

Ms Jenna Murphy
Carter Jonas
One Chapel Place
London
W1G 0BG



Civic Offices
Gloucester Square
Woking
Surrey GU21 6YL

Telephone (01483) 755855
Facsimile (01483) 768746
DX 2931 WOKING
Email wokbc@woking.gov.uk
Website www.woking.gov.uk

**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/2020/0568 **Application Type:** Full Planning Application

Proposal: Demolition of all existing buildings and redevelopment of the site for a phased mixed-use scheme, comprising 929 residential units (Class C3), communal residential and operational spaces, commercial uses (Classes A1/A2/A3/A4/B1/D1/D2) at ground floor and homeless shelter (sui generis) within 5 blocks of varying heights of between 9 and 37 storeys (including rooftop amenity) to the north and south sides of the site together with soft and hard landscaping including public realm works, highway alterations to Goldsworth Road, car parking, cycle parking, bin storage, ancillary facilities and plant (Environmental Statement submitted) (amended plans and reports received 13.11.2020).

Location: Land To The North And South Of, Goldsworth Road, Woking, Surrey, GU21 6JT

Reason(s) for Refusal (see next page)





Reason(s) for Refusal

01. The proposed development would result in significantly harmful impacts by reason of loss of daylight, loss of sunlight and loss of privacy to neighbouring properties. The proposed development is therefore contrary to Policy CS21 of the Woking Core Strategy (2012), Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' (2008) and the NPPF (2019).
02. The proposed development, by reason of the bulk and massing would fail to respect the prevailing character and scale of development in the area. The proposal would consequently result in a harmful impact on the character of the surrounding area, contrary to Policies CS21 and CS24 of the Woking Core Strategy (2012), Supplementary Planning Document 'Woking Design' (2015) and the NPPF (2019).
03. The proposed development would fail to provide sufficient cycle parking for future occupiers contrary to Supplementary Planning Document 'Parking Standards' (2018).
04. In the absence of a Legal Agreement to secure the contributions set out in the Planning Committee report, the proposed development is contrary to the Conservation of Habitats and Species Regulations 2017 (the "Habitats Regulations"), saved Policy NRM6 of the South East Plan 2009, Policies CS8, CS12, CS18 and CS21 of the Woking Core Strategy (2012), Supplementary Planning Document Affordable Housing Delivery (2014), the Thames Heaths Avoidance Strategy 2010-2015, the Housing Infrastructure Fund (HIF) Recovery strategy for Woking Town Centre: Section 106 tariff Guidance note, Waste and recycling provisions for new residential developments and the NPPF (2019).

Informatives

01. The plans relating to the development hereby refused are listed below:

Site Location and Block Plans:

01597_JTP_DR_MP_XP_A_1000	Location Plan P1
01597_JTP_DR_MP_XP_A_1001	Existing Block Plan & Demolition Plan P1
01597_JTP_DR_MP_XP_A_1002	Proposed Site Plan P2

Proposed Floor Plans:

01597_JTP_DR_MP_PP_A_1100	Level 00 Proposed Plan P3
01597_JTP_DR_MP_PP_A_1101	Level MZ Proposed Plan P2
01597_JTP_DR_MP_PP_A_1102	Level 01 Proposed Plan P2
01597_JTP_DR_MP_PP_A_1103	Level 02 Proposed Plan P2
01597_JTP_DR_MP_PP_A_1104	Level 03 Proposed Plan P2
01597_JTP_DR_MP_PP_A_1105	Level 04 Proposed Plan P2
01597_JTP_DR_MP_PP_A_1106	Level 05 Proposed Plan P2
01597_JTP_DR_MP_PP_A_1107	Level 06 Proposed Plan P2
01597_JTP_DR_MP_PP_A_1108	Level 07 Proposed Plan P2
01597_JTP_DR_MP_PP_A_1109	Level 08 Proposed Plan P2
01597_JTP_DR_MP_PP_A_1110	Level 09 Proposed Plan P2
01597_JTP_DR_MP_PP_A_1111	Level 10 Proposed Plan P2
01597_JTP_DR_MP_PP_A_1112	Level 11 Proposed Plan P2
01597_JTP_DR_MP_PP_A_1113	Level 12 Proposed Plan P2
01597_JTP_DR_MP_PP_A_1114	Levels 13-15 Proposed Plan P2
01597_JTP_DR_MP_PP_A_1115	Level 16 Proposed Plan P2



01597_JTP_DR_MP_PP_A_1116	Level 17 Proposed Plan P2
01597_JTP_DR_MP_PP_A_1117	Level 18 Proposed Plan P2
01597_JTP_DR_MP_PP_A_1118	Level 19 Proposed Plan P2
01597_JTP_DR_MP_PP_A_1119	Level 20 Proposed Plan P2
01597_JTP_DR_MP_PP_A_1120	Levels 21-24 Proposed Plan P2
01597_JTP_DR_MP_PP_A_1121	Level 25 Proposed Plan P2
01597_JTP_DR_MP_PP_A_1122	Level 26 Proposed Plan P2
01597_JTP_DR_MP_PP_A_1123	Level 27 Proposed Plan P2
01597_JTP_DR_MP_PP_A_1124	Level 28-34 Proposed Plan P2
01597_JTP_DR_MP_PP_A_1125	Level 35 Proposed Plan P2
01597_JTP_DR_MP_PP_A_1126	Proposed Roof Plan P2
01597_JTP_DR_BB_PP_A_1150	YRP Level 00 Proposed Plan P2
01597_JTP_DR_BB_PP_A_1151	YRP Level 01 Proposed Plan P2
01597_JTP_DR_BB_PP_A_1152	YRP Level 02 Proposed Plan P2
01597_JTP_DR_BB_PP_A_1153	YRP Level 03 Proposed Plan P2
01597_JTP_DR_BB_PP_A_1154	YRP Level 04 Proposed Plan P2
01597_JTP_DR_BB_PP_A_1155	YRP Level 05 Proposed Plan P2
01597_JTP_DR_BB_PP_A_1156	YRP Level 06 Proposed Plan P2
01597_JTP_DR_BB_PP_A_1157	YRP Level 07 Proposed Plan P2
01597_JTP_DR_BB_PP_A_1158	YRP Level 08 Proposed Plan P2
01597_JTP_DR_BB_PP_A_1159	YRP Level 09 Proposed Plan P2
01597_JTP_DR_BB_PP_A_1160	YRP Level RF Proposed Plan P2

Proposed Elevations:

01597_JTP_DR_MP_PE_A_1200	Proposed Elevation AA P2
01597_JTP_DR_MP_PE_A_1201	Proposed Elevation BB P2
01597_JTP_DR_MP_PE_A_1202	Proposed Elevation CC P2
01597_JTP_DR_MP_PE_A_1203	Proposed Elevation DD P2
01597_JTP_DR_MP_PE_A_1204	Proposed Elevation EE P1
01597_JTP_DR_MP_PE_A_1205	Proposed Elevation FF P2
01597_JTP_DR_MP_PE_A_1206	Proposed Elevation GG P1
01597_JTP_DR_MP_PE_A_1207	Proposed Elevation HH P2
01597_JTP_DR_MP_PE_A_1208	Proposed Elevation II, JJ P1
01597_JTP_DR_MP_PE_A_1209	YRP Proposed Elevation KK LL P2
01597_JTP_DR_BB_PE_A_1210	YRP Proposed Elevation MM NN P2

Proposed Sections:

01597_JTP_DR_MP_PS_A_1300	Proposed Sections AA, BB P2
01597_JTP_DR_MP_PS_A_1301	Proposed Sections CC P2
01597_JTP_DR_MP_PS_A_1302	Proposed Sections DD P2
01597_JTP_DR_MP_PS_A_1303	Proposed Sections EE P1
01597_JTP_DR_MP_PS_A_1310	Proposed Context Section - North & South P2
01597_JTP_DR_MP_PS_A_1311	Proposed Context Section - East & West P2

Proposed Details:

01597_JTP_DR_MP_DT_A_1500	Proposed Elevation - Entrance T1 P1
01597_JTP_DR_MP_DT_A_1501	Proposed Elevation - Entrance T2 P1
01597_JTP_DR_MP_DT_A_1502	Proposed Elevation - Entrance T3 P1



01597_JTP_DR_MP_DT_A_1503	Proposed Elevation - Entrance BA P1
01597_JTP_DR_MP_DT_A_1504	Proposed Elevation - WRAC Entrance P1
01597_JTP_DR_MP_DT_A_1505	Proposed Elevation Commercial Entrances P1
01597_JTP_DR_MP_DT_A_1510	Proposed Façade Details - T1 P1
01597_JTP_DR_MP_DT_A_1511	Proposed Façade Details - T2 P1
01597_JTP_DR_MP_DT_A_1512	Proposed Façade Details - T3 P1
01597_JTP_DR_MP_DT_A_1513	Proposed Façade Details - BA P1
01597_JTP_DR_MP_DT_A_1514	Proposed Façade Details - T3 West P1
01597_JTP_DR_MP_DT_A_1515	Proposed Façade Details - T3 North P1

Proposed Landscaping Drawings:

P12902-00-001-GIL-100	Illustrative Landscape Masterplan colour all levels 02
P12902-00-001-GIL-101	Ground Floor General Arrangement Plan B+W 04
P12902-00-001-GIL-102	Podium Level General Arrangement Plan B+W 03
P12902-00-001-GIL-103	Roof Levels General Arrangement Plan 03
P12902-00-001-GIL-104	Ground Floor Levels Plan 05
P12902-00-001-GIL-105	Ground Floor Softworks Plan 02
P12902-00-001-GIL-106	Podium Level Softworks Plan 02
P12902-00-001-GIL-200	Ground Floor Sections - Sheet 1 01
P12902-00-001-GIL-201	Ground Floor Sections - Sheet 2 01
P12902-00-001-GIL-202	Ground Floor Sections - Sheet 3 01
P12902-00-001-GIL-203	Ground Floor Sections - Sheet 4 01
P12902-00-001-GIL-204	Podium Level Sections - Sheet 5 01

Reports:

Design and Access Statement (including Landscape Strategy)
Design and Access Statement Addendum
Affordable Housing Statement
Arboricultural Impact Assessment
Aviation Impact Assessment
Aviation impact Assessment Addendum
BREEAM Pre-Assessment
Daylight and Sunlight Amenity within the Site
Daylight and Sunlight Amenity within the Site Addendum
Energy Strategy
External Lighting
Flood Risk Assessment and Drainage Strategy
Framework Construction Environmental Management Plan (CEMP)
Framework Travel Plan
Planning Statement
Statement of Community Involvement
Sustainability Statement
Transport Assessment
TV and Radio Baseline Report
Ventilation and Extraction
Viability Statement
Viability Statement Addendum
Waste Management Strategy
Environmental Statement Volume 1, Volume 2, Volume 3 and Volume 4
ES Statement of Conformity



Date Decision Notice Issued: 20 January 2021

Thomas James
Development Manager

ATTENTION IS DRAWN TO THE NOTES ATTACHED *





NOTES

Appeals to the Secretary of State

1. 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.