



WOKING JOINT COMMITTEE

DATE: 24 JUNE 2015

LEAD OFFICER: RAY MORGAN, CHIEF EXECUTIVE, WOKING BOROUGH COUNCIL

SUBJECT: OPPOSING PHASE TWO: THE RESIDENTIAL DEVELOPMENT OF RYDENS WAY

DIVISION: WOKING SOUTH/WOKING SOUTH EAST

SUMMARY OF ISSUE:

- 1.1 A petition containing 502 signatures has been submitted for consideration at Woking Joint Committee.
- Wording of the petition:**
- 1.2 We are the concerned residents of Old Woking and believe that the plans: phase two (to build ten new dwellings on the open land close to the Community Centre and Woking College) will result in traffic congestion and over – development of a small area.
- 1.3 William Lacey Group and Woking Borough Council are planning to take away the last remaining pieces of green space along Rydens Way. These small greens are used by children to play games, local residents who walk their dogs and even parking for college students as an overflow from Woking College as well as local residents parking; it is clear that the area serves as a multi- functional use.
- 1.4 The developers have stated that they will create a parking area for twenty cars, on what is now considered a roundabout, considering that the average household has two cars each, twenty spaces for local residents and the college students are not enough, and will be made worse with ten new homes, where will the local residents and college students be able to park?.
- 1.5 We are also concerned about the sewers in the area, some of the pipes have broken in places as they are old and this will only be worse by these ten new houses, adding to the pressure.

- 1.6 Old Woking residents oppose the development of phase two. We ask that you support us and not allow your open space to be built on.

OFFICER COMMENT

- 3.1 This note has been prepared to help the Joint Committee consider the petition before it. In this matter the Joint Committee has a very limited role in any decision in relation to a potential planning application. This note seeks to explain the process and where appropriate representations, for or against any development, may be made.
- 3.2 SCC is a statutory planning consultee in its role as the local highway authority and this function is currently exercised by officers via the Transport Development Planning (TDP) service under powers delegated to the Head of Planning & Development. This function does not fall to the Joint Committee.
- 3.3 Much of the land which may be the subject of a planning application is owned by Surrey County Council (SCC) as publically maintainable highway. It would be a decision for the County's Estates and Property Management service (EPM) to recommend whether or not to sell or develop any SCC owned land. The proposal by the William Lacey Group has involved its own land and that of Woking Borough Council (WBC) as well as the land owned by SCC with a view to securing more homes and, in its view, improving the highway layout of the area. Accordingly its highway status and the securing of highway improvements will be a significant consideration in any decision made by SCC in either its highway or estates capacity. These decisions are not within the remit of the Joint Committee.
- 3.4 The proposed development requires highway land. To remove public rights from the highway there will need to be an application to the Secretary of State under s 247 of the Town and Country Planning Act 1990, just as was necessary for the earlier development of Rydens Way. William Lacey Group undertook the public engagement exercises to see if it were possible to generate enough value to secure highway improvements and deliver additional homes. Its proposals indicate that, in its view, some ten family homes could be developed and substantial highway improvements secured, subject to planning consent. Local residents and others will be able to make representations about any planning application that is submitted to Local Planning Authority (WBC) in the normal course of business.
- 3.5 If planning consent is secured, and subject to appropriate agreements with SCC and WBC, an application to stop up the highway will be made. This will enable representations, by residents and other interested parties, to be made to the Secretary of State and then he/she will decide whether to grant or refuse the Developer's application.
- 3.6 Although the Joint Committee does have a role to engage in issues of concern to local people and seek to influence the respective Councils in light of local needs, in respect of potential planning applications, the Joint Committee should exercise caution about expressing any views which may be considered to amount to pre-determination.

- 3.7 It is therefore suggested that the Joint Committee acknowledge receipt of the Petition and advises the Petitioners that it cannot take a position on this matter and that their concerns should be address to WBC should a planning application be made.

RECOMMENDATION

- 4.1 Woking Joint Committee are asked to note the officer comments and acknowldge receipt of the petition.

Contact Officer:

Ray Morgan, Chief Executive, Woking Borough Council

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