

Woking Borough Council
Development Control
Civic Offices Gloucester Square
Woking
Surrey
GU21 6YL

Our ref: WA/2020/128060/02-L01
Your ref: PLAN/2020/0568
Date: 02 December 2020

Dear Sir/Madam

Demolition Of All Existing Buildings And Redevelopment Of The Site For A Phased Mixed-Use Scheme, Comprising 965 Residential Units (Class C3), Communal Residential And Operational Spaces, Commercial Uses (Classes A1/A2/A3/A4/B1/D1/D2) At Ground Floor And Homeless Shelter (Sui Generis) Within 5 Blocks Of Varying Heights Of Between 9 And 40 Storeys (Plus Rooftop Amenity) To The North And South Sides Of The Site Together With Soft And Hard Landscaping Including Public Realm Works, Highway Alterations To Goldsworth Road, Car Parking, Cycle Parking, Bin Storage, Ancillary Facilities And Plant (Environmental Statement Submitted).

Land To The North And South Of, Goldsworth Road, Woking, Surrey, GU21 6JT

We have reviewed the additional report submitted with this application entitled:

- Phase 2 Geo-Environmental Assessment Goldsworth Road Woking Goldsworth Development LLP Gea-22102-20-268 Rev B September 2020 By Idom

We were a little surprised that while additional boreholes and trial pits were developed from the GEA 2016 Site Investigation report for the site, no attempt was made to determine groundwater quality. We would suggest that groundwater samples are taken from the deeper wells on the site that encounter groundwater.

Environment Agency Position

Based on the information contained within the reports that groundwater within the Bagshot Beds is at a depth of about 6m below ground level, and the site was formerly occupied by a bus depot, we would advocate a full site investigation is undertaken to protect groundwater quality. Therefore our comments are the same as our previous response on 9 July 2020 and we recommend the following **planning conditions** be imposed on any planning permission.

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Condition 1

Prior to each phase of development approved by this planning permission no development 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:

1. A site investigation scheme, based on the submitted desk study reports to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.
2. The results of the site investigation and the detailed risk assessment referred to in (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
3. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

Reasons

To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution in line with paragraph 170 of the National Planning Policy Framework.

Condition 2

Piling using penetrative methods shall not be carried out other than with the written consent of the local planning authority. The development shall be carried out in accordance with the approved details.

Reason(s)

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’](#).

Yours faithfully

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