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**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (ENGLAND) ORDER 2015**

DECISION NOTICE: REFUSAL OF PLANNING PERMISSION

Woking Borough Council, in pursuance of their powers under the above mentioned Act and Order **REFUSED** full planning permission for the following development for the reason(s) set out in the Schedule below:-

SCHEDULE

Reference: PLAN/2019/1177 **Application Type:** Full Planning Application

Proposal: Redevelopment of site following demolition of existing building to provide health club building (Class D2) also incorporating external swimming pool, spa garden, terrace and tennis courts (including tennis court airdomes), provision of 36 dwelling houses (Class C3) up to a maximum of 3 storeys in height, vehicle parking, hard and soft landscaping, ancillary works including ancillary structures and fencing/gates and new vehicular access from existing road serving Hoe Valley School (Environmental Statement submitted).

Location: Land South Of Hoe Valley School And East Of Railway Tracks, Egley Road, Woking, Surrey, GU22 0NH

Reason(s) for Refusal (see next page)





Reason(s) for Refusal

01. The proposed development constitutes inappropriate development in the Green Belt, which is by definition harmful, would result in loss of Green Belt openness and cause harm to one of the purposes of the Green Belt, by reason of encroachment into the countryside. Very special circumstances do not exist which would clearly outweigh these Green Belt harms. The proposed development is therefore contrary to Policy CS6 of the Woking Core Strategy (2012), Policy DM13 of the Development Management Policies DPD (2016) and Section 13 of the National Planning Policy Framework (NPPF).
02. The proposed development would result in the loss of protected trees, including part of the woodland on the application site, causing harm to the visual and environmental amenity of the area, the effects of which would not be outweighed by other considerations. The proposed development is therefore contrary to Policy CS21 of the Woking Core Strategy (2012), Policy DM2 of the Development Management Policies DPD (2016) and Section 12 of the National Planning Policy Framework(NPPF).
03. In the absence of an Executive Undertaking no mechanism exists to secure the requirements set out in the Planning Committee report. The proposed development is therefore contrary to Policies CS8, CS12 and CS18 of the Woking Core Strategy (2012), SPD Affordable Housing Delivery (2014), Saved Policy NRM6 of the South East Plan 2009, the Thames Basin Heaths Special Protection Area Avoidance Strategy, the Conservation of Habitats and Species Regulations 2017 and the National Planning Policy Framework (NPPF).

Informatives

01. The plans and particulars relating to the application hereby refused are as follows:

7884 L(00)385 B (Location Plan), dated 05.11.19
7884 L(00)52 C (Existing Site Plan / Demolition Plan), dated 05.11.19
7884 L(00)222 C (Site Edged Red Plan), dated 05.11.19
7884 L(00)650 A (Proposed Site Ground Floor Plan), dated 27.05.20
Z0351-NOV-Z1-ZZ-PL-A-0004 (Barn building - Plan and Elevations as existing), dated January 2019
7884 L(00)103 P (Proposed Site - Ground Floor Plan), dated 05.12.19
7884 L(00)104 F (Proposed Site - First Floor Plan), dated 05.12.19
7884 L(00)105 E (Proposed Site - Second Floor Plan), dated 05.11.19
7884 L(00)106 F (Proposed Site - Roof Plan), dated 05.11.19
7884 L(00)404 A (Proposed Site - Boundary Treatment), dated 05.11.19
7884 L(00)326 D (David Lloyd Ground Floor Plan), dated 05.11.19
7884 L(00)327 D (David Lloyd First Floor Plan), dated 31.10.19
7884 L(00)328 D (David Lloyd Roof Plan), dated 05.11.19
7884 L(00)312 C (David Lloyd Elevations 1), dated 05.11.19
7884 L(00)313 C (David Lloyd Elevations 2), dated 05.11.19
7884 L(00)330 B (David Lloyd Section A), dated 31.10.19
A-PL-05-011 P0 (Proposed Air Dome), dated 19.05.20
7884 L(00)322 E (Residential Ground Floor Plan), dated 05.12.19
7884 L(00)323 E (Residential First Floor Plan), dated 05.12.19
7884 L(00)324 D (Residential Second Floor Plan), dated 05.11.19
7884 L(00)325 D (Residential Roof Plan), dated 05.11.19
7884 L(00)315 C (Residential - House Type 1 Plans - Two/Three Bedroom), dated 05.11.19
7884 L(00)316 C (Residential - House Type 2 Plans - Three Bedroom), dated 05.11.19
7884 L(00)317 C (Residential - House Type 3 Plans - Four Bedroom), dated 05.11.19
7884 L(00)318 C (Residential - House Type 4 Plans - Five Bedroom), dated 05.11.19
7884 L(00)304 C (Residential Street Elevations), dated 05.11.19



7884 L(00)305 D (Residential - House Block Type 1 - Elevations), dated 05.12.19
7884 L(00)306 D (Residential - House Block Type 2 - Elevations), dated 05.12.19
7884 L(00)307 D (Residential - House Block Type 3 - Elevations), dated 05.12.19
7884 L(00)308 D (Residential - House Block Type 4 - Elevations), dated 05.12.19
7884 L(00)309 D (Residential - House Block Type 5 - Elevations), dated 05.12.19
7884 L(00)310 D (Residential - House Block Type 6 - Elevations), dated 05.12.19
7884 L(00)311 D (Residential - House Block Type 7 - Elevations), dated 05.12.19
A241-ER-LA01 (Landscape Masterplan), dated 22.11.19
A241-ER-GA01 D (Landscape General Arrangement - Sheet 1 of 3), dated 06.11.19
A241-ER-GA02 D (Landscape General Arrangement - Sheet 2 of 3), dated 06.11.19
A241-ER-GA03 D (Landscape General Arrangement - Sheet 3 of 3), dated 06.11.19
183923a_A01 C (Site Access General Arrangement and Visibility Splays), dated 04.10.19
7884-L(00)344B (Proposed Site Aerial View From The South), dated 04.11.19
7884-L(00)347B (Residential - Aerial View From North), dated 04.11.19
7884-L(00)348B (Residential - Street View Looking North), dated 04.11.19
LRW-7884-L(00)303F (Design and Access Statement), dated November 2019

Environmental Statement - Non-Technical Summary, dated November 2019
Environmental Impact Assessment - Volume 1: Environmental Statement, dated November 2019
Environmental Impact Assessment - Volume 2: Technical Appendices, dated November 2019
Responses to ES Review (Final), dated May 2020
Flood Risk Assessment and Drainage Strategy, dated 28th April 2020 (Ref: RMA-C1947 - Issue 7)
Landscape and Visual Impact Appraisal, dated November 2019 (Ref: A242-ER-RE02 v2)
Arboricultural Impact Assessment, dated 20/11/19 (Ref: 7758.1 - Version V4.0)
Sustainability Strategy Report, dated November 2019 (Ref: 510121.000 - Issue 02)
Energy Strategy Report, dated November 2019 (Ref: 510121.000 - Issue 03)
DLL Woking Energy Strategy, dated July 2019 (Ref: 41603/JT/LS - Issue 1)
Egley Road, Woking: Soil Infiltration Testing, dated 27/06/2019 (Ref: P1381J1459/AJH/v1.1)
Desk Study/Preliminary Risk Assessment, dated 21st November 2019 (Ref: P1381J1459/AMM - Final v1.2)
Geo-Environmental and Geotechnical Assessment (Ground Investigation) Report, dated 21st November 2019 (Ref: P1381J1459/AMM - Final v1.2)
Supplementary Geo-Environmental Assessment (Ground Investigation) Report, dated 21st November 2019 (Ref: P1381J1459/AMM - Final v1.2)
Utilities Appraisal, dated 22nd November 2019 (Ref: RMA-C1947 - Issue No.4)
Transport Assessment, dated November 2019
Workplace Travel Plan, dated November 2019
Egley Road SCC Highways Response Technical Note, dated 09/03/2020 (Ref: 183923A/N02-V0c)
Egley Road - Hoe Valley School Highways Response, dated 10/03/2020 (Ref: 183923B/N04-V1)
Egley Road Transport Modelling Technical Note, dated 18/03/2020 (Ref: 183923B/N06-V1)
Statement of Community Involvement, dated November 2019
Planning Statement, dated November 2019

02. 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 the NPPF.

Date Decision Notice Issued: 2 July 2020

Thomas James
Development Manager



ATTENTION IS DRAWN TO THE NOTES ATTACHED *





NOTES

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If this is a decision to refuse planning permission for a Householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse planning permission for a minor commercial application (as defined in the Development Management Procedure Order) if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
- If you want to appeal against your local planning authority's decision regarding a planning application, then you must do so within 6 months of the date of this notice.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice [reference], if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.