

QUESTIONS

Executive Summary

The following questions regarding the Brookwood Lye development and Brookwood Crossroads have been received under Section 3 of the Executive Procedure Rules. The replies by the Leader of the Council are set out below.

1. Question from Mr John Wheeler

“With regard to the development at Brookwood Lye, is the Council or its officers currently considering informal plans, different to PLAN/2021/0248 submitted two years ago, and if so, what changes do these envisage to the total number of housing units and authorised travellers’ plots (including in the latter any to be designated as Park Homes) to be accommodated on the site?”

Reply by Councillor Ann-Marie Barker

“Like all applications, the applicant is free to discuss with the local planning authority revisions to a current application. In the case of Brookwood Lye and planning application PLAN/2021/0248, the planning authority are not currently considering any different plans to those that have been submitted which are available to view on the Council’s website.”

2. Question from Mr Mike Peel

“In my first question to the executive and the reply, the written answer tabled refers to the control of the land, whereas my question was regarding land ownership. Is there land in the ownership of the Council / Thameswey that it does not control?”

Reply by Councillor Ann-Marie Barker

“Thameswey has control of all land within its freehold possession. Thameswey has entered in to a leasehold arrangement for an area of land within the wider site. That area of land is subject to the terms of the lease.”

3. Question from Mr Mike Peel

“There are Travellers illegally living at the Brookwood Lye site, outside of the PLAN/2017/1307 area. What enforcement action has been taken to remove these Travellers?”

Reply by Councillor Ann-Marie Barker

“Whilst there are extant enforcement notices that pre-date PLAN/2017/1307 and have limited applicability now, it is a fact that at the present time (and pending a viable ‘planning’ solution still being sought) no formal enforcement action has been taken to regularise the breaches of planning law at the Brookwood Lye site. The Senior Planning Enforcement Officer has visited the site on multiple occasions and has liaised with respective landowners (a relevant individual and a representative of Thameswey) in the last year or so resulting in some visual improvements. Officers are currently exploring options.”

4. Question from Mr Mike Peel

“PLAN/2017/1307 was granted planning permission on the 23rd February 2021 at the Planning Committee of the same date. Why does the Planning Portal state the Status is ‘Awaiting decision’. What has changed and when was it changed?”

Reply by Councillor Ann-Marie Barker

“Planning application PLAN/2017/1307 for the “Demolition of an existing one-storey dwelling and ancillary structures associated with the existing caravan park (SG) which provides 13 permanent and 2 temporary pitches at Five Acres, to construct a replacement two-storey dwelling and a replacement caravan park comprised of 19 permanent pitches with hard and soft landscaping and relocated access” was reported to Planning Committee on 23 February 2021. The Planning Committee resolved to grant planning permission subject to the completion of a Section 106 legal agreement, the terms of which are set out in the Committee report. Until the Section 106 legal agreement has been signed by all relevant parties, planning permission cannot be issued. Currently, all the relevant parties have not signed the legal agreement and therefore planning permission cannot be issued and the planning status is “awaiting decision”. It is only at the point when a planning permission is issued, then a formal decision has been made by the planning authority and the status changed.”

5. Question from Mr David Lodge

“What is the state of the existing plans to develop Brookwood Lye and which have broad support of the local residents in order to deliver three material benefits to the local community (a) regularise the substantial sized traveller site (b) provide a large number of homes including a significant proportion of affordable accommodation (c) fund the implementation of road improvements to the Brookwood crossroads and its approaches?”

Reply by Councillor Ann-Marie Barker

“Planning application PLAN/2017/1307 for the “Demolition of an existing one-storey dwelling and ancillary structures associated with the existing caravan park (SG) which provides 13 permanent and 2 temporary pitches at Five Acres, to construct a replacement two-storey dwelling and a replacement caravan park comprised of 19 permanent pitches with hard and soft landscaping and relocated access” was reported to Planning Committee on 23 February 2021. The Planning Committee resolved to grant planning permission subject to the completion of a Section 106 legal agreement, the terms of which are set out in the Committee report. The legal agreement has not been signed and until it has, planning permission cannot be issued. Planning application PLAN/2021/0248 for the “demolition of 4 residential units and ancillary structures associated with the existing caravan park at Five Acres to construct 128 residential units two-storey and three-storeys in height, including the creation of an improved access road from Brookwood Lye Road, footpath to Brookwood Lye Road, car parking, 2 local areas of play, hard and soft landscaping” is still under consideration. Officers are working with the applicant and land owners to resolve outstanding matters in order for the site to be developed which will meet the objectives of the requirements contained within the Site Allocations Development Plan Document. The proposed development under PLAN/2021/0248 made land available for junction improvements to the Brookwood crossroads but given previous feedback from the highway authority these improvements are not required to be delivered as part of the application and there is currently no funding available.”

6. Question from Mr David Lodge

“What is the council doing to implement the findings of the A322 corridor study from 2017 in respect of the Brookwood Crossroads, which was one of three junctions recommended to be improved in the study and the only recommendation not yet implemented.”

Reply by Councillor Ann-Marie Barker

“Thank you for your question. The recommendations of the 2017 A322 Corridor Study considered by the Woking Joint Committee assisted in identifying schemes that could then be implemented and prioritised. It also assisted in identifying schemes that could potentially be suitable for external funding bids that became available from time to time. It is disappointing that the Joint Committee has now been disbanded by the County.

The County Council, as the Highway Authority, has a list of key highway schemes they are prioritising for investment and the identified improvements to the Brookwood Crossroads junction is not currently one of them. While this is the case officers will discuss the proposed junction improvement with the County.”

Background Papers: None.

Reporting Person: Giorgio Framalitto, Strategic Director - Place
Email: giorgio.framalitto@woking.gov.uk, Extn: 3440

Contact Person: Thomas James, Development Manager
Email: thomas.james@woking.gov.uk, Extn: 3435

Portfolio Holder: Councillor Ann-Marie Barker
Email: cllrann-marie.barker@woking.gov.uk

Shadow Portfolio Holder: Councillor Ayesha Azad
Email: cllrayesha.azad@woking.gov.uk

Date Published: 19 January 2023