
Planning Statement

Land at Egley Road, Woking



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1. Introduction

- 1.1. The proposed development involves two sites; Site A: Land At Woking Football Club, Kingfield Road & Site B: Land at Egley Road, Woking.
- 1.2. The proposal involves the replacement of the existing football ground with a larger Community Stadium, the construction of 1,048 homes on the remainder of the site, some commercial floorspace and regeneration of the Kingfield Road site (site A). In the plans, the existing David Lloyd Club will be relocated to Egley Road (Site B), on land to the rear of the Wyevale Garden Centre, and 36 new homes will also be constructed at this site. To summarise, both schemes together would see:
 - Design and delivery of a new stadium that provides top-class facilities for players and increased spectatorship;
 - A well-designed development, responding positively to the character of the area and creating a destination clearly linked to the town centre;
 - A design that ensures the amenities of existing residents are protected and maintained;
 - High-quality homes and public spaces; and
 - Re-provision of the existing David Lloyd facility to maintain this contribution to local sporting facility alongside the enhanced stadium facility.
- 1.3. This planning statement will concern Site B: Land at Egley Road, Woking. It will refer to Site A where appropriate or necessary.
- 1.4. Site B would accommodate the relocation of the David Lloyd club from Site A, together with new homes. The proposed development at Site B includes approximately 5,188sqm of D2/Gym and sports floorspace, 36 residential units including affordable housing, spa garden, outdoor/indoor tennis courts and car parking for approximately 280 cars.
- 1.5. The site is located between the new Hoe Valley School Campus the railway line and existing homes. Whilst the site is within the Green Belt, it has become an enclosed parcel of land and so its function and contribution to the 5 Green Belt purposes has been diminished.

Overview of development

- 1.6. This planning application seeks the redevelopment of site following demolition of the existing building to provide an area for indoor and outdoor sports (Class D2) incorporating external swimming pool and tennis/sports courts, provision of 36 dwelling houses (Class C3) (3-storeys in height), associated landscaping and car parking and new vehicular access from the existing road serving Hoe Valley School. This development will be beneficial to residents of Woking by providing a new sports centre and high-quality residential units in a sustainable location, enable the redevelopment of Woking Football Club with associated public realm improvements, dwellings and a facility which will enable the local Football Club to progress to the next level.
- 1.7. Furthermore, the development will safeguard most TPO trees to the south of the site, and transform this area of low-performing Green Belt land to a unique village community and health club which can be enjoyed by local residents. This development, and the sister application at Kingfield Road, will provide a substantial level of housing in sustainable and appropriate locations. This lessens the pressure which may apply to other, more sensitive land if these developments do not come forward, as the shortfall would potentially have to be made up elsewhere, and with limited brownfield sites available in Woking – this might have to happen on more important and sensitive land than what is being proposed through this application.

Supporting Information

- 1.8. This planning statement sets out the proposals in detail and examines them against relevant national and local policies, guidance and other material considerations. This statement should be read in conjunction with the drawings submitted as part of the application, in addition to the following accompanying documents.
- Planning Statement prepared by Savills;
 - Design and Access Statement, Site Location Plans, Elevations and Floor Plans prepared by LeachRhodesWalker;
 - Sustainability Strategy prepared by Elementa;
 - Transport Assessment by Vectos;
 - Biodiversity and Tree Surveys by The *Ecology Consultancy*
 - Daylight/Sunlight Assessment by EB7;
 - Flood Risk Assessment by RMA;
 - Townscape and Visual Impact Assessment by ARC;
 - Archaeological and Heritage Appraisal by MOLA;
 - Air Quality Assessment by AQC;
 - Lighting Assessment by Holmes Miller;
 - Contaminated Land Assessment by Jomas;
 - Statement of Community Involvement by CTF Partners.

Structure of the Planning Statement

- Section 2 (Context of the Proposals) provides the background to the proposals, including a description of the site and surrounding area.
- Section 3 (The Proposed Development) sets out details of the development proposals.
- Section 4 (Planning Policy Framework) sets out the relevant planning policy framework that the proposals are to be considered against.
- Section 5 (Planning Assessment) provides a discussion of the material planning considerations arising from the application proposals.
- Section 6 (Conclusions) presents our conclusions.

2. Context of the proposals

- 2.1. The total site area is 41,404sqm or 4.14 hectares. The red line boundary is detailed within the Design and Access Statement (DAS) and in Figure 1.0.
- 2.2. The site currently comprises open fields of no great ecological quality, use or beauty. The site is accessed via a small road of Egley Road (A320) and benefits from a large area of trees in the southern portion of the site.
- 2.3. The site is located within the Green Belt. It is not within the Area of Outstanding National Beauty (AONB) or Area of Great Landscape Value (AGLV).
- 2.4. Whilst there are no listed buildings on the site area, it is noted that there are two Grade II listed buildings within 200m of the site – Sunhill House and Hunts Farm House. Furthermore, the site is not listed within any heritage designation including a conservation area.
- 2.5. The site sits within Flood Zone 1 (low risk of flooding), with Hoe Stream (Flood Zone 3) located approximately 250m to the east of the site. An area of Flood Zone 2 land is approximately 160m to the east of the site, but it is noted that none of the site is within Flood Zone or 3.
- 2.6. To the north of the site is Hoe Valley School and Woking Sportsbox. This recent development includes a running track, football pitches and tennis courts and first opened in September 2015.
- 2.7. The site is located 1km (0.6 miles) away from Woking Town Centre, which is in easy walking, cycling or driving distance.

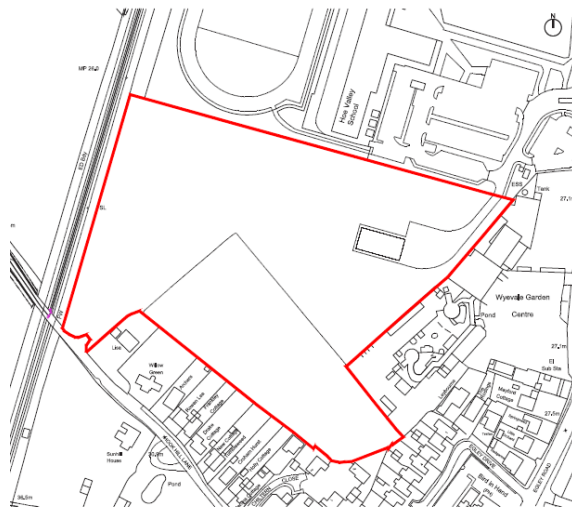


Figure 1 - Site Location Plan (not to scale)

Transport and Access

- 2.8. Site B is located in the village of Mayford, approximately 2.7km south of Woking Town Centre and 1.60km from Woking Football Club.
- 2.9. The journey to Woking Town Centre, can be made either by foot (30 minute walk, approx.), bicycle (8 minute cycle, approx.) bus (12 minute journey, approx.) or car (4 minute drive, approx.). The site is in a location which is easily accessible by multiple modes of sustainable transport which is close to services including schools, pubs, shops and employment.
- 2.10. Mayford currently benefits from a regular bus service with routes including the 33, 35 MAX, 135 and 520. Destinations which can be easily reached through these services include: Woking, Guildford, Lightwater and Camberley.
- 2.11. Pedestrian and cycle access will be from a newly formed road to the south of Hoe Valley School. The site has access to existing cycle and pedestrian routes on nearby roads. This connectivity to sustainable transport will ensure that this location is not overly reliant on the private car, nor would it represent isolated dwellings in the countryside.

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Planning History

2.12. Please find a full planning history of the Egley Road site from available documents found through Woking Borough Councils online portal. Whilst the history includes the Hoe Valley School (which occupies the site to the north), this is because the site boundary of the planning permission extended down the current site.

Reference Number	Description of Development	Date Registered	Decision
PLAN/2019/0559	EIA Scoping Opinion for approximately 5,600 sq.m of internal gym and sports floor space (Class D2), up to 60 residential units including affordable housing (Class C3) in the form of detached, semi-detached and terraced townhouses and car parking for approximately 100 cars.	27 th May 2019	Environmental Scoping Report Necessary
PLAN/2019/0233	Change of use of barn to gymnastics club (D2) and addition of four heat exchangers for a temporary period of three years.	4 th March 2019	Permitted
PLAN/2018/0207	Advertisement consent for 8no. signs comprising 3no. halo illuminated fixed wall lettering signs (signs 2, 3 and 3b) and 5no. free standing double sided non-illuminated signs (signs 1, 4, 5, 6 and 7)	27 th February 2018	Permitted
COND/2017/0004	Approval of details pursuant to Condition 17 (drainage) of planning permission PLAN/2016/0247 dated 26.09.2016.	24 th January 2017	Permitted
COND/2016/0141	COND/2016/0141 Approval of details pursuant to Conditions 19 (archaeological watching brief) and 22 (external lighting) of planning permission PLAN/2016/0247 dated 26.09.2016. Land Between Railway And Egley Road Woking Surrey	21 st December 2016	Permitted
COND/2016/0025	Application for approval of details pursuant to conditions 12 (cycle stands and shelters), 19 (archaeology), 23 (Ecological Mitigation and Management Plan), 25 Biodiversity enhancement), 31 (green roof details), 34 (Landscape and Ecological Management Plan), 63 (screen to eastern side of MUGAs), 64 (planting to eastern side of MUGAs screen) and 65 (details of sports hall marking and storage provision) of planning permission of PLAN/2015/0703.	27 th May 2016	Permitted

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PLAN/2016/0247	Section 73 application to vary/remove Conditions 2 (approved plans/documents), 4 (external materials), 5 (CMP/PEP), 6 (CTMP), 12 (details of cycle parking), 18 (contamination), 19 (archaeology), 22 (tree climbing survey), 23 (Ecological mitigation and management plan), 24 (stag beetle), 25 (biodiversity enhancements), 26 (scrub removal), 27 (external lighting), 28 (tree protection works), 29 (hard surfacing within root protection areas), 30 (details of service runs in root protection areas), 31 (green roof details), 33 (additional tree planting), 34 (Landscape and Ecological Mitigation Plan), 36 (acoustic insulation/ventilation), 41 (starting system for athletics track), 43 (control of emissions), 46 (BREEAM), 60 (temporary storage containers), 63 (Screen for MUGA), 64 (planting to east of screen) and 65 (sports hall court markings/storage) of planning permission PLAN/2015/0703	07 th March 2016	Permitted
COND/2016/0142	Approval of details pursuant to Condition 10 (off site highway works) of planning permission PLAN/2016/0247 dated 26.09.2016.	21 st December 2016	Permitted
COND/2016/0005	Application for approval of details pursuant to condition 22 (tree climbing bat survey) of PLAN/2015/0703 dated 22.12.2015 (demolition of existing barn and erection of replacement barn (including temporary provision of three storage containers); engineering works to alter site levels; formation of new access to Egley Road and improvement of existing field access to provide emergency vehicle access; erection of three storey building for use as school and leisure centre; formation of 8-lane athletics track; formation of 2 x grass football pitches, 3 x 5-aside football pitches and 2 x multi-use games areas (MUGAs); formation of car park including bus / coach drop-off area; erection of sports amenity lighting; hard and soft landscaping and ancillary works including ancillary structures and fencing/gates (additional information and additional/amended plans submitted)). Land Between Railway And Egley Road Woking Surrey	11 th February 2016	Permitted

PLAN/2015 /0703	Demolition of existing barn and erection of replacement barn (including temporary provision of three storage containers); engineering works to alter site levels; formation of new access to Egley Road and improvement of existing field access to provide emergency vehicle access; erection of three storey building for use as school and leisure centre; formation of 8-lane athletics track; formation of 2 x grass football pitches, 3 x 5-side football pitches and 2 x multi-use games areas (MUGAs); formation of car park including bus / coach drop-off area; erection of sports amenity lighting; hard and soft landscaping and ancillary works including ancillary structures and fencing/gates (additional information and additional/amended plans submitted)		
PLAN/2002 /0959	Continued use of land to propagate, sell and grow plants etc. for wholesale and retail customers	19 th August 2002	Permitted

- 2.13. The development of the adjacent land for the Hoe Valley School has significantly altered the context of this land and its character.

Pre-Application Discussions and Public Consultation

- 2.14. Significant pre-application discussions have taken place with planning officers to discuss the proposed redevelopment of the site since 2018. These discussions have assisted in guiding the proposed development to the form now put forward to ensure the best relationship between the proposed development and the relationship with existing neighbouring accommodation.
- 2.15. A consultation event to engage with existing residents of the local area has also been held, together with engagement with Borough Councillors. A summary of this consultation is provided within the Statement of Community Involvement prepared by CTF Partners that forms part of this submission.

3. The Proposed Development

3.1. As outlined within the Design and Access Statement, the vision for Egley Road is to provide:

- *A new home for the relocated David Lloyd leisure centre – without which the Kingfield Road site can't be redeveloped.*
- *Provide an opportunity for a better quality David Lloyd club, where traffic impacts can be properly addressed under current day legislation and analysis.*
- *Provide new family housing on a site that is appropriate for lower scale redevelopment.*
- *Do all the above by maintaining the mature woodland that exists on the current site – minor works are needed at the boundaries to fit but a large majority of this Woodland is retained.*

Planning Benefits

- 3.2. The development will enable the redevelopment of Kingfield Road, which will provide an enhanced Football Stadium for Woking FC, a new focal point for the community and enable the delivery of a significant proportion of WBC housing requirement, all on brownfield land.
- 3.3. The development will make full use of a vacant and sustainable site which is near services and transport links.
- 3.4. The relocation of the David Lloyd Centre, to provide a state-of-the-art sports facility in Woking, with indoor and outdoor tennis courts, gym, pool and spa. This will be complemented by a modern and sympathetic design which will create a focal point for the community and maintain its contribution to the provision of sport in the Woking area.
- 3.5. The scheme will be 100% affordable housing, This will make a substantial contribution WBC's need of providing more affordable homes in an area of the country which is unaffordable to many.
- 3.6. The layout of the proposal also ensures that the scheme is fully deliverable and that this high-quality residential development can come forward in an efficient timescale.
- 3.7. The impact on the Green Belt will be partly mitigated by high-quality design and the retention of woodland to the south of the site, creating a 'green buffer'
- 3.8. Greater efficiency of a site which is currently only occupied by one large agricultural building.

4. Planning Policy Framework

The National Planning Policy Framework

- 4.1. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act (2004), planning applications are to be determined in accordance with the development plan unless other material considerations indicate otherwise.
- 4.2. The development that is the subject of this application has been considered in light of the National Planning Policy Framework (NPPF, adopted February 2019), which provides a direction for planning on a national scale and the expectation that all local planning documents will be in general conformity with the NPPF and decisions made on that basis.
- 4.3. The ‘golden thread’ running through the NPPF is a presumption in favour of sustainable development across economic, social and environmental characteristics.
- 4.4. One key parameter running through the NPPF is that the purpose of the planning system is to contribute to the achievement of sustainable development. The objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own need. In putting this in to practice, paragraph 2 of the NPPF notes that the planning system has three overarching and interdependent objectives as follows:
- a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and
 - c) **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 4.5. To reach these three objectives, the NPPF details how to address these. Chapter 6 sets out how planning should support Building a Strong, Competitive Economy, with paragraph 80 stating:

4.6. *Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential.*

4.7. With regard to design, Chapter 12 of the NPPF, Achieving Well-Designed Places, addresses the key aspects of producing high quality well designed places. Paragraph 128 specifically notes:

Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.

4.8. Previously developed land is defined in annex 1 of the NPPF as follows:

Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape

4.9. Chapter 5 of the NPPF seeks to deliver a sufficient supply of homes, with paragraph 59 detailing:

To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay"

4.10. Chapter 13 of the NPPF outlines the importance which is given to Green Belt land, and that its fundamental aim is to prevent urban sprawl. Inappropriate development is harmful to the Green Belt and should only be allowed in exceptional circumstances. Paragraph 144 outlines the general approach to assessing planning applications within Green Belt land.

When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the

potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

- 4.11. The NPPF requires there to be a continuous supply of deliverable sites with the provision of an additional 5% buffer to ensure a wide choice of housing. A higher buffer of 20% is to be applied where a LPA has a record of persistent under-delivery.
- 4.12. Paragraph 59 outlines that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.
- 4.13. For decision-taking, paragraph 11 of the NPPF is clear that this means:
- c) approving development proposals that accord with an up-to-date development plan without delay; or*
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed ; or*
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*
- 4.14. This application should therefore be assessed in this context and its ability to deliver economic, social and environmental improvements.

The Development Plan

- 4.15. The 2004 *Planning & Compulsory Purchase Act* requires that determination of any planning application must be in accordance with the Development Plan unless material considerations indicate otherwise.
- 4.16. The relevant Development Plan within Woking Borough comprises:
- *Woking Core Strategy (2012)*
 - *Development Management Policies DPD (2016);*
 - *Surrey Mineral Plan (2011);*
 - *Surrey Waste Plan (2008); and*
 - *The saved policy of the South East Plan: Policy NRM6 Thames Basin Heath SPA*

- 4.17. Furthermore, as NPPF paragraph 48 outlines, LPAs may give weight to relevant policies in emerging plans. As the Draft Site Allocations DPD is significantly advanced, with examination hearings planned, it is significantly advanced. Therefore the policies within should constitute a material consideration.

Draft Site Allocations DPD

- 4.18. WBC has recent submitted its Draft Site Allocations DPD to the Planning Inspectorate, and hearings are expected to commence in December. This will determine soundness and is a key stage in the DPD moving towards adoption.
- 4.19. This area of land is identified for Green Belt release for development under policy GB7/SA1 of the DPD, for 'Residential including affordable housing, recreational/open space and education.' This includes the land currently occupied by Hoe Valley School and the Nursery land to the north. As part of this policy, certain requirements for development are stipulated once the plan has been adopted.
- 4.20. It is recognised that Woking Site Allocations DPD is at an advanced stage and is due to be adopted in early 2020. As part of this DPD, the sister-site – Woking Football Club, Woking Gymnastic Club and Woking Snooker Club is allocated for development under policy UA44. This development will help enable this regeneration by being a suitable location for the re-located Sports Centre, creating housing in a sustainable location whilst preserving more sensitive areas of the Green Belt in the process. The site is allocated for mixed use development to include a replacement football stadium, residential including affordable housing and commercial retail uses.
- 4.21. The Draft Site Allocations DPD identifies and allocates specific land for development within Woking Borough in order to meet future development needs and enable the delivery of Woking Core Strategy.
- 4.22. Due to the advanced stage of which the Site Allocations Document has progressed to, it should therefore be given material weight in the decision making process.
- 4.23. It is only by this application being approved, and the David Lloyd centre relocated in a suitable location, that UA44 can come forward for development and all the improvements that will come with this.

Adopted Woking Core Strategy 2012

- 4.24. The Woking Core Strategy covers the period up to 2027 and sets out the overall spatial development strategy, development management policies and sets out the overall approach to managing development and change in the Borough.

- 4.25. Woking's Core Strategy was adopted in 2012 and includes a housing requirement of 292 homes per annum up until 2027. Housing development is focused predominantly on previously developed land in Woking town centre; however, the Core Strategy also recognises that Green Belt land will be required to make up any shortfall in supply after 2022.
- 4.26. This development will enable a significant level of market and affordable housing at Woking Football Club, which forms part of the Draft Site Allocations DPD and is integral to ensuring that Woking stays in control of their development plan and that a significant amount of the requirement will be delivered in a town centre, central location.
- 4.27. Concerning the development, the following policies are considered relevant considerations to the application:
- **Policy CS1** sets out the spatial strategy for Woking Borough in order to make provision for the delivery of additional dwellings, office space and retail floorspace. As part of this policy, most of the development will be directed to previously development land in the town which offer the best range of services and facilities. There is an affordable housing provision target of 35%.
 - **Policy CS6** Green Belt ensures that the Green Belt should continue to serve its fundamental aim and purpose and main its essential characteristics. Green Belt land should only be developed in Very Special Circumstances or for limited infilling.
 - **Policy CS7** Biodiversity and Nature Conservation establishes the principle of conserving and protecting existing biodiversity assets within the Borough.
 - **Policy CS10** Housing provision and distribution outlines that the Council will make provision for at least 4,964 net additional dwellings in the Borough between 2010 and 2027, with most dwellings planned for the Town Centre.
 - **Policy CS11** Housing Mix cites that all residential properties will be expected to provide a mix of dwellings which are indicative of local need.
 - **Policy CS12** Affordable housing sets out that Woking Borough Council have a target of 35% affordable housing on all new homes, and 40% on brownfield sites providing 15 or more dwellings.

- **Policy CS18** *Transport and accessibility commits to ensuring that new development is close to existing sustainable travel links, jobs and community facilities. New development should also mainly be located in urban areas which are served by a range of public transport modes.*
- **Policy CS19** *Social and community infrastructure seeks to achieve a sustainable community within Woking, requiring a provision of adequate community facilities and social and community infrastructure.*
- **Policy CS21** *Design details that all forms of development should make a positive contribution to the environment and strengthen the character and distinct identity of the area. All new development should create buildings and places that are attractive with their own identity.*
- **Policy CS22** *Sustainable construction encourages all development on previously developed land to meet national energy and emissions standards and, where possible, facilitate the reduction of construction waste.*
- **Policy CS23** *Renewable and low carbon energy generation encourages all applicants to utilise renewable energy installations within the borough and to mitigate any adverse impacts of the proposed development.*
- **Policy CS24** *Woking's landscape and townscape requires all development proposals to provide a positive benefit in terms of landscape and townscape character, to protect local landscape and to protect and encourage the planting of new trees.*
- **Policy CS25** *Presumption in favour of sustainable development ensures that the Council will take a positive approach that reflects the NPPF and where policies accord with the Development Plan, will be approved without delay.*

Adopted Woking Development Management Policies DPD 2016

- 4.28. The Development Management Policies DPD, 2016 is designed to be read alongside the Core Strategy and contains detailed management policies to help determine day to day planning applications.
- 4.29. Whilst the Core Strategy sets out a strategic directive for Woking, the Development Management DPD seeks to clarify or explicate those policies within the Core Strategy.

4.30. Concerning the development, the following policies are relevant considerations to the application:

- **Policy DM2** *Trees and landscaping sets out more detailed criteria to maintain existing trees and landscaping during construction and through new development.*
- **Policy DM3** *Facilities for outdoor sport and outdoor recreation establishes that the council supports, in principle, facilities which enable people to participate in outdoor sport and recreation.*
- **Policy DM5** *Environmental Pollution states that in order to maintain and improve air and water quality, development proposals should ensure that there will be no unacceptable impacts on air quality, surface and ground water quality, land quality and health and safety to the public.*
- **Policy DM7** *Noise and light pollution requires that noise generating forms of development that would affect noise-sensitive uses to be accompanied by a statement detailing potential noise generation levels, and how these are to be mitigated.*
- **Policy DM13** *Buildings in and adjacent to the Green Belt further details when building would be seen to be appropriate within the Green Belt and the policies in regard to replacement, reuse and adjacent.*
- **Policy DM16** *Servicing development should be read in conjunction with CS21 and requires servicing facilities to be well designed, built to accommodate the demands of new development and sensitively integrated into the development and the surrounding townscape.*
- **Policy DM17** *Public realm contains more detailed information for assessing the public realm element of new development proposals, ensuring well-designed public spaces which add to the attractiveness and competitiveness of the Borough's hierarchy of centres. This policy is to be read in conjunction with CS2 and CS5.*

5. Planning Assessment

- 5.1. Consideration and assessment of the proposed development concerning local and national planning policies and guidance are set out under the following headings.

Green Belt

- 5.2. The proposed development site at Egley Road, Woking lies within Green Belt land.
- 5.3. The Draft Site Allocations DPD, which is to be examined from 3 December 2019, seeks to remove the application site from the Green Belt under draft allocation GB7. Whilst this draft allocation is an important material consideration – and one which by virtue of the DPD's progress will be afforded considerable weight – the site does (at the time of the application being made) remain within the Green Belt. Policy CS2 of the Core Strategy seeks to limit development in the Green Belt to that which is not inappropriate, or which would only be developed in very special circumstances. This policy reflects Government policy on the Green Belt, set out in Chapter 13 of the NPPF. This establishes the five purposes of the Green Belt (e.g. to check unrestricted sprawl); sets out the types of development which are not deemed inappropriate; and states that inappropriate development is, by definition, harmful to the Green Belt.
- 5.4. The key question for the proposal at Egley Road is whether the harm to the Green Belt is outweighed by other considerations that would amount to the very special circumstances that would, in the assessment of the local planning authority, make the development of the site not-inappropriate. In addition, it is necessary to identify and understand how the site performs against the criteria set out in policy governing development in the Green Belt, including the five purposes of the Green Belt set out within the NPPF.
- 5.5. As outlined within the NPPF 134, the Green Belt serves five purposes. These are outlined below, and our assessment of how our site performs to the specific criteria.
- a) *To check the unrestricted sprawl of large built-up areas.***
- 5.6. The scheme at Egley Road involves building a new sports centre, car parking, dwellings, tennis courts and swimming pool area. This development, by definition, does represent a form of development that the Green Belt is trying to constrain.
- 5.7. It is considered that this purpose of the Green Belt would be in relation to restricting the urban sprawl of London or Woking. Yet, Site B is situated in a location whereby it is surrounded by development and has become an enclosed parcel of land – with the train line making up the western boundary of the site.

- 5.8. Due to this parcel of land now becoming enclosed with the development of Hoe Valley school to the north, development on this parcel of Green Belt land would not constitute 'unrestricted sprawl', as the development would be occurring within clearly defined boundaries.
- 5.9. It is also acknowledged in the Woking Green Belt Review, that the area of Green Belt land to the west of Mayford if considered suitable for development, provided that there is a visual sense of a gap between Woking and Mayford can be maintained (Green Belt Boundary Review Appendices A – G).
- 5.10. Due to the reasoning given regarding the site being an enclosed parcel of land, rather than a new extension out of the existing settlement, development on the site would not represent unrestricted sprawl.

b) To prevent neighbouring towns merging into one another

- 5.11. As the land is surrounded by built form, the development would represent infilling rather than a scheme which would shrink the gap between Guildford and Woking.
- 5.12. The scheme would therefore not cause a physical or visual merging of any towns or settlements.

c) To assist in safeguarding the countryside from encroachment

- 5.13. The proposal would represent an encroachment on land which is undeveloped, except for an agricultural barn to the east of the site. It is therefore recognised that the proposal would conflict with this Green Belt purpose.

d) To preserve the setting and special character of historic towns;

- 5.14. This purpose is not relevant to the application, therefore, there is no conflict with the proposal.

e) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

- 5.15. Due to the commitment to Site A and the associated development at this urban location, development on this parcel of land would assist in urban regeneration greater than it would if it remained undeveloped. This is due to it being the only suitable location identified in the vicinity of Kingfield Road which the existing David Lloyd Centre can be relocated to enable the larger regeneration at Site A.

Appropriate and Inappropriate Development

- 5.16. NPPF 145, 146 and 147 identifies what development is classified as 'appropriate' or 'inappropriate' within Green Belt Land. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

- a) *Buildings for agriculture and forestry*
- b) *The provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;*
- c) *the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;*
- d) *The replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces*
- e) *Limited infilling in villages*
- f) *Limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites);*
- g) *Limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would: – not have a greater impact on the openness of the Green Belt than the existing development; or – not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.*

5.17. Certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are:

- a) *Mineral extraction;*
- b) *Engineering operations;*
- c) *Local transport infrastructure which can demonstrate a requirement for a Green Belt location;*
- d) *The re-use of buildings provided that the buildings are of permanent and substantial construction;*
- e) *Material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds);*
- f) *Development brought forward under a Community Right to Build Order or Neighbourhood Development Order.*

5.18. The proposed development includes several components, and a number of these constitute 'appropriate' development within the Green Belt, as outlined in NPPF 145. These are:

- *Development on the site of the agricultural barn, providing it does not have a greater impact on openness than the existing building.*
- *Landscape works.*

- The provision of facilities for outdoor sport, including the outdoor tennis courts and outdoor swimming pool which will represent a more beneficial use of the land.
- Engineering works.

5.19. The remaining parts of the site that would represent 'inappropriate' development are:

- The erection of 36 dwellings to the east of the site;
- The erection of a new sports centre with car parking, terrace, indoor tennis courts and spa;
- The provision of transport infrastructure including roads, signs etc.
- The provision of ancillary structures, lighting columns, etc.

5.20. It is therefore clear that the majority of the development at the Egley Road site will have to demonstrate very special circumstances in the green belt, with the harm caused by the 'inappropriate development' significantly and demonstrably outweighed by the benefits when assessed against the policies in the NPPF taken as a whole.

Very Special Circumstances

- 5.21. As noted above, development in the Green Belt will not be inappropriate where very special circumstances (VSC) can be demonstrated. Whether such circumstances exist will be for the Local Planning Authority, in this case Woking Borough Council, to decide – but the following is put forward as a justification for why the development of this site for the uses now proposed represent VSC.
- 5.22. It is important to note that the VSC outlined below are different in nature from any 'exceptional circumstances' which may justify the review of Green Belt boundaries through the development plan process, as Woking Borough Council are currently engaged in.
- 5.23. The current proposals for the Egley Road site directly enable the related proposals for a new Community Stadium at the nearby Kingfield Road site – which itself is not located in the Green Belt, but in the urban area (as defined by the current Core Strategy and emerging Draft Site Allocations Development Plan document). In addition to the proposed new Community Stadium (capacity: 9026), the application at Kingfield Road includes for a new high quality residential neighbourhood, comprising 1048 residential dwellings, a new medical centre, a café and local convenience store.
- 5.24. As well as providing new community facilities for existing residents near to the stadium site, this new residential neighbourhood will make a significant contribution to the overall housing supply within the local area.

5.25. The VSC which have been identified for the current proposals are therefore as follows:

Enabling of New Community Stadium

- 5.26. As noted above, the proposals at Egley Road are directly linked to the provision of a new Community Stadium at Kingfield Road, because of the need to relocate the existing David Lloyd Health and Sports Club which currently sits on part of the Kingfield Road site.
- 5.27. The existing David Lloyd sits directly adjacent to the existing football ground at Kingfield Road on land which it is understood once formed part of a wider football site. Its location – and land take associated with the Health Club buildings and associated external areas – including tennis courts – means that it is not possible to retain that existing facility or indeed incorporate a similarly sized new facility adjacent to the new stadium site.
- 5.28. Because of the current lease arrangement that David Lloyd enjoys over their existing site, it is not possible – even if it were desirable – to eject them from the Kingfield Road site to permit development, and so it is necessary to look to relocate this use elsewhere.
- 5.29. Since as noted above the particular business model of David Lloyd is dependent on the provision of a number of tennis courts, this means that it has not been possible to identify any suitable sites for this facility within the urban area and so it is necessary to provide a new facility on land which lies within the Green Belt.
- 5.30. The Egley Road site has been selected because it is within walking distance of the existing facility, lies along a transport route than many of its customers use to access the existing facility (thereby shortening their journey) and – for the reasons set out below – because this site is considered to have less of a role in terms of determining the existing character of the Green Belt compared with other sites.
- 5.31. Put simply, the provision of a new Community Stadium at Kingfield is entirely contingent on the ability to relocate the David Lloyd facility onto Green Belt land. The new Community Stadium is considered to be a significant community benefit which outweighs any likely harm to the Green Belt that would arise due to the development of the Egley Road site, and this itself represents significant VSC.
- 5.32. It is worth mentioning that in the absence of any suitable alternative sites within the urban area, the only alternative to providing Woking Football Club with a new Community Stadium would be to relocate that use into the Green Belt, whilst leaving the existing David Lloyd in situ and redeveloping the existing Stadium site.
- 5.33. This alternative would result in a requirement for a much larger site in the Green Belt, which would be likely to have a greater impact on the openness and character of the Green Belt compared with the development of the Egley Road site.

Enabling the meeting of Housing Needs

- 5.34. The Egley Road site will provide 36 family homes alongside the proposed David Lloyd, on the basis of 100% being affordable homes. This itself would represent VSC because it is meeting an important defined housing need, although it is recognised that there would be alternative sites in the urban area which might be able to meet this need.
- 5.35. However, the proposed stadium redevelopment will provide 1048 homes which will itself meet a significant portion of the total housing need identified in the core strategy (equal to approximately 4 years' worth of supply alone).
- 5.36. Since it would not be possible to make this provision without the redevelopment of the existing stadium and relocation of David Lloyd, the development of Egley Road will help to facilitate housing development in the urban area at a much greater level that would be able to be provided on the Egley Road site itself.
- 5.37. This multiplier effect is considered to not only permit the delivery of sustainable forms of development through the creation of a new high quality neighbourhood, but also means that it would not be necessary to provide that same amount of housing on Green Belt sites within the Borough.
- 5.38. Coupled with the fact that the Community Stadium would not be having to be developed on the Green Belt, this strategy represents a significant Green Belt saving compared with not relocating the David Lloyd.

Provision of new Sports and Community Facilities

- 5.39. The provision of a new David Lloyd will enable the upgrading of the existing Health Club which is a popular and well used community facility. The new facility will also enable the sharing of facilities with the adjacent athletic club which itself would enhance the community benefit provided by this health club. This is considered to be more minor VSC, but does weigh in the overall balance.

Current proposals to alter Green Belt Boundary

- 5.40. As noted above, the Council have decided to include this site as a potential Green Belt release through the draft Site Allocations DPD. That document is at a well progressed stage, with the examination in public scheduled for December. The process leading up to that stage included a detailed Green Belt review which has identified that the site does not meet the purposes of the Green Belt due to its location in relation to existing development, including the recently built school to the north (which was granted planning permission after identifying VSC related to meeting the shortfall in education provision).
- 5.41. The fact that the site is so well progressed is considered to be strong VSC.

Land Use

- 5.42. As mentioned in Policy CS11 of the Core Strategy, All residential 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.
- 5.43. The residential element of the development seeks to provide 36 high quality residential dwellings. The proposals aim to deliver a broad mix of unit types, sizes and tenures as detailed in the table below. 100% of the dwellings are to be affordable housing. This mix is intended to best reflect the demographic and location in which the site is located.
- 5.44. Full details of the square footage, net internal area, gross internal area and gross external area can be read in the submitted Accommodation Schedule for Egley Road.

	Number	Efficiency
2-bedroom house w/ office	5	14%
3-bedroom house	13	36%
4-bedroom house	16	44%
5-bedroom house	9	6%
Total	= 36 dwellings	= 100%

- 5.45. The development has been designed to ensure good quality accommodation is provided, in particular by ensuring that all of the new homes comply with the Nationally Described Space Standards.
- 5.46. The 36 homes are to be split into: 7x blocks of 4 dwellings, 2x blocks of 3 dwellings and 1x block of 2 dwellings. Other than in the smaller, 2 dwelling block near the site entrance, the remaining 9 blocks are designed in a way that the larger, 4/5 bedroom properties are all end-of-terrace with the 2 and 3 bedroom properties within this.
- 5.47. The homes adopt good, secured design by facing the street with private garden behind. Each home is to have front and rear access, with parking to the front and ample private amenity space to the rear.
- 5.48. The Draft Site Allocations DPD, Policy GB7 mentions that the residential yield of the development on the Nursery land is expected at an assumed indicative density of 40 dwellings per hectare. Density is also referred to in Policy CS10 of the Core Strategy, whereby Green Belt sites to be released are expected to provide density at 30-50 dwellings per hectare.

- 5.49. As outlined with the Accommodation Schedule, the total site area of the residential area of the Egley Road site is to be 9,161sqm (0.9161 hectares). With 36 dwellings to be constructed, this will equate to a dwellings per hectare figure of 39. This is fully within both the site specific policy and general policy, makes efficient use of the land for housing and preserves the area of TPO woodland to the south of the site. Therefore, this density is entirely appropriate for the site location and meets Policy CS10 and GB7.
- 5.50. Given the accessible location of the site and local transport links, this provides a range of different units sizes in accordance with the requirement of Policy CS11.
- 5.51. With regard to the provision of the David Lloyd facility, there is no net change with regard to the level of sport and health facilities provided within the local area given that this new accommodation is a direct replacement for the existing facility adjacent to Woking FC's stadium at Kingfield Road / Westfield Avenue.
- 5.52. As a result, the net effect upon leisure services provision is zero, save for the fact that the new development is an enhanced facility that meets modern standards and requirements of this type of facility. Therefore, there is a small net gain from this change, in addition to the wider range of other planning benefits that the redevelopment of the Woking FC Kingfield Road site.
- 5.53. Given this, the provision of this use reflects the expectations of Policy DM3.

Sustainability

- 5.54. A sustainability strategy was conducted for the Egley Road scheme by Elementa. This fully considers all aspects of sustainability, and it is not intended to repeat the whole report in this Planning Statement. A concise overview will instead be provided below.

Energy

- 5.55. Policy CS22 states that all new developments should facilitate the reduction of waste and the recycling and composting of waste produced.
- 5.56. Construction waste is to be managed in an environmentally sensitive manner, with materials being reused, where possible, or made available for recycling, or reuse in other development schemes.
- 5.57. A Site Waste Management Plan (SWWP) will be developed prior to construction, outlining waste management plans for excavation and construction onsite. Opportunities to retain and reuse material generated by site enabling works will be explored and exploited where viable.
- 5.58. The development will also use locally sourced materials where viable and look for all and any opportunities to build in a sustainable manner. The development is therefore compliant with Policy CS22.

- 5.59. The objective in the development of the Energy Strategy for Egley Road has been to maximise the viable reductions in total carbon emissions. In meeting this challenge, the proposed strategy will utilise the following energy hierarchy LEAN – CLEAN – GREEN, allowing consideration of the building from its construction elements through to the application of renewable technologies.
- 5.60. The proposed building fabric is designed to meet or exceed the minimum fabric requirements of Building Regulations Part L (2013), where possible and feasible. A number of actions (such as Air pressure testing, reducing air infiltration rates, reducing u-values further, minimise thermal bridging through enhanced details) have been suggested to be implemented at the next stage of design to further improve the fabric performance if required and feasible.
- 5.61. Finally, the benefits of low and zero carbon systems are considered. A range of low and zero carbon technologies were appraised as potential onsite energy generation sources. Policy CS23 emphasise the use of using renewable technologies in all current and future projects.
- 5.62. For the residential element, an approach incorporating passive design measures has been followed to ensure that the fabric of the building is such that a reduction in the need to use energy for heating and cooling is inherent to the design. By reducing the need to use energy through heat retention and natural cooling this by definition reduces demand for energy use.
- 5.63. Additionally, it is proposed to install air-source heat pumps (ASHP) to provide heating and cooling.
- 5.64. Together, these approaches will deliver a 39.8% improvement in energy emission versus the relevant section of Part L of the Building Regulations. The development therefore exceeds the minimum expectations of Policies CS22 and CS23.
- 5.65. The Energy Statement submitted in support of this application explains that overall carbon emissions will be reduced through the use of a high performing fabric with low U-Values and good air permeability as well as selecting efficient systems such as Air Source Heat Pumps (11kW and 14kW) have been selected for each dwelling.
- 5.66. During the next stages of the design evolution, further improvements to the residential systems will be investigated to provide further carbon emissions reductions. The Sustainability Report has outlined that the development is in full compliance with Policy CS22 and CS23.

Green Infrastructure and Greening of the Scheme

- 5.67. The existing context of the natural flora and fauna of the site will be carefully considered and respected, with appropriate mitigation and enhancement measures being provided. This is in line with Policy CS1 that highlights the need for the borough to include good quality green spaces that are easily accessible.
- 5.68. The proposed development includes tree planting, shrub planting, private gardens, grassed areas. Further details of the proposed landscaping strategy are included within the Design and Access Statement.

5.69. Detailed Ecology and Arboriculture Assessments have been prepared and submitted with this application which assess the effects upon existing conditions as a result of the proposed development. However, it should be noted that significant effort is being made to ensure additional greening and landscaping is provided compared to the existing situation. This includes:

- *Retention of the TPO trees to the south of the site which create a green buffer to the existing dwellings to the south;*
- *Additional tree and shrub planting throughout the site, especially bordering the railway line and throughout the car park;*
- *Additional grassed areas, private gardens and Significant other planting to complement the trees within the southern section.*
- *Together, these provisions all help mitigate the increase in built form which will be found on the site and improve the quality of biodiversity on the land, from low-quality scrubland to one with mature trees and planting.*

5.70. The proposed development therefore reflects the requirements of Policies CS7 and DM2.

Suitable Alternative Natural Greenspace (SANG)

5.71. In common with all residential development in the Borough, to reflect the requirements of the Thames Heath Basins Special Protection Area Avoidance Strategy by making a contribution towards the provision of Suitable Alternative Natural Greenspace (SANG) and the related Strategic Access Management and Monitoring (SAMM) contribution.

5.72. These contributions are acknowledged and it is understood that these will be secured through a combination of the a proportion of the development's payment towards the Community Infrastructure Levy (CIL) and separate agreement within a S106 legal agreement

Design of Development

5.73. The design approach is set out, in detail, within the submitted Design and Access Statement. The design approach is separated into two parts – the residential element of the development and the David Lloyd Leisure Club.

5.74. The design approach has been achieved through close collaboration with WBC to produce a scheme which is sympathetic and appropriate to the surrounding. A key aspect of this design is the focus on the area of woodland to the south of the site. With initial drawings proposing that this area be replaced, a sensitive scheme was agreed which has retained 75% of the area of the woodland, but 95% of the total existing trees, for the benefit of local wildlife and residents.

- 5.75. The buildings on site have been designed to allow for an inclusive and accessible environment for all. This will mean all entrances will have level or ramped access and the levels around the site will remain relatively flat.
- 5.76. The layout of the site is organised to accommodate the bulk of club users car parking to the front of the building on arrival into the site. There is an overflow car park located to the side of the building which will help accommodate all users at peak times.
- 5.77. The overall layout of the site is compact and well organised. The tennis courts will be on the western edge of the site, closest to the railway line and well shielded from the residential dwellings and road to ensure that these large buildings will be appropriately screened.
- 5.78. The main building and spa area lies central in the site, adjacent to the area of ancient woodland to the south and the car park to the north and east. The road of residential dwellings fits into the eastern side, with each property having a decent sized garden to enjoy and benefitting from a location which is sufficiently removed from the sports club. Overall, the development utilises the space extremely well, preserves the majority of the woodland whilst still giving the feel of a spacious and attractive setting.
- 5.79. The new homes form a new residential street terminating at the retained woodland to the south. The homes adopt good secure by design principals, facing the street with private gardens behind. There is definition between public and semi-public space, and the new street is pedestrian friendly.
- 5.80. Whilst there are only 4 house types, with these combined these create 7 different blocks creating a varied village character. Each home has a front and rear access with parking to the front and private amenity space to the rear.
- 5.81. In regards to massing, The residential development proposed utilises traditional materials, applied to blocks of predominantly 4 dwellings, over 3 storeys, to create a development that is complementary to the existing surrounding uses.
- 5.82. Concerning the David Lloyd Leisure Centre, the plans have been formulated with high quality and complimentary materials which are in tune with the local vernacular. The multi-material timber and masonry exterior represents local and quality materials which reflect a high quality, modern sports facility. The main building is to be designed with an articulated, undulating roof which will look modern, unique and help create a public realm which reflects the sports club which it will house. This sweeping vernacular will provide a twist on local styles whilst remaining within a sympathetic scale.
- 5.83. The Sports Centre is equal to 3 storeys in overall height but articulated by a curvilinear roof. The massing below is broken up by layering the façade materials to form a robust base in a complimentary brick to the surrounding homes, and upper floors in visually lightweight panels.
- 5.84. The layout has been carefully designed so that the impact on openness is reduced. This has been achieved by ensuring the development is well screened and of a design which is not too intrusive.

- 5.85. The proposed sports centre sits central in its site, with car parking to the east and west of it, and the external sports and leisure facilities to the west and south.
- 5.86. The ground floor accommodates the swimming pool, spa garden and terrace; to the West are two air dome-covered tennis courts and one uncovered court.
- 5.87. The residential element of the site will comprise 36 dwellings covering 0.87 hectares of land. These are to be modern townhouses, from 2-5 bedrooms, comprising high quality local materials, a modern twist on local styles, good levels of natural light and high quality external space and materials.
- 5.88. The design will reflect local styles whilst being high-quality and modern. External materials are to be brick, timber and tile to provide an attractive contrast and articulated design.
- 5.89. The residential dwellings will benefit from a new access road to flow onto Egley Road yet be separate so that users of the David Lloyd centre will not interfere with their amenity.
- 5.90. The buildings on site have been designed to create an inclusive and highly accessible environment for all.
- 5.91. This therefore reflects the requirements of Policies CS21, CS24 and DM17.

Landscaping and Amenity Space Provision

- 5.92. The overall objective of the landscape strategy has been to create a high-quality environment that provides for the residential and leisure uses of the site. External areas will utilise simple, complimentary materials and design to create an attractive place to visit and live.
- 5.93. A landscaping masterplan has been designed to show planting, open space and a landscape strategy for the site. This strategy creates an attractive, open environment for residents and health club users whilst also enabling the scheme to integrate with the established landscape context. Please refer to the detailed landscape masterplan and management plan for further information.
- 5.94. The site will include a large area of existing Woodland and mature trees that will be retained where possible. This area will be preserved, enhanced and supplemented by ,mature landscaping throughout the site.
- 5.95. Concerning the David Lloyd main building, this will be integrated into the setting within the centre of the site by careful landscaping, planting and design to ensure that this facility integrates into its setting and will be appropriate for the location. This will have particular regard to the open pool and spa area to the south of this building.
- 5.96. Existing trees are retained in the main car park and will give an instant softening of the building when viewed from the site entrance. Planting will be situated in the residential road, in the car park and along the eastern side to provide a robust buffer to the railway line.

- 5.97. Each home will have private amenity space to the rear in the form of gardens. This is in addition to the area of retained woodland which can be enjoyed by all future residents of the development.
- 5.98. A full LVIA report has been undertaken by ARC consultancy. This report appraised the site based on a thorough study of the site, its landscape and townscape context. Through understanding these features and resources, a robust appraisal of the potential effects of the Proposed Development on landscape elements; landscape and townscape character; and, visual amenity has been undertaken in line with good practice principles and planning policy.
- 5.99. The report found that no major and adverse effects on landscape character and visual amenity are predicted following the implementation and establishment of the Proposed Development.
- 5.100. The remaining landscape character and visual receptors are likely to have negligible neutral or no effects due to the Proposed Development. Importantly the Proposed Development has a limited effect on the overall character of the Hook Heath Escarpment identified in Core Strategy Policy CS24, due to its positioned on the base of the slope. The proposed built form and associated infrastructure and landscaping would represent a companionable addition to the existing adjoining Hoe Valley School, particularly once the proposed landscaping on the boundaries and within the Proposed Development has matured.

Transport and Parking Provision

- 5.101. The site will benefit from a new, vehicular access to Egley Road allowing access into the residential site and the David Lloyd Centre, sharing the existing road to the Hoe Valley School. On entrance into the site, those who are using the sports facilities will not interfere with the residential dwellings, as these are down a separate cul-de-sac within the site. There will be one entrance/exit which leads to the site. Please refer to the submitted drawings package for illustrative details, and the Transport Statement for details of the access arrangements.
- 5.102. The new access will adjoin to that used by Hoe Valley school, and will not require any additional work to the junction off Egley Road. An area of tarmac already exists to allow vehicles into the site for use of the current agricultural building, and this footprint of tarmac will be retained to aid with the redeveloped access.
- 5.103. It is proposed that Granite setts in strategic locations will aid in traffic calming whilst still assisting with ensuring an attractive and sympathetic design.
- 5.104. Residential parking is provided for each home which is situated to the front of each property. The calculations for parking are based on the Woking Standards Supplementary Planning Document and equate to 85 spaces in total, which averages to just over 2 spaces per dwelling. This is as follows:

	SPD Requirement	Provision	Total Spaces
2 Bedroom House	1 space	1 space	5
3 Bedroom House	2 spaces	2 spaces	26
4/5 Bedroom House	3 spaces	3 spaces	54
		Total	85 Spaces

- 5.105. The Parking Standards SPD outlines that for D2 health clubs/leisure centres, the amount of parking provision will be through individual justification. The provision provided for sole use of the David Lloyd centre and facilities will be 280 parking spaces, calculated to be a generous provision which will accommodate all users at peak times and ensure that the amenity of the residential dwellings is protected.
- 5.106. The development will also encourage cycling as a means of transport, and 20 cycle spaces will be provided within the David Lloyd Site near the club entrance. Furthermore, 2 cycle space will be provided on the plot of each residence, totalling 72 cycle spaces available to be made available for residents.
- 5.107. The proposals therefore reflect the requirements of Policy CS18.

Leisure Impact Assessment

- 5.108. As discussed previously, this application will relocate but re-provide the existing David Lloyd Health and Sports Club facility away from its current location at Kingfield Road adjacent to the existing stadium used by Woking Football Club.
- 5.109. Whilst the facility will be constructed to David Lloyd's modern specifications, standards and requirements it will essentially reproduce the leisure offer that the existing facility provides. This includes facilities for tennis, swimming, gym and fitness.
- 5.110. Given this, the net impact of the proposed development in terms of provision of leisure facilities and services in the local area is essentially unchanged. In the current scenario, a David Lloyd Health and Sports Club is found within southern Woking. Following the completion of the proposed development, this would still be the case.
- 5.111. This proposed development is intrinsically linked with the wider redevelopment of the site around Woking Football Club's stadium on Kingfield Road. The relocation of the David Lloyd Health and Sports Club must take place to allow the wider stadium redevelopment to occur.

- 5.112. Conversely, the new facility is extremely unlikely to be brought forward if the redevelopment of the Kingfield Road site is not also advanced. This is not an additional facility; it is a replacement facility.
- 5.113. The intended timings of the relocation from the existing to proposed facilities by David Lloyd is also such that there will be no break in terms of the availability of their services. The existing facility will remain operational until such time as the new facility is complete. This means that the availability of this leisure facility will be unbroken.
- 5.114. Given this process, there will be no net change in the availability of this specific leisure facility within the Woking area. Therefore, save for the upgrading of the facility to modern standards there will be no material impact in terms of leisure facilities.

Servicing

- 5.115. For the David Lloyd Centre, the strategy for refuse collection will be accessed from the main car park. All bins will be stored in the service enclosure beside the entrance and will be returned promptly following the weekly collection.
- 5.116. This provision has been calculated based on the café and event capacity of the facility. The Design and Access Statement has assumed the provision of 1,500 litre of waste per 20 dining spaces. With the assumed capacity at 100 diners, 7x1,100 litre bins will be provided within the refuse store near the main entrance.
- 5.117. For the dwellings, individual refuse stores have been incorporated into the design of the properties sympathetically. Each new home is to have individual bin stores.
- 5.118. The strategy for refuse collection is from the new road, collecting bins from the kerbside weekly as happens throughout the Borough. The number of refuse bins provided has been calculated within the Design and Access Statement using standard guidance. The capacity is based on the provision of 3 x 240 litre bins per unit. This can be subdivided to take account of recycling as described in the Waste and recycling provision for new residential developments produced by Woking Borough Council.
- 5.119. These numbers for refuse collection are flexible to ensure that WBC is satisfied that they meet the local requirements and standards. A Construction and Waste Management Plan is included as part of this submission and provides further details on the refuse strategy.
- 5.120. This therefore reflects the requirements of Policy DM16.

Flood Risk

- 5.121. A full Flood Risk Assessment has been prepared by RMA Environmental and is submitted with this application. This notes the following:

- *The entire development site lies within the Environment Agency's Flood Zone 1, the area at lowest risk of fluvial flooding. The EA's surface water flood map identifies that the majority of the site has a low risk of surface water flooding also. There is a small area of medium to high surface water flood risk located in the south-western extent of the site. However, the EA's flood mapping indicates that this is limited in size and does not form part of surface water flow path (i.e. it is ultimately ponded water).*
- *There are no other significant sources of flooding at the site from either groundwater or reservoirs.*
- *The proposed drainage strategy comprises of lined permeable paving and geo-cellular storage and would ensure that surface water runoff rates for the proposed development would be limited to Qbar which is a betterment on both the existing drainage arrangement and greenfield runoff rates.*
- *Surface water runoff would discharge into the public sewer to the north of the site. Attenuation would be provided for all return periods up to and including the 1 in 100 year event inclusive of a 40% allowance for climate change.*
- *This FRA has therefore demonstrated that the proposed development will be safe and that it would not increase flood risk elsewhere. The proposed land use is classified as 'more vulnerable' for the residential element and 'less vulnerable' for the leisure centre and is considered appropriate in relation to the flood risk vulnerability classifications set out in Table 3 of the NPPF.*

5.122. Due to the fact that this application is in Flood Zone 1, incorporates sustainable drainage systems (SUDS), and has been informed through a full Flood Risk Assessment, it is compliant with Policy CS9 and therefore acceptable in planning policy terms.

6. Conclusions

- 6.1. This application proposes the provision of a replacement David Lloyd Health and Sports Club, together with new homes. It will provide approximately 5,188sqm of D2/Gym and sports floorspace, 36 residential units including affordable housing, spa garden, outdoor/indoor tennis courts and car parking for approximately 280 cars.
- 6.2. The majority of the development proposed is a replacement for the existing David Lloyd Health and Sports Club currently located on a site bounded by Kingfield Road and Westfield Avenue. Its current location is immediately adjacent to the existing stadium occupied by Woking Football Club and a relocation of the Health Club is required to allow the mixed use redevelopment of the stadium site and its surroundings to take place.
- 6.3. It is intended that the existing David Lloyd Health and Sports Club will continue to operate on its current site until the replacement facility is ready for occupation. This means that the process of relocating the facility will not result in a break in the leisure services that it provides.
- 6.4. Conversely, the new facility is extremely unlikely to be brought forward if the existing facility continued to operate (in a scenario where the redevelopment of the existing site does not proceed). There is no intention of both facilities operating at the same time.
- 6.5. It is acknowledged that the existing site is currently designated within the Green Belt although the intentions of Woking Borough Council to release the site from this designation is clear through their proposed Site Allocations DPD. This site is not pristine land and is now enclosed by development or the adjacent roads and railways lines and as such no longer serves the key intentions of Green Belt land.
- 6.6. In allowing development of this land to take place, the following range of Very Special Circumstances can be noted:
- *Enabling the delivering of the new Community Stadium at Kingfield Road, including a range of facilities beyond just the requirements of Woking Football Club in order to serve the wider community;*
 - *Enabling the provision of new sports facilities, both on this site and at Kingfield Road; and*
 - *Provision of a significant amount of additional residential accommodation including affordable housing on both this site and at Kingfield Road.*
- 6.7. The use of this site therefore delivers significant benefits in terms of improved sporting, community and leisure facilities together with the delivery of a significant amount of new housing on both this site and at the Kingfield Road site.

- 6.8. In proposing this site for development, the layout and design has been proposed to ensure that the development reflects the character of the local area. This is reflected in the form of the residential dwellings proposed and the materials that will be used.
- 6.9. Additionally, a significant proportion of the existing trees on site will be maintained and will be further supplemented by the provision of new planting. As well as the ecological benefits of this approach, maintaining the dense tree planting also ensures a continued natural barrier between the new accommodation and the existing residential dwellings to the south.
- 6.10. This proposal therefore delivers a positive development that also ensures the delivery of a much wider range of sporting, community and residential enhancements.