

**Woking Borough Council
12 January 2021
Planning Committee
Written Update**

Item No.	App no. and site Address	Report Recommendation
6a Page 11	PLAN/2020/0568 Land to the North and south of Goldsworth Road, Woking	LEGAL

Corrections / Clarifications:

Correction (in bold) to sentence within paragraph 264 (on page 72):

- The submitted reports have advised that the proposal would have a **negligible** impact on the effects of air pollution on the Thames Basin Heaths Special Areas of Conservation (*TBH SAC*).

Correction in paragraph 238 to remove the last sentence (shown in strikethrough) (on page 69):

- ~~An Appropriate Assessment has therefore been undertaken for the site as it falls within 5 kilometres of the TBH SPA boundary.~~

Correction in paragraph 239 (on page 69):

- *'This would need to be secured through the S106 Legal Agreement. CIL would be payable in the event of planning permission being granted.'*

Correction in paragraph 240 (on page 69):

- *'Subject to securing the provision of the SAMM tariff (through a S106 Legal Agreement) and an appropriate CIL contribution, and subject to the completion of an Appropriate Assessment (supported by Natural England), the Local Planning Authority would be able to determine that the development would not affect the integrity of the TBH SPA either alone or in combination with other plans and projects in relation to urbanisation and recreational pressure effects. On that basis (reflected in the recommendation) the development would therefore accord with Policy CS8, the measures set out in the Thames Basin Heaths SPA Avoidance Strategy, and the requirements of the Habitat Regulations 2017.'*

Additional consultation response (page 19):

SCC Minerals Planning: *'Surrey County Council are in agreement with the position set out by Vilna on behalf of Day Group outlined below in terms of conditions 39,40,41,42&43.'*

Additional representations (page 22):

Since the report was prepared x13 additional letters of objection (including one from the South Woking Action Group (SWAG) and one from the Day Group) have been received.

These additional representations reiterate points previously raised, which are summarised within the report in addition to the following points:

- A developer should not be able to breach planning policies by offering a community asset as part of the mass over-development;
- Suggest amendments to conditions 39, 40, 42 and 43

2x additional letters of support (including one from the York Road Project and WRAC) have been received.

These additional representations reiterate points previously raised, which are summarised within the report in addition to the following points:

- The YRP will have improved facilities to work from in the purpose built building
- Other community groups will be able to use the meeting rooms and conference facilities
- Allow YRP to continue to support homeless people in Woking
- The current properties are old and no longer ideal for use as they do not allow us to provide the quality of services expected.

Amend Condition 2 (Phasing) to read (delete text shown in bold and strikethrough/additional text is shown in bold):

~~++ No development must commence (including demolition and site preparation works) until full details, including plans, of the phasing of the development have been submitted to and approved in writing by the Local Planning Authority.~~ The development must be carried out in strict accordance with the approved details of phasing shown on **01597_JTP_DR_MP_PH_A_1700 Rev P1 and 01597_JTP_DR_MP_PH_A_1701 Rev P1**, unless any variation or amendments have first been agreed in writing with the Local Planning Authority.

Reason: To ensure the development progresses in an orderly manner without undue loss of amenity to the surrounding area and that satisfactory facilities are provided to service all stages of the development in accordance with Policy CS21 of the Woking Core Strategy (2012) and the NPPF.

Amend Condition 5 (Materials) and Condition 6 (External construction detailing) to read (additional text is shown in bold):

++ Notwithstanding the details shown/annotated on the approved plans and documents listed within condition 03 of this notice, no works for **each phase** other than **demolition....**

Amend Condition 7 (Soft landscaping) to read (additional text is shown in bold):

++Prior to the commencement of any above ground works (excluding demolition, **below ground works, groundworks and the erection of the lift/stair core(s) and structural frame**) in connection with the development hereby permitted, a soft landscaping scheme showing details of shrubs, trees and hedges to be planted, details of tree pits including underground structured cell rooting systems **and details of the long term management and maintenance (including details of funding)**, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter retained in accordance with the approved details unless otherwise first agreed in writing by the Local Planning Authority. **The landscaping within each phase shall** be carried out in accordance with the approved scheme in the first planting season (November-March) following the occupation of the buildings or the completion of the development (in that phase) whichever is the sooner and maintained thereafter. Any retained or newly planted trees, shrubs or hedges which die, become seriously damaged or diseased or are removed or destroyed within a period of 5 years from the date of planting shall be replaced during the next planting season with specimens of the same size and species unless otherwise agreed in writing by the Local Planning Authority. The development shall be carried out and thereafter retained in accordance with the approved details unless otherwise first agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity.

Amend Condition 8 (Hard landscaping) to read (additional text is shown in bold):

++Notwithstanding any indication otherwise given by the approved plans, prior to the commencement any above ground works (excluding demolition, **below ground works, groundworks and the erection of the lift/stair core(s) and structural frame**) in connection with the **phase of the** development hereby permitted,....

Amend Condition 9 (Arboricultural information) to read (additional text is shown in bold):

Protective measures shall be carried out in strict accordance with the arboricultural Information provided by Greengage received on 26.06.2020 including the convening of a pre-commencement meeting and arboricultural supervision as indicated. No works or demolition shall take place until the tree protection **measures contained in the arboricultural information provided by Greengage received on 26.06.2020** have been implemented. Any deviation from the works prescribed or methods agreed in the report will require prior written approval from the Local Planning Authority.

Reason: To ensure reasonable measures are taken to safeguard trees in the interest of local amenity and the enhancement of the development itself.

Delete condition 10 and incorporate into condition 11

Amend Condition 11 (Green roof and wall) to read (additional text is shown in bold):

Prior to the commencement of construction of the external envelope of the **relevant phase of the** development (**excluding demolition, below ground works, groundworks and the erection of the lift/stair core(s) and structural frame**) hereby permitted, full details of the proposed green roof and green wall system (**including detailed bay elevations at 1:50**), including a Management Plan shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include details of fixings to the building, planting modules, irrigation systems, planting details (including replanting) and a detailed maintenance strategy including management responsibilities and maintenance schedules and for the long-term management and maintenance of the green walls and green roof hereby permitted. Prior to the first use of the **relevant phase of the** development hereby permitted, the green walls and green roof shall be provided on site and thereafter retained and maintained in accordance with the approved details for the lifetime of the development hereby permitted. Any retained or newly planted plants which die, become seriously damaged or diseased or are removed or destroyed shall be replaced in accordance with the Management Plan unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual amenities of the development and surrounding area.

Amend Condition 14 (Piling) to read (additional text is shown in bold):

No piling or any other foundation works using penetrative methods shall be **undertaken at each phase** of development unless and until a Piling and Foundation Risk Assessment **for each phase** has been submitted and approved in writing by Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed residential apartment blocks, does not harm groundwater resources in line with paragraph 170 of the National Planning Policy Framework and Environment Agency Position Statement 'The Environment Agency's approach to groundwater protection.

Amend Condition 16 (Amenity areas) to read (additional text is shown in bold):

Prior to the first occupation of any part of **each phase of the** development hereby permitted...

Amend Condition 21 (Electric vehicle charging) to read (additional text is shown in bold):

Each phase of development hereby approved shall not be first occupied unless and until electric vehicle charging spaces have been provided in accordance with a phasing scheme, totalling 53 active and 53 passive charging spaces, to be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details prior to first occupation of **each phase of the** development and thereafter retained in accordance with the approved details unless the Local Planning Authority subsequently agrees in writing to their replacement with more advanced technology serving the same objective.

Reason: In the interests of achieving a high standard of sustainability with regards to electric vehicle charging infrastructure requirements.

Amend Condition 22 (Highways works) to read (delete text shown in bold and strikethrough):

The parts of the development hereby approved that ~~occupy land within the public highway in Goldsworth Road and~~ remove the existing vehicle turning head located at the eastern end of Goldsworth Road, shall not be commenced unless and until the highway works that provide a replacement vehicle turning head within Goldsworth Road, have been constructed in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To ensure that the development does not prejudice highway safety nor cause inconvenience to other highway users and in the interests of public safety and amenity.

Amend Condition 25 (CTMP) to read (additional text is shown in bold):

No development **of each phase** shall commence until a Construction Transport Management Plan, to include details of.....

Amend Condition 26 (Service and Deliveries Management Plan) to read (additional text is shown in bold):

Prior to the first occupation **of each phase** of the development hereby approved a Service and Deliveries Management Plan, including details of...

Amend Condition 28 (Sustainable travel) to read (additional text is shown in bold):

Each phase of the development hereby approved shall not be first occupied unless and until the following facilities have been provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority for.....

Amend Condition 30 (Low Car Ownership) to read (delete text shown in bold and strikethrough/additional text is shown in bold):

No above ground works shall begin unless and until a scheme to secure **the occupation of the residential units within the development** as 'Low Car Ownership' has been implemented in accordance with details which have first been submitted to and approved in writing by the Local Planning Authority. ~~The scheme shall demonstrate that:~~

~~(a) In respect to the Woking Controlled Parking Zones (CPZ area 1 to 5), residents (not being holders of a disabled person's badge issued pursuant to Section 21 of the Chronically Sick and Disabled Persons Act 1970 or similar legislation) of the development are excluded from entitlement to resident's parking permit.~~

~~(b) Where a parking permit is issued by the relevant local planning authority in error and/or contrary to this Agreement, the occupant / holder of the resident's parking permit shall surrender the permit to the issuing local planning authority immediately~~

~~(c) The restrictions contained in this Clause shall apply to and be communicated to all future residential occupiers of the development including successors in title as well as any persons occupying the premises as a tenant or licensee.~~

Reason: To ensure that the development does not prejudice highway safety nor cause inconvenience to other highway users and in the interests of public safety and amenity.

Delete condition 32 - Joint Waste Solutions have confirmed the Waste Management Strategy is sufficient

Amend Condition 33 (Waste management) to read (additional text is shown in bold):

The refuse and recycling bin storage and other associated facilities (including chutes, bin lifts etc) **for a phase** shown on the approved plans must be provided prior to the occupation of that building and thereafter made permanently available for the lifetime of that building.

Condition 36 (Soundproofing) to read (additional text is shown in bold):

++Prior to any above ground works (excluding demolition, **below ground works, groundworks and the erection of the lift/stair core(s) and structural frame**) in connection with the development hereby permitted, a scheme specifying the provisions to be made for protecting residential units within the development hereby permitted from noise emanating the A1/A2/A3/D1/D2 uses at ground and **mezzanine** floor level hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development hereby permitted and thereafter shall be permanently retained and maintained in accordance with the agreed details.

Reason: To protect the occupants of the new development from noise disturbance.

Condition 37 (Plant) to read (additional text is shown in bold):

No external fixed plant or equipment associated with air moving equipment, compressors, generators or plant or similar equipment shall be installed on **each phase of the site** until details, including acoustic specifications, have been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter take place and be maintained in accordance with the agreed details.

Reason: To protect the occupants of the new development from noise disturbance.

Condition 44 (Lighting) and 45 (wind) to read (additional text is shown in bold):

Prior to the first occupation of **each phase of** the development hereby permitted.....

Condition 47 (Sustainability) to read (additional text is shown in bold):

++ Prior to the commencement of any above ground works **at each phase of the residential** development hereby permitted (excluding demolition, **below ground works, groundworks and the erection of the lift/stair core(s) and structural frame**), written evidence shall be submitted to and approved in writing by the Local Planning Authority (LPA) demonstrating that the **phase of** development will....

Condition 48 (Sustainability) to read (additional text is shown in bold):

Each phase of the residential development hereby permitted shall not be occupied until written documentary evidence has been submitted to and approved in writing by the Local Planning Authority demonstrating that the **phase of** development has...

Condition 49 (CHP) to read (additional text is shown in bold):

++ Prior to the commencement of the **phase of** development hereby approved (excluding **demolition, below ground works, groundworks and the erection of the lift/stair core(s) and structural frame**),...

Condition 50 (BREEAM) to read (delete text shown in bold and strikethrough/additional text is shown in bold):

++ The non-residential units of **each phase of** the development hereby permitted shall achieve a minimum post-construction BREEAM 2018 (~~shell and core~~) rating of at least 'Very Good' (or such equivalent national measure of sustainable building which replaces that scheme). Within 3 months of **the phase of** completion of the development a final Certificate confirming that the development has achieved a BREEAM 2018 rating of at least 'Very Good' (or such equivalent national measure of sustainable building which replaces that scheme) shall be submitted to the Local Planning Authority.

Reason: To ensure that the development achieves a high standard of sustainability.

Condition 51 (Surface water) to read (additional text is shown in bold):

Prior to the commencement of development of each phase (**excluding demolition**) the....

Condition 52 (Detailed maintenance and management) to read (additional text is shown in bold):

Prior to the first use of each phase hereby permitted, a detailed maintenance and management plan of the sustainable drainage scheme **within that phase** shall be submitted...

Condition 53 (Verification report) to read (additional text is shown in bold):

Prior to occupation/Use of any phase **hereby permitted** a verification report, appended with substantiating evidence demonstrating the agreed/approved construction details and specifications have been implemented in accordance with the permanent surface water drainage scheme **relating to that phase**, will need to be submitted and approved (in writing) by the local planning authority. This report will include photos of excavations and soil profiles/horizons, any installation of any surface water structure and Control mechanism.

Reason: To ensure that the development achieves a high standard of sustainability and to comply with Policies CS9 and CS16 of the Woking Core Strategy 2012.

Condition 55 (Remediation method statement) to read (additional text is shown in bold):

Prior to the commencement of **each phase of** the development (except demolition and site clearance)....

Condition 56 (Remediation validation report) to read (additional text is shown in bold):

Prior to the first occupation of **each phase of** the development hereby permitted, a remediation validation report for the site shall be submitted to and approved in writing by the Local Planning Authority...

Condition 57 (THB SPA) to read (additional text is shown in bold):

++ No residential development within a phase of the development hereby permitted must commence (**excluding demolition**) pursuant to this planning permission until written confirmation

Condition 58 (CEMP) to read (delete text shown in bold and strikethrough/ additional text is shown in bold):

No development in any phase shall take place, including any works of demolition until a Construction Environmental Management Plan (CEMP), for that phase of development has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall accord with and give effect to the principles for such a Plan proposed in the Environmental Statement submitted with the application. The CEMP shall include as a minimum the following matters:

- i. Contractors' access arrangements for vehicles, plant and personnel including the location of construction traffic routes to, from and within the site, details of their signing, monitoring and enforcement measures, along with location of parking for contractors and construction workers;
- ii. Delivery and collection times for demolition and construction;
- iii. Hours of working on the site;
- iv. Dust management - measures to control the emission of dust/dirt during demolition and construction including wheel washing and measures to control dust/dirt on the public highway by providing a Dust Management Plan in accordance with **paragraph 10.134** of the submitted Environmental Statement;
- v. Measures to control noise and vibration during demolition and construction and the use of best practical means to minimise noise and vibration disturbance from works ~~in accordance with the measures included in paragraph A8.5.21 of the submitted Addendum to the Environmental Statement dated May 2016 (rec 06.05.16);~~....

Additional condition – Interim Strategy

Prior to any above ground work relating to each phase of the development, an Interim Strategy relating to cycle and car parking, landscaping and servicing (including waste) will be submitted to and approved in writing by the local planning authority. The temporary measures will remain as necessary until the development is complete in accordance with the approved plans.

Reason: To acknowledge the large scale of the proposed development and necessary solution to provide flexibility for temporary arrangements until the development is complete.