

Ms. Brooke Bournague
Planning Department
Woking Borough Council
Civic Offices
Gloucester Square
Woking
Surrey
GU21 6YL

28th March 2024

Dear Brooke,

APPLICATION TO DISCHARGE CONDITION 24 (PHASE 0) OF PLANNING PERMISSION REFERENCE APP/A3655/W/21/3276474 – LAND TO THE NORTH AND SOUTH OF GOLDSWORTH ROAD, WOKING.

On behalf of Goldsworth Road Development LLP, we write regarding the submission of an application to discharge Condition 24 insofar as it relates to Phase 0 of planning permission APP/A3655/W/21/3276474 in relation to the redevelopment of land north and south of Goldsworth Road, Woking.

Planning permission was granted in January 2022 for the *“Demolition of the existing buildings and erection of a phased, mixed-use development comprising residential (Class C3), ground floor retail/commercial uses (Class A1-A4, B1, D1-D2), homeless shelter (sui generis) along with public realm and highways alterations to Goldsworth Road, associated car parking and landscaping.”*

The planning permission is phased to allow for the submission of the condition detail and the delivery of the proposed development in a staged and manageable process. The phasing is shown on approved drawings 01597_JTP_DR_MP_A_1700 Rev P1 and 01597_JTP_DR_MP_PH_A_1701 Rev P1 referenced in Condition 2.

The team has now been mobilised to commence the Phase 0 works in order to implement the three-year planning permission which will expire on the 10th January 2025. Phase 0 comprises the demolition of all existing buildings across the site. Works will commence with the demolition of 8 Church Street West with the demolition of the remaining buildings across the site happening in sequence as the buildings are made available and as construction of the blocks commences in parallel in accordance with the approved phasing plans.

In order to commence works, the details pursuant to Condition 24 and Condition 56 with regards to the Construction Transport Management Plan (CTMP) and Construction Environmental Management Plan (CEMP) insofar as they relate to the demolition phase need to be discharged. This letter deals with the CTMP with the details for the CEMP submitted in parallel.

Condition 24 (CTMP) of the planning permission states the following:

No development of each phase shall commence until a Construction Transport Management Plan (CTMP) has been submitted to and approved in writing by the Local Planning Authority for that phase. Each CTMP shall include details of:

- a. loading and unloading of plant and materials within the site and/or to/from the public highway;
- b. storage of plant and materials within the site and/or on the public highway;
- c. provision of any boundary hoarding on the public highway frontage(s) of the sited;
- d. the routing of heavy goods vehicles to/from the site;
- e. measures to prevent the deposit of earth or other construction-related materials from the site onto the public highway;
- f. turning for heavy goods vehicles clear of the public highway; and
- g. any proposed temporary occupation of the public highway, associated with the construction of the development together with proposals to temporarily divert public highway users during any such highway occupation.

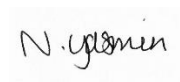
Development shall be carried out in accordance with the approved CTMPs.

The detail submitted within the accompanying Construction Transport Management Plan (CTMP) is relevant for Phase 0 only as shown on the Phasing Plans and therefore only applies to the demolition of buildings on the Site. It does not apply to any phases beyond Phase 0 that will be submitted in due course to provide further detail on construction matters associated with each subsequent phase.

We confirm that the application fee of £209 (£145, plus £64 Planning Portal administration fee) has been made through the Planning Portal.

We trust that we have provided you with all the information required to be able to discharge this condition, however, please do not hesitate to contact me should you require any further information on the above.

Yours sincerely,



Nilufa Yasmin
Planner

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