



**Woking Borough Council  
7 November 2023  
Planning Committee  
Update**

Item No.	App no. and site address:	Report Recommendation
6a	PLAN/2023/0645 3 - 12 High Street, Woking, GU21 6BG	LEGAL

**REPRESENTATIONS**

x1 further letter in support has been received, raising the following points:

- I strongly support this development as it provides young people like myself with the opportunity to live in Woking and contribute to the town's economy, staying closer to home rather than have to move to London.

Therefore, a total of **x10** letters in **support** have been received. **x5** letters in **objection** have been received (as per the report).

**SECTION 106 LEGAL AGREEMENT REQUIREMENTS**

Add in (all others remain as per p.139-140 of the report):

- The Lighthouse to be offered the first opportunity to agree terms of a lease for the ground floor Use Class E (Commercial, Business and Service) unit within the proposed development for an exclusive period of time.

**PLANNING CONDITIONS**

For clarity the relevant condition wordings are repeated in full, albeit the additional wording is restricted to that part shown in bold and underline with red and strikethrough text showing deletion:

Amended condition 11 wording (cycle parking) (p.146 of the report):

*11. ++ a) The development hereby permitted must not be first occupied unless and until the cycle parking has been constructed in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The approved scheme must be for a total minimum of x98 cycle parking spaces (x82 of which will be for resident owned*

cycle parking) with the remaining x16 cycle parking spaces occupied by a variety of bicycles, including foldable and electric, that residents would be able to use for free through a cycle loan scheme) internally within the development and for a further x4 cycle parking spaces within the external landscaping areas of the development. The submitted scheme must include:

- details on how the cycle spaces and access to cycle stores will be managed and enforced;
- details of the design and materials of cycle stands/storage;
- details of the number and type of cycles to be provided for residents to use for free through a cycle loan scheme and the details of operation of the cycle loan scheme; ~~and~~
- details of CCTV and lighting for the cycle storage area and for the access/egress route to and from the cycle storage area from Chapel Street; ~~and~~
- **details of access control measures, of door width(s), of door type(s) and of opening and closing mechanism(s) of all doors which are located between the building entrance from Chapel Street (including details of the building entrance doors) and the cycle storage area.**

The cycle storage approved under this condition must be installed and made available for use prior to the first occupation of any residential (co-living) unit and must be permanently retained at all times for cycle storage only and must not be used for any other purpose(s).

b) Monitoring surveys must be undertaken every ~~twelve (12)~~ **six (6)** months from the date of first occupation of the residential (co-living) component of the development hereby permitted for a period of three (3) years to confirm cycle parking usage against supply, with the survey methodology to be agreed in writing by the Local Planning Authority prior to first occupation of the development. If the threshold of 80% occupancy of cycle parking is reached a scheme for additional cycle loan scheme spaces (including quantum, location, access) must be submitted to and approved in writing by the Local Planning Authority within ~~six (6)~~ **three (3)** months. The approved scheme must be implemented within ~~six (6)~~ **three (3)** months of the date of the scheme being approved and thereafter must be permanently retained and maintained for the lifetime of the development in accordance with the agreed scheme.

Reason: To encourage travel by means other than the private car in accordance with Policy CS18 of the Woking Core Strategy (2012), SPD Parking Standards (2018) and the National Planning Policy Framework (NPPF).

Amended condition 42 wording (BREEAM for Class E unit) (p.159 of the report):

42. ++ The non-residential unit(s) (i.e., Class E unit(s)) of the development hereby permitted must achieve a minimum post construction BREEAM 2021 (version 6) (shell and core) rating of at least 'Very Good' (or such equivalent national measure of sustainable building which replaces that scheme). Within ~~3~~ **9** months of the completion of the development a final Certificate confirming that the development has achieved a BREEAM rating of at least 'Very Good' (or such equivalent national measure of sustainable building which replaces that scheme) must be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources in accordance with Policy CS22 of the Woking Core

*Strategy (2012), SPD Climate Change (2014) and the National Planning Policy Framework (NPPF).*

Additional recommended condition (no.49):

*49. The development hereby permitted must provide no more than x329 (three hundred and twenty-nine) units of co-living accommodation.*

*Reason: To ensure a good standard of residential amenity in accordance with Policy CS21 of the Woking Core Strategy (2012), SPD Outlook, Amenity, Privacy and Daylight (2022) and the National Planning Policy Framework (NPPF) and to accord with The Conservation of Habitats and Species Regulations 2017 (as amended), saved policy NRM6 of the South East Plan (2009), Policies CS8 and CS17 of the Woking Core Strategy (2012), the Updated Thames Basin Heaths Avoidance Strategy (February 2022) and the National Planning Policy Framework (NPPF).*

Additional recommended condition (no.50):

*50. ++ Prior to the commencement of any demolition (including demolition and/or site clearance and/or site investigations) Method Statement(s) for the protection of the elements of the Nos.3-5 High Street façade(s) to be retained and restored must first be submitted to and approved in writing by the Local Planning Authority (in consultation with Surrey County Council Highways in relation to any impact on High Street).*

*The Method Statement(s) must detail how these façade(s) are to be protected and supported during the course of site works and include the design of any internal and external scaffolding and any temporary roof (including details of all fixings into historic fabric and protection at building interfaces). The works must not be undertaken otherwise than in strict accordance with the approved Method Statement(s).*

*Reason: To ensure that the principal special historic qualities of the locally listed buildings are retained, and that the harm to the character and appearance of the Woking Town Centre Conservation Area is minimised, in accordance with Policy CS20 of the Woking Core Strategy (2012), Policy DM20 of the Development Management Policies DPD (2016), Policy UA4 of the Site Allocations DPD (2021), SPG Heritage of Woking (2000) and Section 16 of the National Planning Policy Framework (NPPF). This condition is required to be addressed prior to commencement (including prior to demolition) in order that the ability to discharge its requirement is not prejudiced by the carrying out of building works or other operations on the site.*

