

**Planning Committee – 5<sup>th</sup> December 2023 – Updates**

<b>AGENDA ITEM</b>	<b>APPLICATION REF &amp; SITE ADDRESS</b>	<b>LATE LETTERS &amp; OFFICER RESPONSE</b>
3 (a)	2023/1333  Brooklands College, Heath Road, Weybridge	<b>No updates</b>
3 (b)	2023/1359  Brooklands College, Heath Road, Weybridge	<p>A <b>letter from Weybridge Society</b> has been received, who support the improvement and refurbishment works for Brooklands College, which would provide a much-enhance campus including a dedicated SEND department. The refurbished buildings coupled with new state-of-the-art new buildings would create a more cohesive campus to the benefit of students and teaching staff while the capital investment from Cala Homes would guarantee the College’s long-term future. There are benefits to the wider community in terms of a new sports hall, SANG and reopening of a railway bridge. Notwithstanding the Weybridge Society’s overall support for the development, the following concerns are raised:</p> <ul style="list-style-type: none"> <li>• Excessive number of dwellings</li> <li>• Excessive number of flats constructed in 3,4 and 5 storey high-rise blocks</li> <li>• None of the affordable housing is proposed as houses only flats</li> <li>• Cumulative impact of the development and other Brooklands proposals on existing residents and local infrastructure</li> <li>• Adverse impact on traffic</li> <li>• Not clear what the £50,000 contribution to the County Highway Authority to fund a highways and transportation feasibility study would achieve</li> <li>• The letters of support are from outside Elmbridge and are part of the ‘Just Build Homes’ campaign</li> <li>• Alternative proposals can be equally as viable to deliver the benefits</li> </ul> <p><b>Updates to Report:</b></p>

		<p>Para 405 – % of existing category C trees should be 37.61%.</p> <p><b>Updates to Conditions:</b></p> <p>Condition 6 – Remediation Strategy</p> <p>No development, within a relevant phase, approved by this planning permission shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the local planning authority. This strategy will include the following components:</p> <p>1. A further site investigation scheme, based on the Phase II report (April 2023) to provide information for a detailed (hydrogeological) assessment of the risk to all receptors that may be affected, including those off-site. <del>We will need to review and approve a scope of works ahead of their commencement.</del> This scope shall include groundwater monitoring throughout and following all groundworks, including piling and have sufficient spatial and depth coverage. In addition to ammoniacal nitrogen, nitrate/total oxidised N are required to be analysed. A minimum of 2 rounds of analysis for PFAS shall also be undertaken, and based on the results, where appropriate measures must be proposed in the revised Remediation Strategy (below).</p> <p>Condition 9 - Archaeology - Written Scheme of Investigation</p> <p>No development shall take place in any phase until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work, for that phase <b>where relevant</b> to be conducted in accordance with a written scheme of investigation which has been submitted to and approved, in writing, by the Local Planning Authority.</p> <p>Condition 11 - Vibration</p> <p><b>Prior to the commencement of a relevant phase, where relevant</b> the proposed development shall be subject to a vibration impact assessment from the railway. Any vibration within the adjoining residential or commercial premises, should not exceed the base line curves identified within BS 6472 which identify vibration magnitudes below which adverse comments</p>
--	--	--

or complaints are rare. Any vibration should therefore not exceed the levels set out in the **table below**:

**Vibration dose values [m/s<sup>1.75</sup>] above which various degrees of adverse comment may be expected in residential buildings**

	Low probability of adverse comment	Adverse comment possible	Adverse comment probable
<b>Day [16 hr]</b>	0.2 – 0.4	0.4 – 0.8	0.8 - 1.6
<b>Night [8 hr]</b>	0.1 – 0.2	0.2 - 0.4	0.4 – 0.8

The report should include details of the recommended remedial measures should vibration levels be above these levels. This assessment shall be supplied to the Local Planning Authority prior to the **commencement of a relevant phase**. The assessment shall be carried out in accordance with the method rating system as detailed in BS 6472:1992 ~~2008~~, and the raw data gathered shall be presented as an appendix to such an assessment.

Immediately upon completion of the development there shall be an assessment of the vibration levels to ensure compliance with the above condition. The results of the assessment shall be submitted in writing to the Local Planning Authority.

Reason: To avoid adverse impacts on health and quality of life from noise in accordance with paragraph 123 of the National Planning Policy Framework and the Noise Policy Statement for England. This is required to be a pre-commencement condition as the details go to the heart of the planning permission.

Condition 17 - Additional arboricultural information

		<p>No development, <b>within a relevant phase</b>, including groundworks and demolition shall take place until all supporting arboricultural information has been submitted to and approved in writing by the Local Planning Authority. This shall include details of the:</p> <p>Condition 18 - Tree retention</p> <p>All existing trees, hedges or hedgerows inside the identified site boundary shall be retained, unless shown on the approved drawings as being removed and the paragraph below shall have effect until the expiration of 5 years from the first occupation of the proposed development.</p> <p>No retained tree, hedge or hedgerow shall be cut down, uprooted or destroyed, other than in accordance with the approved plans and particulars. If any retained tree, hedge or hedgerow is removed, uprooted or destroyed or dies (<b>other than through natural causes</b>), another tree, hedge or hedgerow of similar size and species shall be planted at the same place, in the next available planting season or sooner</p> <p>Condition 19 - Tree planting and maintenance</p> <p>No development, <b>within a relevant phase</b>, including groundworks and demolition shall take place until full details of all proposed tree planting shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>Condition 25 - Secured by design - prior to above ground works</p> <p>Prior to any above-ground works of a relevant residential <del>phase of the residential works to the College campus</del>, details of full 'Secured By Design' Accreditation shall be submitted and approved in writing by the Local Planning Authority. The details shall demonstrate consultation with Surrey Police Designing Out Crime Officers and that each building or part of a building can achieve accreditation. The development shall only be carried out in accordance with the approved details and maintained thereafter.</p>
--	--	---

		<p>Condition 30 - BS8233:2014 Guidance on sound insulation and noise reduction for buildings</p> <p><del>Prior to first occupation of each relevant phase, the noise report within the Brooklands College Environmental Statement, Chapter 1 Noise Report (April 2023), approved by the Local Planning Authority in relation to BS8233 assessment shall be fully implemented in accordance with the approved details. The works and scheme shall thereafter be retained, in accordance with the approved details for the lifetime of the development.</del></p> <p><del>Before first occupation, post-completion testing shall be carried out to ensure that the sound insulation values have been achieved. This shall be carried out by a suitably qualified person and the results of the assessment shall be submitted to and approved in writing, by the Local Planning Authority.</del></p> <p><b>The design and structure of the development shall be of such a standard (BS 8233:2014) that it protects residents within it from existing external noise so that they are not exposed to levels indoors of more than 35 dB LAeq 16 hrs daytime and of more than 30 dB LAeq 8 hrs in bedrooms at night.</b></p> <p><b>Prior to first occupation of each relevant phase, the applicant shall carry out a post completion internal noise assessment, and submit this in writing to the planning Authority, to show that the development complies with the requirements of BS 8233:2014 in that it protects residents within it from existing external noise.</b></p> <p>Reason: To avoid adverse impacts on health and quality of life from noise in accordance with paragraph 180 of the National Planning Policy Framework and the Noise Policy Statement for England.</p> <p>Condition 36 - Car Club</p> <p>Prior to the occupation of the first residential dwelling, a scheme to provide a 'Car Club' shall be provided at the developers' expense. The Car Club shall include the following minimum provision <b>including timescales.</b></p>
--	--	---

		<ul style="list-style-type: none"> <li>- A Car Club for two cars with dedicated Ultra Low Emission Vehicle bays within the site</li> <li>- Appropriate charging points for Ultra Low Vehicle Usage</li> <li>- Residents to be provided with 3-year free membership and £50 free drive time</li> <li>- Car Club to be supported by the developer for a minimum of 3 years</li> </ul> <p>Condition 43 - SANG Car Park Notwithstanding the approved plans, details of the proposed SANG car park shall be submitted to and approved in writing by the Local Planning Authority, <del>and also implemented</del>, prior to first occupation of the residential element of the development. The car park <b>shall be implemented within the timescales agreed in writing by the Local Planning Authority</b> and shall be retained in perpetuity in accordance with the approved plans.</p> <p>Condition 47 - Hours of deliveries No deliveries relating to the operation of the college shall be made outside of the hours of 0700 and 1800 (2100 on Wednesdays) and at no time on Sundays, bank or public holidays and deliveries to the whole site should be in accordance with the Delivery and Servicing Management Plan - Appendix G4 dated <del>September</del> <b>April</b> 2023.</p> <p>Condition 52 - Obscure glazing Prior to any above ground works of the residential elements <b>within a relevant phase</b> of the development hereby permitted a plan shall be submitted to and approved in writing the Local Planning Authority showing which properties will include obscure glazed windows to prevent harmful overlooking. Windows shall be glazed with obscure glass that accords with level three obscurity as shown on the pilkington textured glass privacy levels (other glass suppliers are available) and only openable above a height of 1.7m above the internal floor level of the room to which it serves. The window shall be permanently retained in that condition thereafter.</p> <p>Condition 53 - Balcony screen Prior to any above ground works of the residential elements <b>within a relevant phase</b> of the development</p>
--	--	--

		hereby permitted a plan shall be submitted to and approved in writing the Local Planning Authority showing which properties will include balcony screen to prevent harmful overlooking. Once approved the screens shall be maintained permanently in strict accordance with the approved plans.
3 (c)	2023/2822 Garage block to rear of 26- 28 High Street, Cobham	No updates