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28<sup>th</sup> March 2024

Dear Brooke,

## **APPLICATION TO DISCHARGE CONDITION 56 (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 56 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 10<sup>th</sup> 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 56 and Condition 24 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 CEMP with the details for the CTMP submitted in parallel.

Condition 56 (CEMP) states the following:

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 the following matters:

- a. 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;
- b. Delivery and collection times for demolition and construction;
- c. Hours of working on the site;
- d. 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;
- e. Measures to control noise and vibration during demolition and construction and the
- f. use of best practical means to minimise noise and vibration disturbance from works
- g. Measures to prevent ground and water pollution from contaminants on site/a scheme to treat and remove suspended solids from surface water run-off during construction, including the use of settling tanks, oil interceptors and bunds;
- h. Soil management measures;
- i. Identification of areas/containers for the storage of fuels, oils and chemicals;
- j. Details of any temporary lighting to be used for demolition/construction purposes including confirmation from the project Ecologist that the temporary lighting would not be harmful to the ecology of the site and measures for monitoring of such lighting;
- k. Details of measures to mitigate the impact of demolition and construction activities on ecology in accordance with a Construction Ecological Management Plan (prepared by the Ecological Clerk of Works) to be submitted as part of the CEMP;
- l. Site fencing/hoarding and security measures;
- m. The prohibition of burning of materials and refuse on site;
- n. Management of materials and waste;
- o. External safety and information signing and notices;
- p. Liaison, consultation and publicity arrangements including dedicated points of contact and contact details;
- q. Complaints procedures, including complaints response procedures;
- r. Access and protection arrangements around the site for pedestrians, cyclists and other road users including temporary routes;
- s. Procedures for interference with public highways, permanent and temporary realignment, diversions and road closures; and
- t. Construction management plan for surface water run-off during the construction period.

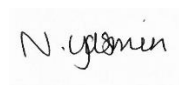
*Development shall be carried out in accordance with the approved CEMP.*

The detail submitted within the accompanying Construction Environmental Management Plan (CEMP) 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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