22% of the additional capacity is forecast to be delivered by redeveloping SCC-owned sites or through site acquisition.
33. The Community Vision for Surrey Document 2030 also sets out that "*By 2030, Surrey will be a uniquely special place where everyone has a great start to life, people live healthy and fulfilling lives, are enabled to achieve their full potential and contribute to their community, and no one is left behind.*" One of the underpinning principles is that "Everyone has a place they can call home, with appropriate housing for all". The development of supported independent living accommodation is central to this Vision being realised for working age adults in Surrey who are eligible for accommodation with care and support.
34. Adult Social Care has identified the borough of Woking as an area of need for affordable provision of Supported Independent Living. SCC data shows that there are people with a learning disability and/or autism placed in residential care in the borough who may be suitable to move into supported independent living. Alongside this there are young people coming through Transition to ASC who will

require some form of accommodation in the short to medium term. Total demand over the next 5 years is estimated to be in the region of between 51 to 75 units”.

35. The proposal would provide an alternative social or community facility in an accessible location and would assist in meeting a demonstrated need. It is therefore considered to be in accordance with Policy CS19 of the Woking Core Strategy 2012.

## ***HOUSING LAND SUPPLY***

### **Woking Core Strategy 2012**

#### **CS10 – Housing Provision and Distribution**

36. CS10 of the Woking Core Strategy 2012 states that the Council will make provision for at least 4964 net additional dwellings in the Borough between 2010 and 2027. The Council's Five Year Housing Land Supply Position Statement 2019 sets out the Council's current housing land supply position.
37. According to this statement Woking Borough Council currently has a housing land supply of 10 years as such, the provisions of paragraph 11d) of the NPPF Framework are not triggered.

## ***HOUSING MIX AND DENSITY***

### **Woking Core Strategy 2012**

#### **CS11- Housing Mix**

38. Policy CS11 of the Woking Core Strategy 2012 states that all proposals will be expected to provide a mix of dwelling types and sizes to address the nature of local needs as evidenced in the latest Strategic Housing Market Assessment in order to create sustainable and balanced communities.
39. The West Surrey Strategic Housing Market Assessment 2015 analysis sets out that an appropriate mix for housing in this HMA area would be:

1-bed properties: 40%  
2-bed properties: 30%  
3-bed properties: 25%  
4-bed properties: 5%

40. The proposal would provide a housing mix of:

1-bed properties: 75%  
5- bed properties: 25%

41. Whilst the proposal would not strictly accord with this mix, it is not considered that the proposed mix would cause sufficient harm so as to recommend refusal on this basis. Furthermore, the proposal would provide predominantly 1 bed properties, this is the most required housing type in accordance with the HMA.
42. The site, as per the planning application form is 0.44 hectares and the proposal would provide 8 dwellings. This would provide a density of 18dph. The Woking Core Strategy generally advises that densities should be informed by the local area, however it does set out some targets for densities in particular localities. The closest locality to this site is the West Byfleet District Centre whereby the Borough Council seeks a density of between 50-100 dph. The proposal would fall short of this requirement, however, the proposal seeks to provide specialist



supported living accommodation and therefore the density proposed is intended to address the specific needs of its residents. Therefore the proposed density is considered to be acceptable and would maintain an open feel to the site.

### ***Affordable Housing***

#### **Woking Core Strategy 2012**

##### **CS12 – Affordable Housing**

43. Policy CS11 of the Woking Core Strategy 2012 states that all proposals will be expected to provide a mix of dwelling types and sizes to address the nature of local needs as evidenced in the latest Strategic Housing Market Assessment in order to create sustainable and balanced communities.
44. Policy CS12 of the Woking Core Strategy seeks to ensure that all new residential development on previously developed land contributes towards the provision of affordable housing.
45. In support of the Planning Application, the applicant has submitted an Affordable Housing Statement. The Statement sets out that whilst the proposed housing would provide accommodation for residents with disabilities, defined as accommodation with care and support in the form of supported independent living, the rents will be affordable for all tenants as they will be set at a level which can be funded by Housing Benefit; thus the homes will qualify as affordable housing.
46. As the proposal would be 100% affordable housing, the proposal would meet the needs of Policy CS12 of the Woking Core Strategy.

### ***THAMES BASIN HEATHS SPECIAL PROTECTION AREA***

#### **Woking Core Strategy**

##### **CS8 – Thames Basin Heaths Special Protection Areas**

#### **Woking Thames Basin Heaths Avoidance Strategy**

##### **South East Plan 2009**

##### **Saved Policy - NRM6 - Thames Basin Heaths Special Protection Area**

47. CS8 of the Woking Core Strategy 2012 states that new residential development which is likely to have significant effect on its purpose and integrity will be required to demonstrate that adequate mitigation measures are put in place to avoid any potential adverse effects. The Policy requires new residential development beyond a 400m threshold, but within 5 kilometres of the TBHSPA boundary to make an appropriate contribution towards the provision of Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM), to avoid impacts of such development on the SPA. 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 collected outside of CIL.
48. The Woking Thames Basin Heaths Avoidance Strategy provides guidance for the avoidance and mitigation measures that are in place to prevent the impacts of residential development on the Thames Basins Heaths (TBH) Special Protection Areas (SPA).

49. Saved Policy NRM6 of the South East Plan 2009 is a saved policy. This sets out the principle of the protection of the Thames Basin Heaths SPA in the South East.
50. The site is located within the Thames Basin Heath SPA Buffer Zone. In March 2005, the Thames Basin Heaths Special Protection Area (SPA) was classified under the EC Birds Directive. It includes areas of heathland across Surrey, Hampshire and Berkshire, covering 11 different local authorities, including Woking. The sites in Woking Borough are parts of Horsell Common, Sheets Heath and Brookwood Heath.
51. Natural England has demonstrated that the new population arising from housing developments at a distance of up to 5km from this SPA can cause significant disturbance to the breeding success of these rare bird populations, due to the impact of residents recreational activities, particularly walking and walking with dogs. As a result, all housing developments within 5km of the SPA will now be subject to stringent tests and impact assessments.
52. Natural England have been consulted on the proposal, they advised that an appropriate assessment is completed for the proposed development. The Council's Principal Environmental Assessment Officer has completed an appropriate assessment and advises that there would be no significant affects, alone or in combination from the proposal on the SPA.
53. As the proposal is Council owned, with limited parking and intending to serve those in need of additional social care, it would be highly unlikely that the proposed residents would be mobile enough to access the SPA nor would it be likely that they would be owners of dogs requiring walking.
54. The County is satisfied the proposed development would fall under the definition of affordable housing. In accordance with the Woking Thames Basin Heaths Avoidance Strategy, affordable housing is exempt from contributions towards SANG provision. However, the applicant would still be responsible for SAMM payments for the SAMM project which involves a wardening scheme, which monitors and manages access to the SPAs and encourages people to use the Suitable Alternative Natural Green Space SANG (avoidance/mitigation land) rather than Special Protection Areas. SAMM funds are collected and paid directly to Hampshire County Council who act as treasurer of all the SAMM funds from all the TBH local authorities.
55. The applicant acknowledges this payment within their planning statement and a condition is therefore required as part of this planning permission should permission be granted to ensure that the appropriate contribution to the SAMM Project is paid.
56. As the proposal is accompanied by an appropriate assessment which has identified that there are no significant affects by the proposal and as the occupants are unlikely to have pets or be mobile enough to access the SPA, and the proposal will pay an appropriate contribution to the SAMM, the proposal is considered to accord with Policy CS8 of the Core Strategy.

## ***IMPACT ON BIODIVERSITY***

### **Woking Core Strategy**

#### **CS7 – Biodiversity and Nature Conservation**

57. CS7 of the Woking Core Strategy 2012 states that development proposals will be required to contribute to the enhancement of existing biodiversity. Any development that will be anticipated to have a potentially harmful effect or lead to a loss of features of interest for biodiversity will be refused.
58. In support of the application, the applicant has submitted a Preliminary Ecological Appraisal and Biodiversity Net Gain, Multispecies Ecology Report and a Preliminary Ecological Appraisal and Bat Preliminary Roost Assessment. Prior to March 2023, as the Council's Ecological advisor, Surrey Wildlife Trust have been consulted on the proposal.
59. Surrey Wildlife Trust have reviewed the submitted documentation. They raise no objection to the proposal, however, they note that the biodiversity net gain metric indicates that there would be a 59.15% loss for habitats and a net gain of 51.48% for hedgerow units. Overall this would result in a net loss of biodiversity gain.
60. Paragraph 80 of the NPPF states that when determining planning applications opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.
61. It is clear from the metric that the proposal would provide enhancements to the site especially in the hedgerow units and although there is a loss of habitat units, it should be noted that the site would provide significant gains for hedgerows (51.48%). Furthermore, it should be noted that the site was previously a primary school where the site featured a school playing area and buildings which would have scored lower on the biodiversity metric.
62. A number of other ecological enhancements can be included within the application, such as bird boxes, bat boxes, hedgehog 'highways' and invertebrate features. These enhancements will be secured via a Biodiversity Enhancement and Habitat Management Plan as part of a pre-commencement condition.
63. Taking the above into account, the proposal will result in an enhancement of the hedgerow habitat on the site and provide enhancements for birds, bats and other species. The proposal is considered to enhance biodiversity on the site and will therefore accord with Policy CS7 of the Local Plan 2012.

## **IMPACT ON RESIDENTIAL AMENITY**

### **Woking SPD**

#### **Outlook, Amenity, Privacy and Daylight SPD**

64. The Woking Outlook, Amenity, Privacy and Daylight Supplementary Planning Document (SPD) provides guidelines for assessing the impact of proposals on amenity of surrounding neighbours.
65. The site is located within the residential area. To the north east, east and south there are residential dwellings surrounding the site. To the south and west there are no residential dwellings which sit adjacent to the boundary to the site.

#### **32 Magdalen Crescent**

66. The closest residential neighbour is located at no. 32 Magdalen Crescent which is located immediately east of the site, the shared boundary with this property

runs along the eastern boundary of the site.

67. Immediately adjacent to this site an outdoor play area is proposed. Beyond this would be the proposed apartment block which measures 20m from the east elevation to the eastern boundary.
68. The primary windows of no. 32 serving the habitable rooms are located on the front and rear of the building at first floor level. There are no windows at first floor level which face towards the site. Figure 3 of the Outlook, Amenity, Privacy and Daylight SPD advises that an appropriate separation distance to guard against harm to the outlook of a dwelling is to ensure the height of the proposed structure is not greater than the separation distance. The proposed building would measure 8.4m, and the separation distance would be 20m. The proposed apartment block would not therefore lead to a harmful loss of outlook, to this neighbour and owing to the separation distance would not have an overbearing impact or harmful loss of light to this neighbour.
69. On the apartment building windows are proposed on the first floor level looking east and balconies are proposed on the northern elevations. The windows serving the flat in the north east corner of the apartment building would serve the bedroom and lounge area and would be located on the east elevation. The Outlook, Amenity, Privacy and Daylight SPD generally advises a separation distance of 20m from elevation to elevation of adjoining neighbours to prevent a loss of privacy. Due to the separation distance from these windows to the neighbour at no. 32 and the balcony to this neighbour it is not considered that the proposal would result in a harmful loss of privacy to this neighbour.
70. In relation to the proposed town houses, these are well separated from this neighbour, measuring approximately 50m from the shared boundary from the eastern elevation of these dwellings and there would be no impact on the residential amenity of this neighbour. Therefore, the proposal would not be considered harmful this neighbour by way of loss of light, overbearing impact, loss of outlook or privacy.

#### 5 and 6 Magdalen Close

71. 5 and 6 Magdalen Close are located to the north east of the proposal site. Part of the northern boundary of the site, is shared with no. 5. The closest part of the proposal to these neighbours is the proposed apartment block. The proposed apartment block measures approximately 7m from the northern boundary, however, the apartment block is set in from the eastern boundary by 20m. Therefore, the views directly from the rear of the first floor apartment are not directly in line with the rear of no. 5. Whilst there are balconies proposed on the northern elevations, which would measure approximately 5.25m to the northern boundary, these balconies would not directly overlook the rear elevation of no. 5 which would be at an obtuse angle to the proposed building and would not overlook the amenity area of no. 6. The amenity area serving no. 5 measures approximately 17m in length and therefore, views of the amenity area from the proposed balcony would be limited to the far end of the garden and not primary amenity space to the immediate rear of the dwelling. Furthermore, the Outlook, Amenity, Privacy and Daylight SPD advises that separation distances may be relaxed whereby there is a change in the orientation to the neighbouring properties, i.e they are not directly facing, as is the case in this situation. In relation to privacy, the proposal would therefore not result in a materially harmful

impact on the residential amenity of these dwellings.

72. In relation to overbearing impact, the proposed building would be well separated from the rear of this dwelling and would be set back from the boundary by 7m. As such the proposal would not result in an overbearing impact to these dwellings.
73. The Outlook, Amenity, Privacy and Daylight SPD advises that in regards to loss of light a line should be drawn at 25 degrees from the centre of the lowest affected windows and should not be intercepted. No. 5 Magdalen Crescent is orientated so the rear of the dwelling faces directly south. As the proposal is over 20m away and to the south west of this dwelling, the rear windows of this dwelling will be unaffected by the proposed apartment buildings.
74. In relation to the proposed town houses, these would measure approximately 60m from these neighbouring dwellings and therefore would not result in a materially harmful impact on these neighbours.
75. In relation to no. 5 and 6 Magdalen Close, Officers are satisfied the proposal would not result in a materially harmful impact to the residential amenity of this neighbour by way of loss of light, overbearing impact, loss of outlook or privacy.

#### 17,19,21,23,27 Magdalen Crescent

76. These dwellings are located to the east of the proposal site on the eastern side of Magdalen Crescent. The closest building proposed as part of the proposal in relation to these dwellings is the proposed apartment blocks which measure approximately 44m from no. 17. The proposed apartment buildings would measure approximately 54m from these dwellings. These separation distances are considered to be significant and these elements of the proposal would be unlikely to result in a materially harmful impact on the residential amenity of these neighbours.
77. The proposal is designed to use the existing access to the site, which would be opposite to no. 17. As this is the existing access to the site and owing to the limited number of vehicles on the site, it is unlikely that the proposal would result in a more harmful impact on the residential amenity of this neighbour through the use of this access during the operation of the development.
78. It is therefore considered that the proposal, owing to the separation distances to these dwellings would not result in an unacceptable impact on the residential amenity of these neighbours by way of overbearing impact, harmful loss of light, outlook or privacy.
79. Whilst the south eastern corner of the development is proposed for future development, the proposed impact on the neighbours of this element of the proposal cannot be considered in the life of this application, which only seeks to keep the area clear.

#### No. 1 Sanway Close

80. This dwelling is located to the south of the proposal site. It comprises a three bedroomed two storey dwelling. The dwelling has been extended to form an additional bedroom on the rear on the second storey.

81. The closest part of the proposed development to this dwelling is the proposed town houses. These would measure approximately 30m from the rear elevation to the boundary of this property.
82. The Outlook, Amenity, Privacy and Daylight SPD generally advises a separation distance of 20m from elevation to elevation of adjoining neighbours to prevent a loss of privacy. It is noted that this neighbouring dwelling features a window serving the bedroom at first floor level which faces towards to the development site and is the only window serving this bedroom. Based on the submitted block plan as part of this application, the proposal would measure 34m from the first floor terrace of the proposed town house. This separation distance is considered sufficient that there would not be a loss of privacy to this dwelling.
83. The separation distance is also considered to sufficient that the proposal would not result in a materially harmful loss of outlook or light and the proposal would not result in an overbearing impact on this neighbour.
84. The proposed apartment blocks are set well back from this neighbour to the rear of the town houses and therefore, would no result in any harm to the residential amenity of this neighbour.
85. In relation to no. 1 Sanway Close , Officers are satisfied the proposal would not result in a materially harmful impact to the residential amenity of this neighbour by way of loss of light, overbearing impact, loss of outlook or privacy.

Kendor, Sanway road and no. 2b Sanway Road.

86. These dwellings are a pair of semi-detached dwellings to the south of the site. They sit below the part of the site which is to remain undeveloped as part of this planning application.
87. The proposed apartment blocks are well separated from these dwellings as such there would be no material harm to the residential amenity of these dwellings from this part of the proposal.
88. The proposed town houses would be located 45m from the front elevation of these dwellings. Furthermore, the proposed town houses would be sited to the north west of these proposed dwellings and therefore views from the rear of the proposed town houses towards these dwellings are not direct. Therefore, it is not considered that the proposed development would result in material harm to the residential amenity of these dwellings by way of overbearing impact, harmful loss of light, outlook or overbearing impact.
89. In relation to other surrounding dwellings, the proposal is considered to be adequately separated and would not result in material harm to the residential amenity of these neighbours.
90. The proposal has been considered against the guidance of the Outlook, Amenity, Privacy and Daylight SPD and officers are satisfied that the proposal would not result in a harmful impact on the residential amenity of any surrounding neighbours. Woking Borough Council in their response to the proposal concluded the same in relation to residential amenity.

## **IMPACT ON CHARACTER**

### **Woking Core Strategy**

#### **CS21 - Design**

91. Policy CS21 of the Woking Core Strategy 2012 requires development proposals to 'respect and make a positive contribution to the street scene and the character of the area in which they are situated, paying due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land.
92. The site is located on the western side of Magdalen Crescent and to the north of Sanway Road. To the north and west of the site is the graveyard serving St Mary's Church. To the north east, east and south of the site are inter-war and post-war two storey dwellings, constructed of brick, with red hanging tiles on the front and tiled roofs. These dwellings are primarily semi-detached dwellings.
93. The planning application proposes the erection of an apartment block comprising 6 x 1 bed self contained flats and two 5 bed roomed town houses with bin stores, cycle stores and hard and soft landscaping. It is proposed that the buildings will be constructed of redbrick with pitched roofs.
94. The streetscene on the northern side of Magdalen Crescent comprises two storey semi detached dwellings. These dwellings are all identical in style with pitched roofs which have flat roof elements to the front and in most cases flat roof garages which adjoin to the dwellings. The dwellings are generally set back from the highway by approximately 8m and there is a mix of gardens and additional parking which separates the dwellings from the highway.
95. The apartment blocks located within the northern part of the application site are generally in line with these dwellings on Magdalen Crescent. As the apartment block is bigger than the semidetached dwellings, there is less space between the northern elevation of the apartment block and the northern boundary. The proposed apartment blocks do not front onto the existing highway but it would be set back from the internal access route by approximately 7m, so generally reflects the set back of the surrounding dwellings.
96. It is acknowledged that these blocks differ in design to these surrounding dwellings. On their response to the proposal, Woking could not understand the layout of the building which was described as a clover in the Design and Access Statement. However, the buildings respond to the restrictions and best practice guidelines set out within the Care Quality Commission (CQC) guidance 'Registering the right support' and the NHS England plan 'Building the right support' which must be adhered to in relation to the development of supported independent living accommodation.
97. Critical to these guidelines is the requirement to ensure that such accommodation developments are small scale and domestic in nature and do not take on the look or feel of a campus.
98. The apartments feature pitched roofs which whilst adding to the overall height of the buildings, it takes inspiration from the existing residential dwellings discussed above. On the eastern part of the site, between the proposed apartment and no. 32 it is proposed that landscaping/play area is located in this part of the site. The apartment building measures approximately 24m from the eastern elevation to

the western elevation of no. 32. At ground floor level, this separation distance would not be visible from the streetscene because of landscaping proposed on the boundaries, however at first floor level and above, the proposed building would be seen to be visually separate from the buildings on Magdalen Crescent. This separation would distinguish the buildings from the existing streetscene and therefore would not form a direct part of the streetscene. The existing buildings along Magdalen Crescent are not considered to comprise any particular architectural merit which warrants replicating on this site. The proposed apartments, whilst larger in scale and height, have been designed for the needs of a particular form of housing and would not significantly detract from the existing streetscene.

99. The proposed Town Houses are located on the southern side of the site. They would be of a similar design to the apartment building, constructed of brick and featuring pitched roofs. The rear of the buildings would face south towards Sanway Road. The proposed site would feature landscaping on the southern boundary. It is noted that in the district response to the proposal they considered the design of these buildings and the lack of active frontages (driveways, entrances etc) to be detrimental to the character of the area. However, the existing site has hedging on the southern boundary and when the school was active, the site never featured any major entrances on this southern boundary. Furthermore, when the existing streetscene is considered in this location, until the junction where Magdalen Crescent meets Sanway Road, the houses on the southern side of Sanway Road do not have active frontages to Sanway Road. Officers therefore do not consider it harmful to the existing street scene if these buildings do not front onto Sanway Road.
100. The town houses would measure approximately 11m in ridge height. The buildings on Magdalen Crescent and Sanway Road typically measure closer to 6m in height to the ridge. These proposed town houses would therefore, be larger than the buildings on the surrounding roads. Woking Borough Council's response to the proposal is that, the height of the proposed buildings does not suit typical urban design practice, insofar as the buildings are higher than those immediately surrounding the site.
101. However, the proposed town houses would measure approximately 33m from the closest residential dwelling and would be set in from the southern boundary by approximately 13m. Additionally the site presents itself as a corner plot, where there is no immediate built development to the west where the proposal would make immediate comparison. When travelling east to east along Sanway Road, the proposed houses would not be overly dominant or oppressive to the streetscene along Sanway Road.
102. The proposed development would use materials similar to the surrounding area and would provide accommodation designed to meet the purposes of supported independent living accommodation as per best practice guidelines. Whilst it is acknowledged the proposals would be larger than the surrounding residential buildings and would differ in design, the buildings would not be materially harmful to appearance of the area and would not materially harm the appearance or character of the area. Officers consider that the proposal can be considered to accord with Policy CS21 of the Woking Core Strategy 2012.



## **SUSTAINABLE LOCATION**

### **Woking Core Strategy**

#### **CS18 – Transport and Accessibility**

103. CS18 of the Woking Core Strategy 2012 sets out that in order to develop a well integrated community connected by a sustainable transport system, development will be located in the main urban areas served by a range of sustainable transport modes, such as public transport, walking and cycling to minimise the need to travel and distance travelled.
104. The site is located within the developed area of Woking. The site is located immediately adjacent the Sanway Road Bus Stop (Bus Stop ID: suradawj), which has busses approximately every 20 minutes which head into Woking or to Brooklands. Also adjacent to the site is an off licence and approximately 2.4kms away is Parishes Bridge Medical Practice and Madeira Medical which provide GP services. 0.8km to the north is the West Byfleet district centre which has a range of services including a post office and food shop.
105. Based on the proximity to shops and services and location adjacent to existing residential housing, the proposal is considered to be in a sustainable location and not isolated in accordance with Policy CS18 of the Woking Core Strategy 2012.

## **HIGHWAYS, ACCESS AND PARKING**

### **Woking Core Strategy**

#### **CS18 – Transport and Accessibility**

### **Woking SPDs**

#### **Parking Standards SPD**

106. CS18 of the Woking Core Strategy 2012 sets out that in order to develop a well integrated community connected by a sustainable transport system, development will be located in the main urban areas served by a range of sustainable transport modes, such as public transport, walking and cycling to minimise the need to travel and distance travelled.
107. The Woking Parking Standards SPD sets out parking standards for residential development. The proposal would provide 7 spaces including 1 accessible space. These provision of spaces would not comply with the Parking Standards SPD. There would be an under provision of 2 parking spaces.
108. By virtue of the nature of the occupants, car ownership will be low. As such, the shortfall in parking provision is not considered reasonable reason to refuse the application. Furthermore, the proposal would be in a highly sustainable location with access to public transport and shops and services within walking distance of the site.
109. The Transport Development Planning Team have been consulted on the application who have assessed the application on safety, capacity and policy grounds. They have raised no objection subject to conditions to secure electric parking points on the site, widening of the access to the site, secure parking for bicycles and the vehicle spaces to be laid out as per the plans. The applicant has submitted a construction, traffic management plan which has been considered by the Transport Development Management team and is considered to be

acceptable.

110. Subject to the implementation of conditions, the proposal is considered acceptable on highway grounds and would therefore accord with Policy CS18 of the Woking Core Strategy 2012 and the would not prejudice highway safety.

## **LANDSCAPE AND TREES**

### **Woking Core Strategy**

CS24 – Woking’s landscape and townscape

### **Woking Development Management Policies Development Plan Document**

DM2 – Trees and Landscaping

111. CS24 of the Woking Core Strategy states that all development proposals will provide a positive benefit in terms of landscape and townscape character, and local distinctiveness and will have regard to landscape character areas. The policy goes on to say that development will be expected to where possible enhance existing character and enhance landscape features.
112. DM2 of the Woking Development Management Policies Development Plan Document states that when considering development proposals, the Council will make sure that where trees, hedgerows or other landscape features are to be removed, it is justified to the satisfaction of the Council and appropriate replacement planting will be required.
113. In support of the application, the applicant has submitted a hard and soft landscaping plan. The County Landscape Architect has been consulted on the proposals. The landscape architect considers that the proposed soft landscaping plan is of a high quality design and raises no objection to the proposals. They have advised that conditions should be attached should permission be granted to ensure that there is appropriate maintenance of any landscaping installed on the site for a period of 5 years.
114. The proposal will result in the loss of approximately 7 trees from the site to facilitate the development. The Council’s Arboricultural Officer has reviewed the proposals. They note that the trees to be removed are mostly considered to be of a low grade with the exception of one tree and therefore do not raise objection. They consider the replacement tree planting and landscaping adequately mitigates against the loss of this one tree. As per the landscape Officer’s comments the arboricultural officer advises that conditions are attached to any permission to ensure that there is a comprehensive planting/water aftercare plan and that an arboriculturist checks the tree protection measures on the site.
115. Subject to the implementation of these conditions the proposal is considered to provide adequate landscaping and tree planting and therefore is considered to accord with Policy CS24 of the Working Core Strategy 2012 and Policy DM2 of the Woking Development Management Policies Document 2016.

## **DRAINAGE**

### **Woking Core Strategy**

CS9 – Flooding and Water Management

116. Policy CS9 of the Woking Core Strategy 2012 states that the Council will require all significant forms of development to incorporate appropriate sustainable

drainage systems (SUDS).

117. The site is located within Flood Zone 1 and therefore has a low probability of Flooding from rivers and seas.
118. In support of the application the applicant has submitted a Drainage Strategy and on request of the Flood Risk, Planning and Consenting team some additional information on drainage calculations. The Flood Risk, Planning and consenting team have raised no objection to the proposal subject to conditions to ensure that prior to commencement a drainage strategy is submitted with final drainage designs and details.
119. Subject to the implementation of these conditions, the proposal is therefore considered to accord with Policy CS9 of the Woking Core Strategy 2012.

### **HERITAGE/ARCHAEOLOGY**

#### **Woking Development Management Policies Development Plan Document 2016**

##### **DM20 – Heritage Assets and their setting**

120. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering applications which affect Listed Buildings, Local Planning Authorities must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
121. DM20 of the Development Management Policies Document 2016 states that a proposal affecting the character, appearance or setting of a heritage asset will be required to show that it would not have an adverse impact on views of or from the heritage asset or of the open spaces, trees or street scene which contributes positively to any asset and its setting. The Policy goes on to say that on sites over 04 hectares an archaeological evaluation and assessment will be required if an archaeological assessment demonstrates the site has archaeological potential.
122. The site is located to the south of the Grade I listed Church of St Mary the Virgin and its associated Grade II listed Cooper Tomb and Shrapnell Tomb.
123. The applicant has provided a detailed heritage statement which identifies the only built heritage assets with the potential to be affected by this scheme are the Grade I listed Church of St Mary the Virgin and its associated Grade II listed Cooper Tomb and Shrapnell Tomb.
124. The significance of the Church of St Mary the Virgin is that it is historically and architecturally significant as a medieval church which has developed from the 13<sup>th</sup> to 19<sup>th</sup> centuries. The building has particularly important work from the 19<sup>th</sup> century associated with church architect Henry Woodyer who designed and altered a high number of Surrey churches during the Victorian period. Both the building's medieval core and its Victorian alterations contribute to its architectural interest which is evident in its Gothic and Neo-Gothic features. The two listed tombs are significant as examples of early 19<sup>th</sup> century funerary monuments associated with important historical figures in the local community.

125. The proposal does not alter the listed building, however in accordance with the NPPF 2021, the impact of the proposal on the setting of the listed buildings should be considered.
126. The churchyard setting of all three of these heritage assets makes a strong contribution to their significance as listed buildings. Historically, this churchyard would have consisted of the area immediately around the church as evident from the existing tree and foliage boundary. There is some indication of the rural origins of the church on this part of the site with only limited views of suburban housing development. As one moves out of this historic curtilage of the church into the churchyard extension there are more prominent views of suburban housing and little indication of the rural origins of the church and its associated tombs. There are key views of the building from Church Road, although again suburban housing is visible from this location.
127. The application is for the redevelopment of a former school site to the south east of the churchyard in a mix of two and three storey buildings. These will not be visible from the church itself or from its historic curtilage comprising of the original part of the churchyard. The dwellings will also not be visible in views of the church from Church Road.
128. The proposal is therefore not considered to affect the setting of the listed building and the County Historic Buildings Officer concurs with this view. The proposal would therefore accord with Policy DM20 of the Development Management Policies Document 2016.
129. The applicant submitted an Archaeological Assessment with the application which has been reviewed by the County Archaeologist. The County Archaeologist confirms that due to past ground disturbance, any surviving archaeological remains will be of negligible significance and there are no archaeological concerns.
130. In relation to archaeology, the proposal is considered to accord with Policy DM20 of the Development Management Policies Document 2016.

### **STANDARD OF ACCOMMODATION**

#### **Woking Development Management Policies Development Plan Document 2016 DM7 – Noise and Light Pollution**

131. Paragraph 130 of the NPPF states that, inter alia, that  
“Planning...decisions should ensure that developments: f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users”.
132. Policy DM7 of the Development Management Policies DPD states that  
The Council will require noise generating forms of development or proposals that would affect noise-sensitive uses to be accompanied by a statement detailing potential noise generation levels and any mitigation measures proposed to ensure that all noise is reduced to an acceptable level.
133. The Technical Housing standards – Nationally described space standards 2015 provide a guide for the standard of accommodation for amenity.
134. With regards to the apartment buildings the technical space standards advise that a one bedroom flat, which can accommodate two persons, on one

storey should have a minimum size of 50sqm. All the flats in the apartment block would have a greater floor area than this, all have a good access to light and outlook and all have their own private amenity space.

135. The technical space standards advise that for a five bedroom dwelling for over three storeys with five bedrooms for up to 8 persons the dwelling should have a minimum gross internal floor area of 134sqm. The proposed town houses would vastly exceed this. All bedrooms are served with an appropriate level of light and outlook.
136. The dwellings and apartments have access to private gardens and communal lounges. The upper floors are served with balconies. In addition to this there is amenity space outside of the buildings within the curtilage of the site.
137. The proposals are considered to provide a high standard of accommodation and would accord with paragraph 130 of the NPPF and the technical space standards.
138. In support of the application, the applicant has submitted an Acoustic Design Report which has been reviewed by the Borough Council's Environmental Health Officer. The acoustic design report was submitted to ensure that the proposal would not result in unacceptable living conditions through noise pollution to future residents. The EHO sought further clarification on the ventilation strategies of the proposal. The applicant provided additional information to demonstrate the ventilation strategies. The EHO Officer has raised no objection subject to these ventilation strategies not breaching the requirements of the noise report. The noise report modelled the noise level when ventilation was open for the accommodation and concluded that in worse case scenarios it was not likely to be result in a harmful impact to residents.
139. The proposal is therefore considered to provide an acceptable level of accommodation for future residents, in accordance with Paragraph 130 of the NPPF 2021 and DM7 of the Development Management Policies DPD.

## **WASTE AND REFUSE**

### **Woking Waste and Recycling Provision for New Residential Developments Surrey Waste Plan 2019-2033**

#### **Policy 4 – Sustainable Construction and Waste Management in New Development**

140. Policy 4 of the Surrey Waste Plan 2019-2033 states that planning permission for any development will be granted where it has been demonstrated on-site facilities to manage the waste arising during the operation of the development of an appropriate type and scale have been considered as part of the development.
141. The Woking Waste and Recycling Provision for New Residential Developments guidance sets out the waste requirements for new developments. The proposed development is served by a bin store located central of the site to serve the flats and bin stores are located to the east and west of the town houses to serve these dwellings.
142. The document also sets out the requirements for the collection points for waste and waste vehicle access. The site is served by an internal road of 6m which is of sufficient width for a refuse vehicle to enter the site. There is a turning

point which will allow the refuse vehicle to turn. The highways technical note which has been considered by the County Transport Development Management team states that the site can safely accommodate a refuse vehicle and swept path analysis plans have been provided to demonstrate how a refuse vehicle can enter and turn on the site.

143. The space within the bin stores will be sufficient to accommodate the required bin volumes.

144. The proposal is therefore considered to provide appropriate bin storage for the proposed development and would meet the requirements of the Woking Waste and Recycling Provision for New Residential Developments guidance and would accord with Policy 4 of the Surrey Waste Plan 2019-2033.

---

### **Human Rights Implications**

145. The Human Rights Act Guidance for Interpretation, contained in the Preamble to the Agenda is expressly incorporated into this report and must be read in conjunction with the following paragraph.

146. Officer's view is that the proposal will have no human rights implications.

---

### ***CONCLUSION***

The proposed development would create specialist independent accommodation within the development area of Woking, within a sustainable location.

The proposal would not result in residential harm and would be located within the developed area of Woking. It would provide an adequate standard of accommodation and would provide biodiversity benefits and would not result in a materially harmful impact on the character of the area.

The proposal is therefore recommended for approval.

### ***RECOMMENDATION***

That, pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992, application no. WO/2022/0923 be PERMITTED subject to the following conditions:

**Conditions:**

1. The development hereby approved shall be carried out in all respects in accordance with the following plans/drawings:

PEO22-5585-DR-CE-00002 C01 Flow Exceedance Plan 14 February 2023

PEO2-5585-DR-C-70002 P2 Surface Water and Foul Water Schedule dated 11 March 2022

PEO2-5585-DR-C-70001 P2 Surface Water Drainage and Foul Water Layout dated 11 March 2022

PEO2-5585-DR-C-72001 P1 Pavement Standard Details dated 14 March 2022

PEO2-5585-DR-C-73002 P1 Drainage Standard Details dated 8 March 2022

PEO2-5585-DR-C-73001 P1 Drainage Standard Details dated 8 March 2022

PEO2-5585-DR-C-70003 P1 Drainage Standard Details dated 8 March 2022

PEO2-5585-DR-A-90101 C01 Location Plan dated 1 April 2022

PEO2-5585-DR-A-90102 C01 Location Plan dated 1 April 2022

PEO2-5585-DR-A-90103 C01 Proposed Site Plan dated 1 April 2022

PEO2-5585-DR-A-90104 C01 Proposed Site Roof Plan dated 1 April 2022

PEO2-5585-DR-A-90201 C01 Existing Site Elevations dated 1 April 2022

PEO2-5585-DR-A-90202 C01 Proposed Site Elevations dated 1 April 2022

PEO2-5585-DR-A-90301 C01 Proposed Site Sections dated 1 April 2022

PEO2-5585-DR-A- 90110 C01 Apartment Block - Ground Floor Plan dated 1 April 2022

PEO2-5585-DR-A- 90111 C01 Apartment Block - First Floor Plan dated 1 April 2022

PEO2-5585-DR-A- 90112 C01 Apartment Block - Roof Plan dated 1 April 2022

PEO2-5585-DR-A- 90112 Apartment Block - Roof Plan dated 1 April 2022 C01

PEO2-5585-DR-A- 90113 C01 Townhouses - Ground Floor Plan dated 1 April 2022

PEO2-5585-DR-A- 90114 C01 Townhouses - First Floor Plan dated 1 April 2022

PEO2-5585-DR-A- 90115 C01 Townhouses - Second Floor Plan dated 1 April 2022

PEO2-5585-DR-A- 90116 C01 Townhouses - Roof Plan dated 1 April 2022

PEO2-5585-DR-A- 90210 C01 Apartment Block - Elevations (1of2) dated 1 April 2022

PEO2-5585-DR-A- 90211 C01 Apartment Block - Elevations (2of2) dated 1 April 2022

PEO2-5585-DR-A- 90212 C01 Townhouses - Elevations (1 of 2) dated 1 April 2022

PEO2-5585-DR-A- 90213 C01 Townhouses - Elevations (2 of 2) dated 1 April 2022

PEO2-5585-DR-A- 90310 C01 Apartment Block - Sections dated 1 April 2022

PEO2-5585-DR-A- 90311 C01 Townhouses - Sections dated 1 April 2022

PEO2-5585-DR-A-90312 C01 Apartment Block - Main Entrance Bay Study dated 1 April 2022

PEO2-5585-DR-A-90313 C01 Apartment Block - Typical Balcony Bay Study dated 1 April 2022

PEO2-5585-DR-A-90314 C01 Apartment Block - Perforated Wall Bay Study dated 1 April 2022

PEO2-5585-DR-A-90315 C01 Townhouses - Main Entrance Bay Study dated 1 April 2022

PEO2-5585-DR-A-90316 C01 Townhouses - First Floor Terrace Bay Study dated 1 April 2022

PEO2-5585-DR-L-00009 C01 Soft Landscape Standard Details dated 31 March 2022

PEO2-5585-DR-L-00001 C01 Landscape General Arrangement Plan dated 31 March 2022

PEO2-5585-DR-L-00002 C01 Illustrative General Arrangement Plan dated 31 March 2022

PEO2-5585-DR-L-00003 C01 Hard Landscape Plan dated 31 March 2022

PEO2-5585-DR-L-00004 C02 Soft Landscape Plan dated 20 April 2023

PEO2-5585-DR-L-00005 C01 Tree Removal Plan dated 31 March 2022

PEO2-5585-DR-L-00007 C02 Planting Palette dated 20 April 2023

PEO2-5585-DR-L-00008 C01 Levels dated 31 March 2022

PEO2-5585-DR-L-00006 C01 Sections dated 31 March 2022

2. The development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of this permission.
3. A walkover survey shall be undertaken by a suitably qualified and experienced ecologist between 1 to 3 weeks prior to the commencement of development on site in order to determine the presence of any new of badger setts the results of which shall be submitted to the County Planning Authority.
4. No part of the development shall be first occupied unless and until the proposed vehicular access to Magdalen Crescent has been widened to a bell mouth access



and provided with dedicated pedestrian accesses on either sides. The modified access should be provided with a pedestrian inter-visibility splay measuring 2m by 2m on each side of the access to Magdalen Crescent, the depth measured from the back of the footway and the widths outwards from the edges of the access. No obstruction to visibility between 0.6m and 2m in height above ground level shall be erected within the area of such splays.

5. The development hereby permitted shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purposes.
6. The development hereby approved shall not be first occupied unless and until the available parking spaces are provided with a fast charge socket (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority and thereafter retained and maintained to the satisfaction of the Local Planning Authority.
7. The development hereby approved shall not be first occupied unless and until the following facilities have been provided in accordance with the approved plans by the Local Planning Authority for:
  - (a) The secure parking of at least 10 bicycles within the development site,
  - (b) Facilities within the development site for cyclist to change into and out of cyclist equipment
  - (c) Facilities within the development site for cyclists to store cyclist equipment, and thereafter the said facilities shall be provided.
8. The development shall be implemented in accordance with the Outline Construction Traffic Management Plan dated 24 June 2022.
9. The flats hereby permitted shall remain as affordable housing (supported independent living accommodation) for rent in accordance with the definition as defined within the NPPF 2021 or subsequent Government Guidance.
10. Prior to the occupation of the development hereby permitted a Landscape Management Plan including, management responsibilities and maintenance schedules for all landscaped areas shall be submitted to and approved in writing by the County Planning Authority. The landscape management plan shall include five years of aftercare maintenance, schedule to include matrix of visits (to include amounts and number of watering visits, planting/pit diagram/guarding and watering apparatus. The development shall be implemented in accordance with the approved document.
11. No above ground development of the flats shall take place until samples of all external facing materials have been submitted to and approved by the County planning authority. The development shall be implemented in accordance with the approved details.

12. Works on the drainage required for the development hereby permitted shall not commence until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the planning authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS. The required drainage details shall include:
- a) Evidence that the proposed final solution will effectively manage the 1 in 30 (+45% allowance for climate change) & 1 in 100 (+35% allowance for climate change) storm events, during all stages of the development. The final solution should follow the principles set out in the approved drainage strategy.
  - b) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.). Confirmation is required of a 1m unsaturated zone from the base of any proposed soakaway to the seasonal high groundwater level and confirmation of half-drain times.
  - c) Details of drainage management responsibilities and maintenance regimes for the drainage system.
  - d) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.
13. Prior to the first occupation of the development hereby permitted, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority. This must demonstrate that the surface water drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls), and confirm any defects have been rectified.
14. Development shall not be commenced unless or until the Strategic Access Management Monitoring tariff Payment of £6304 has been paid to Hampshire County Council.

**Reasons:**

1. For the avoidance of doubt and in the interests of proper planning.
2. To comply with Section 91 (1)(a) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.
3. In order that the proposed development would not lead to harm to the biodiversity on the site in accordance with Policy CS7 of the Woking Core Strategy 2012.
4. In order that the proposal would not prejudice highway safety or cause inconvenience to other road users in accordance with Policy CS18 of the Core Strategy 2012.

5. In order that the proposal would not prejudice highway safety or cause inconvenience to other road users in accordance with Policy CS18 of the Core Strategy 2012.
6. In order that the proposal would not prejudice highway safety or cause inconvenience to other road users in accordance with Policy CS18 of the Core Strategy 2012.
7. In order that the proposal would not prejudice highway safety or cause inconvenience to other road users in accordance with Policy CS18 of the Core Strategy 2012.
8. In order that the proposal would not prejudice highway safety or cause inconvenience to other road users in accordance with Policy CS18 of the Core Strategy 2012.
9. To ensure the proposal meets the definition of affordable and housing and therefore contributes to the relevant housing need in accordance with Policy CS12 of the Woking Core Strategy.
10. In order that the proposed landscaping scheme can be implemented and maintained in accordance with policy DM2 of the Woking Development Management Development Policies Document 2016.
11. In the interests of character and amenity of the area in accordance with Policy CS21 of the Woking Core Strategy 2012.
12. To ensure the design meets the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site in accordance with CS9 of the Woking Core Strategy 2012.
13. To ensure the Drainage System is constructed to the National Non-Statutory Technical Standards for SuDS and in accordance with Policy CS9 of the Woking Core Strategy 2012.
14. As in accordance with the Woking Thames Basin Heaths SPA Avoidance Strategy 2022. This is a pre-commencement condition because it goes to the heart of the permission.

#### Informatives

- 1 This approval relates only to the provisions of the Town and Country Planning Act 1990 and must not be taken to imply or be construed as an approval under the Building Regulations 2000 or for the purposes of any other statutory provision whatsoever.
- 2 The applicant is advised that, under the Wildlife and Countryside Act 1981, as amended (Section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or is being built. Planning consent for a development does not provide a defence against prosecution under this Act. Trees and scrub are likely to contain nesting birds between 1 March and 31 August inclusive. Trees and scrub are present on the application site and are assumed to contain nesting birds between the above dates, unless a recent survey has been undertaken by a competent ecologist to assess the nesting

bird activity during this period and shown it is absolutely certain that nesting birds are not present.

- 3 Attention is drawn to the requirements of Sections 7 and 8A of the Chronically Sick and Disabled Persons Act 1970 and to the Code of Practice for Access of the Disabled to Buildings (British Standards Institution Code of Practice BS 8300:2009) or any prescribed document replacing that code.
- 4 In determining this application the County Planning Authority has worked positively and proactively with the applicant by: entering into pre-application discussions; assessing the proposals against relevant Development Plan policies and the National Planning Policy Framework including its associated planning practice guidance and European Regulations, providing feedback to the applicant where appropriate. Further, the County Planning Authority has: identified all material considerations; forwarded consultation responses to the applicant; considered representations from interested parties; liaised with consultees and the applicant to resolve identified issues and determined the application within the timeframe agreed with the applicant. The applicant has also been given advance sight of the draft planning conditions. This approach has been in accordance with the requirements of paragraph 38 of the National Planning Policy Framework 2021.
- 5 If proposed works result in infiltration of surface water to ground within a Source Protection Zone the Environment Agency will require proof of surface water treatment to achieve water quality standards.

Sub ground structures should be designed so they do not have an adverse effect on groundwater.

If there are any further queries please contact the Flood Risk, Planning, and Consenting Team via [SUDS@surreycc.gov.uk](mailto:SUDS@surreycc.gov.uk). Please use our reference number in any future correspondence.

- 6 The permission hereby granted shall not be construed as authority to carry out any works on the highway.
- 7 The applicant is advised that prior approval must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, or verge to form a vehicle crossover to install dropped kerbs. [www.surreycc.gov.uk/roads-and-transport/permits-and-licences/vehicle-crossovers-or-dropped-kerbs](http://www.surreycc.gov.uk/roads-and-transport/permits-and-licences/vehicle-crossovers-or-dropped-kerbs)
- 8 The developer is advised that as part of the detailed design of the highway works required by the above conditions, 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.
- 9 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.

- 10 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).
- 11 It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Please refer to:  
<http://www.beama.org.uk/resourceLibrary/beama-guide-to-electric-vehicle-infrastructure.html> for guidance and further information on charging modes and connector types.
- 12 The existing site access requires widening to allow simultaneous vehicle movements and to accommodate intensified use of the access in future (given there is a parcel of land marked for future development). The modified access will also ensure safe movement of larger vehicles to the site. The applicant is encouraged to cut back the over-grown boundary hedge in front of the site which appears to be encroaching onto the footway and obstructing visibility sightlines from the proposed access for both vehicles and pedestrians. Providing dedicated pedestrian accesses on both side of the main entrance will ensure safe movement of pedestrians especially for mobility challenged services users or wheelchair users.

This page is intentionally left blank