



Turley Associates  
 Mr Mervyn McFarland  
 6th Floor North  
 2 Charlotte Place  
 Southampton  
 Hampshire  
 SO14 0TB

Civic Offices  
 Gloucester Square  
 Woking  
 Surrey GU21 6YL  
**Telephone** (01483) 755855  
**Facsimile** (01483) 768746  
**DX** 2931 WOKING  
**Email** [wokbc@woking.gov.uk](mailto:wokbc@woking.gov.uk)  
**Website** [www.woking.gov.uk](http://www.woking.gov.uk)

**TOWN AND COUNTRY PLANNING ACT 1990**

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010**

**DECISION NOTICE: GRANT PLANNING PERMISSION**  
**(subject to conditions)**

*This approval relates only to the provisions of the Town and Country Planning Act 1990 and must not be taken to imply or be construed as an approval under the Building Regulations 2000 or for the purpose of any other statutory provision whatsoever.*

Woking Borough Council, in pursuance of their powers under the above mentioned Act and Order **GRANTS** full planning permission for the following development as shown on the drawings submitted and subject to the conditions specified in the Schedule below:-

**SCHEDULE**

<b>Reference:</b>	PLAN/2014/0014	<b>Application Type:</b> Full Planning Application
<b>Proposal:</b>	Erection of new shops (10,967 sq.m. in Use Classes A1, A2, A3, A5) and medical or commercial floorspace (526 sq.m. in Use Classes D1, D2, B1 or A2). 190 bed hotel of 23 storeys (including plant) (95.5 metres) (Class C1) with conference facilities, basement level spa and gym. 392 residential apartments (Class C3) with Tower 1, 34 storeys (112 metres) and Tower 2, 30 storeys (100 metres). Construction of a new local energy centre at the Red Car Park, changes and extension to the Red and Yellow Car Park together with a new Green car park to provide 380 (net) new parking spaces. Creation of a new public square and new civic space and highway works including servicing to Wolsey Place and delivery provision. Closure of Cawsey Way and Church Street West, new all movements junction at Goldsworth Road/Victoria Way and High Street to be one way west with new bus stops and cycle lane. Demolition of the Fire Station, Globe House and part of the existing Wolsey Place Shopping centre (Boots unit - to be re-provided).	
<b>Location:</b>	Land At Victoria Way, Cawsey Way And Church Street West , Woking, Surrey ,	

**Conditions** (See next page.)



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## Conditions

01. The development hereby permitted shall be carried out in accordance with the following approved plans unless otherwise agreed in writing with the Local Planning Authority:

### Highway Drawings

10069/A/89.1	Proposed Highway Layout - Victoria Way South - Option 4L Rev L
10069/A/89.2	Proposed Highway Layout - Victoria Way North- Option 4L Rev L
10069/A/89.3	Proposed Highway Layout - High Street - Option 4L Rev L
10069/A/89.4	Proposed Highway Layout - The Broadway - Option 4L Rev L

### Landscape Drawings

OX4721-12-100	Landscape Master plan Rev 10
OX4721-12-103	Landscape GA Plan (sheet 1 of 2) Rev 4
OX4721-12-104	Landscape GA Plan (sheet 2 of 2) Rev 3
OX4721-12-105	Tree Retention and Removal Plan Rev 0
OX4721-12-200	Landscape Section Victoria Square Rev 2
OX4721-12-201	Landscape Section Victoria Way Rev 1
OX4721-12-202	Landscape Section New Court Rev 1

### Proposed Scheme - Area Schedules -For information only

BNYSA(01)AL02	Residential Mix Schedule (1 No page - In Colour) Rev C00
BNYSA(01)AL03	Retail, Hotel, Medical Facility & Car Parking Schedule (1 No page - In Colour) Rev C00
BNYSA(01)AL04	Flat Area Schedule for Residential Tower 01 (6 No pages in total - In Colour) Rev C01
BNYSA(01)AL04	Flat Area Schedule Residential Tower 02 (5 No pages in total - In Colour) Rev C01
BNYSA(01)AL05	Hotel Room Mix and Area Summary Schedule (2 No pages in total - In Colour) Rev C00

### Existing Plans - Wolsey Place, Export House, Red Car Park & Yellow Car Park

BNYMA(02)B101	Existing Lower Grd Floor Plan of Export House, Toys R Us, Service Yard & Bandstand Mall Rev C00
BNYMA(02)001	Existing Ground Floor Plan of Export House, Wolsey Place, Globe house & Fire Station Rev C00
BNYMA(02)0501	Existing Mezz Plan of Red Car Park, Bandstand Mall Roof & Mezz Level of Yellow Car Pk Rev C00
BNYMA(02)1001	Existing First Floor Plan of Export House, Wolsey Place, Globe House & Fire Station Rev C00
BNYMA(02)1002	Existing Levels 1 & 2 of Red Car Park & Level 1 Yellow Car Park Rev C00
BNYMA(02)2001	Existing Roof Plan of Wolsey Place & Export House Podium Rev C00
BNYMA(02)2002	Existing Levels 3 & 4 of Red Car Park & Level 2 Yellow Car Park Rev C00
BNYMA(02)3001	Existing Levels 5 & 6 of Red Car Park & Level 3 Yellow Car Park Rev C00
BNYMA(02)4001	Existing Levels 7 & 8 of Red Car Park & Level 4 Yellow Car Park Rev C00
BNYMA(02)5001	Existing Levels 9 & 10 of Red Car Park Rev C00



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### Existing Elevations & Sections - Wolsey Place, Export House, Red & Yellow Car Park

- BNYMA(02)GE01 Existing North, South & West Elevations of Export House & Wolsey Place Rev C00
- BNYMA(02)GE02 Existing Elevations of the Yellow Car Park & Part South Elevation of Blue Car Park Rev C00
- BNYMA(02)GE03 Existing Elevations of Wolsey Place Service Yard at Western End Rev C00
- BNYMA(02)GE04 Existing Elevations of Red Car Park Rev C00
- BNYMA(02)GE05 Existing Sections 1-1, 2-2 & 3-3 Rev C00

### Demolition Drawings

- BNYMA(05)B101 Demolition: Lower Ground Floor Plan of Export House Rev C00
- BNYMA(05)0001 Demolition: Gnd Floor Plan of Export House & Wolsey Place, Globe House & Fire Station Rev C00
- BNYMA(05)1001 Demolition: First Floor Plan of Export House & Wolsey Place, Globe house & Fire Station Rev C00
- BNYMA(05)2001 Demolition: Roof Plan of Wolsey Place & Podium of Export House rev C00
- BNYMA(05)2002 Demolition: Existing Levels 1 & 2 of Red Car Park & Level 1 of Yellow Car Park Rev C00
- BNYMA(05)GE01 Demolition: North Elevation, South & West Elevations of Export House & Wolsey Place Rev C00
- BNYMA(05)GE02 Demolition: Exist Elevations of Yellow Car Park & Part South Elevation of Blue Car Park C00
- BNYMA(05)GE03 Demolition: Existing Elevations of Wolsey Place Service Yard at Western End Rev C00
- BNYMA(05)GE04 Demolition: Existing Elevations of the Red Car Park Rev C00

### Application Boundary Drawings

- BNYMA(08)0001 Site Location Plan - Application Boundary - Ground Floor Level (in Colour) Rev C01
- BNYMA(08)0002 Site Location Plan - Overall Application Boundary (in Colour) Rev C01
- BNYMA(08)1001 Site Location Plan - Application Boundary - First Floor Level (in Colour) Rev C01

### Typical Bay Elevations

- BNYMA(08)AL01 Typical Bay Elevations 01 & 02 Residential Tower 01 & Podium (in Colour) Rev C02
- BNYMA(08)AL02 Typical Bay Elevations 03 & 04 Residential Tower 01 & Retail Podium (In Colour) Rev C02
- BNYMA(08)AL03 Typical Bay Elevations 05 & 06 - Residential Tower 01 (In Colour) Rev C01
- BNYMA(08)AL04 Typical Bay Elevations 07 & 08 - Hotel Tower (in Colour) Rev C01
- BNYMA(08)AL05 Typical Bay Elevations 09 & 10 - Hotel Tower (In Colour) Rev C01
- BNYMA(08)AL06 Typical Bay Elevations 11 & 12 - "Green Car Park & Hotel Conference Area (In Colour) Rev C01
- BNYMA(08)AL07 Typical Bay Elevation 13 - New Spiral Ramp to Red Car Park (In Colour) Rev C00

### Energy Centre, Red Car Park & Yellow Car Park Plans

- BNYMA(08)B101 Proposed Lower Ground Floor Plan of Toys R Us Service Yard Rev C01
- BNYMA(08)0003 Proposed Ground Floor Plan of Toys R Us Service Yard & Energy Centre Rev C01
- BNYMA(08)0501 Proposed Mezzanine Plan Red Car Park, Bandstand Mall Roof & Mezz Level Yellow Car Park Rev C01
- BNYMA(08)1002 Proposed Levels 1 & 2 of Red Car Park, Level 1 of Yellow Car Park & Level 1 of Energy Centre Rev C01



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BNYMA(08)2001	Proposed Levels 3 & 4 of Red Car Park, Level 2 Yellow Car Park & Level 2 of Energy Centre Rev C01
BNYMA(08)3001	Proposed Levels 5 & 6 of Red Car Park & Level 3 Yellow Car Park Rev C01
BNYMA(08)4001	Proposed Levels 7 & 8 of Red Car Park, Level 4 Yellow Car Park & Level 3 of Energy Centre Rev C01
BNYMA(08)5001	Proposed Levels 9 & 10 of Red Car Park & Roof of Energy Centre Rev C01
BNYMA(08)6001	Proposed Level 11 of Red Car Park (New Half-deck) Rev C01

### GA Plans - Scheme Floor Plans

BNYMA(20)B102	Proposed Lower Ground Floor Plan (+26.400m & +28.000m) Rev C03
BNYMA(20)0002	Proposed Upper Ground Floor Plan (+29.500m & +32.500m) Rev C04
BNYMA(20)1002	Proposed 1st Floor Plan (+37.500m) Rev C03
BNYMA(20)2002	Proposed 2nd Floor Plan (+43.200m) - Car Parking 01 with Residential Apartments Rev C04
BNYMA(20)3002	Proposed 3rd Floor Plan (+46.200m) - Car Parking 02 with Residential Apartments Rev C03
BNYMA(20)4002	Proposed 4th Floor Plan (+49.200m) - Car Parking 03 with Residential Apartments Rev C03
BNYMA(20)5002	Proposed 5th Floor Plan (+52.500m) - Car Parking 04 with Residential Apartments Rev C03
BNYMA(20)6002	Proposed Hotel Level 6, Restaurant & Conference & Residential Level 6 (Both +55.200) Rev C03
BNYMA(20)7002	Proposed Hotel Level 6 -Restaurant & Conference (+55.200m) & Residential Level 7 (+58.200) Rev C03
BNYMA(20)8002	Proposed Hotel Level 7 - Hotel Reception (+61.200) & Residential Level 8 (+61.200) Rev C04
BNYMA(20)9002	Proposed Hotel Level 7 - Hotel Reception (+61.200) & Residential Level 9 (+64.200) Rev C03
BNYMA(20)1002	Proposed Hotel Level 8 - Hotel Meeting Rooms (+67.200m) & Res Level 10 (+67.200m) Rev C03
BNYMA(20)1102	Proposed Hotel Level 8 - Hotel Meeting Rooms (+67.200m) & Res Level 11 (+70.200m) Rev C03
BNYMA(20)12002	Proposed Hotel Level 9 (+73.200m) & Residential Towers Level 12 (+73.200m) Rev C03
BNYMA(20)13002	Proposed Hotel Level 10 (+76.500m) & Residential Towers Level 13 (+76.200m) Rev C03
BNYMA(20)14002	Proposed Hotel Level 11 (+79.800m) & Residential Towers Level 14 (+79.200m) Rev C03
BNYMA(20)15002	Proposed Hotel Level 12 (+83.100m) & Residential Towers Level 15 (+82.200m) Rev C03
BNYMA(20)16002	Proposed Hotel Level 13 (+86.400m) & Residential Towers Level 16 (+85.200m) Rev C03
BNYMA(20)17002	Proposed Hotel Level 14 (+89.700m) & Residential Towers Level 17 (+88.200m) Rev C03
BNYMA(20)18002	Proposed Hotel Level 15 (+93.000m) & Residential Towers Level 18 (+91.200m) Rev C03
BNYMA(20)19002	Proposed Hotel Level 16 (+96.300m) & Residential Towers Level 19 (+94.200m) Rev C03
BNYMA(20)20002	Proposed Hotel Level 16 (+96.300m) & Residential Towers Level 20 (+97.200m) Rev C03



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BNYMA(20)21002 Proposed Hotel Level 17 (+99.600m) & Residential Towers Level 21 (+100.200m) Rev C03  
BNYMA(20)22002 Proposed Hotel Level 18 (+102.900m) & Residential Towers Level 22 (+103.200m) Rev C03  
BNYMA(20)23002 Proposed Hotel Level 19 (+106.200m) & Residential Towers Level 23 (+106.200m) Rev C03  
BNYMA(20)24002 Proposed Hotel Level 20 (+109.500m) & Residential Towers Level 24 (+109.200m) Rev C03  
BNYMA(20)25002 Proposed Hotel Level 21 (+112.800m) & Residential Towers Level 25 (+112.200m) Rev C03  
BNYMA(20)26002 Proposed Hotel Level 22 (+116.100m) & Residential Towers Level 26 (+115.200m) Rev C03  
BNYMA(20)7002 Proposed Hotel Level 23 (+119.400m) & Residential Towers Level 27 (+118.200m) Rev C03  
BNYMA(20)28002 Proposed Hotel Plant Level (+119.400m) & Residential Towers Level 28 (+121.200m) Rev C03  
BNYMA(20)29002 Proposed Residential Level 29 (+124.200) & Hotel Plant Roof Level (+124.600m) Rev C03  
BNYMA(20)30002 Proposed Residential Tower 01 Level 30 (+127.200) & Tower 02 Roof Level (+127.200) Rev C03  
BNYMA(20)31002 Proposed Residential Tower 01 Level 31 (+130.200) Rev C03  
BNYMA(20)32002 Proposed Residential Tower 01 Level 32 (+133.200) Rev C03  
BNYMA(20)33002 Proposed Residential Tower 01 Level 33 (+136.200) Rev C03  
BNYMA(20)34002 Proposed Residential Tower 01 Roof Level (+139.200) Rev C03  
BNYMA(20)35002 Proposed Hotel & Residential Towers Roof Plan Rev C03

### GA Elevations

BNYMA(21)GE01 Elevation 01 - South Elevation - Commercial Way (in Colour) Rev C03  
BNYMA(21)GE02 Elevation 02 - West Elevation - Victoria Way (in Colour) Rev C02  
BNYMA(21)GE03 Elevation 03 - North Elevation - Church Street West (in Colour) Rev C03  
BNYMA(21)GE04 Elevation 04 - South Elevation Looking North at Red Car Park Rev C00  
BNYMA(21)GE05 Elevation 05 - Sectional Elevation Looking West at Res Tower 02 Rev C01

### GA Sections

BNYMA(22)GS05 Section A-A through Hotel, Retail Units, Car Park & Residential Tower 01 looking East Rev C01  
BNYMA(22)GS06 Section B-B through Residential Towers 01 & 02 looking North Rev C02  
BNYMA(22)GS07 Sectional Elevation C-C showing West Elevation to Internal Plaza Rev C01  
BNYMA(22)GS08 Sectional Elevation D-D showing East Elevation to Internal Plaza Rev C01  
BNYMA(22)GS09 Section E-E through Hotel looking South Rev C01  
BNYMA(22)GS10 Sectional Elevation F-F showing South Elevation to Internal Plaza Rev C01  
BNYMA(22)GS11 Section G-G through Hotel Conference Facilities, Car Park & Retail Units looking North Rev C00  
BNYMA(22)GS12 Section H-H through Car Park, Retail Units & Residential Tower 02 Looking North Rev C01  
BNYMA(22)GS13 Section J-J through Car Park, Retail Units Looking West Rev C00  
BNYMA(22)GS14 Section K-K through Cores of Res Towers 01 & 02 looking North Rev C00



### Proposed Flat Layouts

- BNYMA(72)D201 Typical 2-Bed Penthouse - Duplex Apartment Level 1 (in Colour) Rev C01  
 BNYMA(72)D211 Typical 2-Bed Penthouse - Duplex Apartment Level 2 (in Colour) rev C01  
 BNYMA(72)F101 Typical 1-Bed Apartment (in Colour) Rev C00  
 BNYMA(72)F101L Typical 1-Bed Apartment - Lifetime Homes Compliant (in Colour) Rev C00  
 BNYMA(72)F201 Typical 2-Bed Apartment (in Colour) Rev C01  
 BNYMA(72)F201L Typical 2-Bed Apartment - Lifetime Homes Compliant (in Colour) Rev C01  
 BNYMA(72)102 Typical 1-Bed Apartment Type B (in Colour) Rev C00  
 BNYMA(72)F202 Typical 2-Bed Apartment Type B (in Colour) Rev C00

### CGI Visuals - For illustrative purposes only

- BNYMA(99)AL01 CGI Visual - View from Guildford Road (in Colour) Rev C02  
 BNYMA(99)AL02 CGI Visual - View from Victoria Way Looking North (in Colour) Rev C02  
 BNYMA(99)AL03 CGI Visual - View from Commercial Way Looking West (in Colour) Rev C02  
 BNYMA(99)AL04 CGI Visual - View from Victoria Way Looking South (in Colour) Rev C02  
 BNYMA(99)AL05 CGI Visual - View of New Court (in Colour) Rev C00

Reason: For the avoidance of doubt and in the interests of proper planning.

02. The development hereby permitted shall be begun before the expiration of five years from the date of this planning permission.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

### Pre commencement conditions

#### Phasing plan

03. Prior to the commencement of any part of the development hereby permitted, a phasing plan shall be submitted to and approved in writing by the Local Planning Authority, which illustrates in what order the development will be constructed. The development shall be constructed in accordance with the agreed phasing plan and the agreed phasing plan shall be complied with throughout the construction period unless otherwise agreed.

Reason: To protect the environment and general amenity of the area and to ensure a satisfactory form of development in accordance with Policy CS21 of the Woking Core Strategy 2012.

#### Construction Environmental Management Plan (CEMP)

04. Prior to the commencement of each phase, a Construction Environmental Management Plan (CEMP) for that phase shall be submitted and approved and thereafter shall be constructed in accordance with the approved CEMP, unless otherwise agreed in writing with the Local Planning Authority. The approved CEMP shall be adhered to throughout the construction period unless otherwise agreed in writing. The CEMP shall provide for:

- i. demolition, earthworks and excavations
- ii. loading and unloading of plant and materials and measures to control spillage and storage of materials
- iii. temporary construction compound facilities and storage of plant and materials used in constructing the development
- iv. details of basement construction
- v. construction management control measures



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- vi. construction traffic management plan including routings, access arrangements etc
- vii. dust management plan - measures to control the emission of dust and dirt during construction including wheel washing
- viii. noise and vibration control measures (including working hours, limits and control methods)
- ix. site hoardings - the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate

Deliveries of construction materials, plant and machinery and any removal of spoil from the site shall only take place between the hours of 0730 and 1800 Monday Friday and 0800 and 1300 on Saturdays. No deliveries shall take place on Sundays or public holidays.

Construction work which is audible outside the site boundary shall only take place between 0730 -1800 hours, Monday to Friday, 0800-1300 hours on Saturday and not at all on Sundays, Bank or Public Holidays unless otherwise agreed in writing by the Local Planning Authority

Reason: To ensure appropriate mitigation of environmental impacts arising during construction and to protect the amenities of surrounding occupiers, road and public spaces users in accordance with Policies CS18 and CS21 of the Woking Core Strategy 2012.

#### **Construction Transport Management Plan**

05. No development shall commence until a Construction Transport Management Plan, to include details of:
- (a) parking for vehicles of site personnel, operatives and visitors
  - (b) loading and unloading of plant and materials
  - (c) storage of plant and materials
  - (d) programme of works (including measures for traffic management)
  - (e) provision of boundary hoarding behind any visibility zones
  - (f) HGV deliveries and hours of operation
  - (g) vehicle routing
  - (h) measures to prevent the deposit of materials on the highway
  - (i) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused
  - (j) details of bus service rerouting during construction
- has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development unless otherwise agreed in writing.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to accord with the NPPF, Woking Core Strategy, Saved Policies of the Woking Borough Local Plan 1999, and the Surrey Transport Plan.

#### **Remediation of any ground contaminated**

06. Development shall not begin until a scheme to deal with contamination of the site has been submitted to and approved in writing by the Local Planning Authority namely;
- i. a remediation plan based on a scheme to effectively prevent the ingress of soil gas (carbon dioxide) within the building footprint
  - ii. a "discovery strategy" dealing with unforeseen contamination discovered during construction (which for the avoidance of doubt shall include provision for the cessation of work within the area of identified contamination only until a remediation plan is submitted and substantially agreed in writing by the Local Planning Authority prior to implementing any mitigation measures identified; and
  - iii. a "validation strategy" validating the works undertaken based on the remediation plan and if there has been discovery of unforeseen contamination during construction



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Reason: In accordance with paragraph 109 of the National Planning Policy Framework (NPPF), to prevent the development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of contamination.

07. No piling or any other foundation works using penetrative methods shall be undertaken unless and until a Piling and Foundation Risk Assessment has been submitted and approved in writing by Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: There is a potential risk to groundwater within the Bagshot formation from Piling through the made ground into the aquifer. A Piling risk assessment should be completed to show that all measures are being taken to protect controlled waters.

#### **Site Waste Management Plan – Demolition and Construction Phases**

08. Prior to the commencement of the development hereby permitted including any clearance works and demolition, a Site Waste Management Plan (SWMP) setting out the waste and recycling management arrangements shall be submitted to and approved in writing by the Local Planning Authority. The SWMP may be prepared on a phased basis and will quantify the volume of demolition, construction and excavation waste likely to be produced and determine appropriate waste management options for those items of waste. This covers the demolition and construction phases. Development, including site clearance works, shall proceed only in accordance with the approved SWMP unless otherwise agreed in writing.

Reason: To ensure the development satisfies the objectives of Surrey Waste Plan Policies CW1 and Surrey Minerals Plan Core Strategy Policies MC4 and MC5 and in the interests of amenity and to ensure the appropriate provision of infrastructure in accordance with Policies CS16 and CS21 of the Woking Core Strategy 2012.

#### **BREEAM**

09. Prior to the construction of the foundations of the development hereby approved, evidence that the development is registered with a BREEAM certification body and a pre-assessment report (or design stage certificate with interim rating if available) for any BREEAM assessment shall be submitted indicating that the development can achieve final BREEAM "Very Good" level for non domestic uses. Within 3 months of the occupation of each phase of the approved development a final Certificate shall be submitted to the Local Planning Authority certifying that BREEAM rating "Very Good" has been achieved for the development hereby approved (or such equivalent national measure of sustainable building which replaces that scheme) unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources and to comply with Policies CS21 and CS22 of the Woking Core Strategy 2012.

#### **Code for Sustainable Homes**

10. Prior to the commencement of the development hereby approved, unless otherwise agreed in writing by the Local Planning Authority, a Design Stage Certificate shall be provided for the written agreement of the Local Planning Authority demonstrating that the development will achieve not less than Code for Sustainable Homes Level 4 (or any such equivalent national measure of sustainable building which replaces that scheme).

Development shall then be carried out wholly in accordance with the certified details or as maybe otherwise agreed in writing by the LPA.



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Unless otherwise agreed in writing by the Local Planning Authority, within three months post first occupation of the residential part of the development a Final Code Certificate confirming that it has achieved not less than Code for Sustainable Homes Level 4 shall be submitted to and acknowledged in writing by the Local Planning Authority.

Reason: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources and to comply with Policy CS22 of the Woking Borough Core Strategy Publication Document (July 2012)."

**CHP-Ready Development**

11. Prior to the commencement of the development hereby approved, full details of the method of how the development shall be designed to allow for the future connection to any decentralised heating and cooling network, to include:
- i. how provision has been made for future pipe and cabling connections;
  - ii. how provision has been made for the installation of future heat exchangers;

shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter retained in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development achieves a high standard of sustainability and to comply with Policy CS22 of the Woking Core Strategy 2012.

12. Prior to the commencement of the development hereby permitted, a detailed sustainable drainage scheme for the site is to be submitted and agreed in writing by the Local Planning Authority. The detailed surface water drainage design shall limit the surface water discharge rate to a maximum of 44 l/s for the 1 in 100 critical storm duration with an allowance for climate change as agreed in the outline drainage strategy submitted as part of the Environmental Statement dated August 2014. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall also include:

- Calculations demonstrating surface water runoff rates are no greater than the agreed maximum rate of 44l/s for the 1 in 100 storm event and volumes discharged from the site are no greater compared to the existing scenario up to the 1 in 100 plus climate change storm event.
- Calculations demonstrating no on site flooding up to the 1 in 30 and 1 in 100 storm event and the 1 in 100 plus climate change storm event will be safely stored on site.
- Detail drainage plans showing location of attenuation features and design, pipe runs (including invert levels, cover levels and proposed gradients) and control devices proposed to limit the surface water discharge rate.

Reason: To prevent the increased risk of flooding, to improve and protect water quality and to ensure the future maintenance of these in accordance with Policies CS9 and CS16 of the Woking Core Strategy 2012

13. Prior to the commencement of the development hereby permitted, details of the implementation, maintenance and management of the sustainable drainage scheme shall be submitted to and approved by the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:
- I. a timetable for its implementation, and



II. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To ensure that the development achieves a high standard of sustainability and to comply with Policies CS9 and CS16 of the Woking Core Strategy 2012

**Commencement of works above ground level or otherwise as specified** – the details required to be submitted for approval by the conditions(s) listed below must be submitted to and approved by the Local Planning Authority before any work above ground level or otherwise as specified is commenced.

#### **Detailed drawings**

14. Detailed drawings including typical sections at scale 1:50 of each of the following building components shall be submitted to and approved in writing by the Local Planning Authority before any above ground level work in connection with that component is carried out; the development shall not be carried out otherwise than with accordance with any such approval given.

- Hotel
- Residential
- Retail podium including covered court
- Car park

Details and typical sections shall include but not be limited to:

- facades
- parapets
- balconies
- heads, cills and jambs of all openings
- entrance lobbies
- junctions with existing buildings
- junctions between proposed buildings
- roof edges
- protective screens to terraces and balconies

Reason: In order that the Local Planning Authority may be satisfied as to the design details in accordance with part 7 of the NPPF and Policy CS21 of the Woking Core Strategy 2012.

#### **Materials specification and samples**

15. Notwithstanding the material details outlined on the approved plans, prior to the commencement of the development above ground level hereby permitted, details including samples and a written specification of the materials to be used in the external elevations and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. Samples as agreed shall be presented on site. The development shall be carried out and thereafter retained in accordance with the approved details unless otherwise agreed in writing by the local planning authority

Reason: In the interests of the visual amenities of the area in accordance with the principles set out in paragraph 17 of the National Planning Policy Framework 2012 and Policy CS21 of the Woking Core Strategy 2012.



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**Mock ups**

16. Full scale mock ups of typical elements as agreed in writing with the Local Planning Authority, of the following facades, shall be presented on site and approved in writing by the Local Planning Authority before any work above ground level in connection with this permission is carried out; the development shall not be carried out otherwise than in accordance with any such approval given.

- Towers 1 & 2 'planer' elevation
- Tower 1 & 2 balcony elevation
- Tower 1 & 2 core
- Hotel tower typical elevation above level 7
- Hotel tower Victoria Way car park elevation
- Car park elevation to Victoria Way
- Commercial Way retail frontage

Reason: In order that the Local Planning Authority may be satisfied as to the design details in accordance with part 7 of the NPPF and Policy CS21 of the Woking Core Strategy 2012.

**Landscaping Scheme – approval of details**

17. Prior to the commencement of any work above ground level hereby permitted, a detailed landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority, which shall specify species, planting sizes, spaces and numbers of trees/ shrubs and hedges to be planted. All landscaping shall be carried out in the first planting season (November-March) following the occupation of the buildings or the completion of the development (in that phase) whichever is the sooner and maintained thereafter. Any retained or newly planted trees, shrubs or hedges which die, become seriously damaged or diseased or are removed or destroyed within a period of 5 years from the date of planting shall be replaced during the next planting season with specimens of the same size and species unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of amenity and biodiversity and to preserve and enhance the character and appearance of the locality in accordance with Policies CS7, CS17, CS21 and CS24 of the Woking Core Strategy 2012.

**Biodiversity**

18. The landscaping scheme to be submitted and approved shall include biodiversity enhancements to be agreed with the Local Planning Authority. The landscaping scheme including the biodiversity enhancements should be designed to ensure it is well-adapted to climate change, whilst also providing for biodiversity.

Reason: In the interests of amenity and biodiversity and to preserve and enhance the character and appearance of the locality in accordance with Policies CS7, CS17, CS21 and CS24 of the Woking Core Strategy 2012.

**Green/Brown Roof**

19. Prior to the commencement of any work above ground level hereby permitted details shall be submitted to the Local Planning Authority of green / brown roof and details as approved shall be implemented in the development and maintained in perpetuity unless otherwise agreed in writing.

Reason: In the interests of amenity and biodiversity and to preserve and enhance the character and appearance of the locality in accordance with Policies CS7, CS17, CS21 and CS24 of the Woking Core Strategy 2012.



#### **Hard Landscaping – approval of details**

20. Prior to the commencement of any work above ground level hereby permitted, full details and samples of the materials to be used for `hard` landscape works shall be submitted to and approved in writing by the Local Planning Authority. These details shall include proposed finished levels, means of enclosure, hard surfacing materials, minor structures, proposed and existing functional services above and below ground and existing features to be retained. The details shall include a phasing plan and the works shall be carried out as approved and completed in accordance with the phasing plan approved. The works shall thereafter be maintained as approved unless otherwise agreed in writing.

Reason: In the interests of amenity and to preserve and enhance the character and appearance of the locality in accordance with Policies CS21 and CS24 of the Woking Core Strategy 2012.

#### **Flues and chimneys**

21. Prior to the construction of the energy centre details of the height and position of any associated flues shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details thereby approved, unless otherwise agreed in writing.

Reason: In the interests of the visual amenity of the building in accordance with Policy CS21 of the Woking Core Strategy 2012.

#### **Drainage strategy**

22. Prior to the commencement of any work above ground level for each building component hereby permitted, a Drainage Strategy setting out details of drainage and wastewater infrastructure and related on and off site works together with any phasing thereof is required to be submitted to and agreed with the Local Planning Authority. Development shall proceed only in accordance with the approved strategy.

Reason: To ensure the development makes appropriate provision of drainage infrastructure in accordance with Policies CS16 and CS21 of the Woking Core Strategy 2012.

#### **Waste Strategy**

23. Prior to the commencement of any work above ground level for each building component hereby permitted, a Waste Strategy setting out the waste and recycling management arrangements including the provision of facilities for the storage of refuse and recycling and for collection / disposal shall be submitted to and approved in writing by the Local Planning Authority. The approved strategy shall be carried out in full prior to the first occupation of that part of the development to which each phase of the strategy relates and maintained thereafter and the refuse and recycling storage facilities shall be retained for use at all times. The Waste Strategy's purpose is to ensure sustainable waste management by minimising waste production, encouraging maximum recycling and providing details of the measures to efficiently manage, collect and dispose / recycle the waste that is produced.

Reason: To ensure the development satisfies the objectives of Surrey Waste Plan Policies CW1 and Surrey Minerals Plan Core Strategy Policies MC4 and MC5 and in the interests of amenity and to ensure the appropriate provision of infrastructure in accordance with Policies CS16 and CS21 of the Woking Core Strategy 2012.



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**Sound Insulation/proofing**

24. Prior to the commencement of any work above ground level for each building component hereby permitted, a fully detailed scheme for protecting development (including where appropriate any roof garden or outside amenity area) from noise has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out concurrently with the development of the site and shall then be implemented in full as agreed in writing by the Local Planning Authority before each dwelling is occupied and shall be retained thereafter.

Reason: To protect the occupants of the new development from noise disturbance in accordance with Policy CS21 of the Woking Core Strategy 2012.

25. Prior to the commencement of any work above ground level hereby permitted, a scheme specifying the provisions to be made for protecting neighbouring residential properties from noise emanating from site shall be submitted to and approved in writing by the Local Planning Authority. Such measures as may be agreed in writing shall be fully implemented prior to the occupation of the premises and shall be retained thereafter.

Reason: To protect the occupants of neighbouring residential properties from noise disturbance in accordance with Policy CS21 of the Woking Core Strategy 2012.

26. Prior to the installation of any fixed plant and equipment associated with air moving equipment, compressors, generators or plant or similar equipment to be installed in connection with the development hereby approved details, including acoustic specifications shall be submitted to and approved in writing by the Local Planning Authority. Noise rating of any plant shall not exceed the prevailing background noise level. The development shall be carried out strictly in accordance with the approved details and retained as such unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the environment and amenities of the occupants of neighbouring properties in accordance with Policy CS21 of the Woking Core Strategy 2012.

**Control of Emissions**

27. Prior to the commencement of any work above ground level hereby permitted, for each building component a scheme for the installation of equipment to control emissions from the premises shall be submitted to, and approved in writing by, the Local Planning Authority. These measures shall be implemented fully in accordance with the approved scheme prior to the occupation of that part of the development (or commencement of the use hereby approved). All equipment installed as part of the scheme shall thereafter be operated and maintained in accordance with the approved details and retained as such thereafter.

Reason: To protect the environment and amenities of the occupants of the proposed and neighbouring properties and prevent nuisance arising from fumes, smell, smoke, ash, grit or other emissions in accordance with Policy CS21 of the Woking Core Strategy 2012.

**External Lighting**

28. Prior to the commencement of any work above ground level hereby permitted, details of any external lighting including floodlighting (demonstrating compliance with the recommendations of the Institute of Lighting Engineers 'Guidance Notes for Reduction of Light Pollution' and the provisions of BS 5489 Part 9) shall be submitted to and approved in writing by the Local Planning Authority. The lighting as approved shall be installed prior to the first use/ occupation of each component of the development hereby approved and maintained in accordance with these standards thereafter.

Reason: To protect the appearance of the surrounding area and the residential amenities of the neighbouring properties in accordance with Policies CS18 and CS21 of the Woking Core Strategy 2012.



### Access for disabled

29. Prior to the commencement of any work above ground level hereby permitted, for each building component a scheme indicating the provision to be made for disabled people to gain access to all publicly accessible buildings and spaces shall be submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be fully implemented before that part of the development hereby permitted is (a) occupied or (b) brought into use and shall be retained thereafter unless otherwise agreed in writing.

Reason: To ensure the development is accessible to all members of the community regardless of any disability and to comply with Policy CS21 of the Woking Core Strategy 2012.

**Transport and highways conditions** – the details required to be submitted for approval by the conditions(s) listed below must be submitted to and approved by the Local Planning Authority before any work above ground level or otherwise as specified is commenced.

30. No new development shall be occupied until a Car Park Phasing and Vehicle Servicing Strategy has been submitted to and agreed in writing with the Local Planning Authority. The parking spaces shall be laid out within the site in accordance with the approved plans for cars to be parked and manoeuvred, and for the loading and unloading of vehicles. These areas shall be used and retained exclusively for its designated purpose.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to accord with the NPPF, Woking Core Strategy, Saved Policies of the Woking Borough Local Plan 1999, and the Surrey Transport Plan.

31. No new development shall be occupied until a Cycle Parking Phasing Strategy has been submitted to and agreed in writing with the Local Planning Authority. The spaces shall be laid out within the site in accordance with the approved phasing plan. The cycle parking area shall be used and retained exclusively for its designated purpose.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to accord with the NPPF, Woking Core Strategy, Saved Policies of the Woking Borough Local Plan 1999, and the Surrey Transport Plan.

32. No new development shall be occupied until space has been laid out within the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority to provide:
- (a) Secure cycle parking, changing facilities, safe pedestrian & cycle routes
  - (b) Facilities for public transport ie: bus stops, bus shelters, lay-bys, real-time information
  - (c) Information for residents, staff and visitors regarding public transport, walking and cycling to the satisfaction of the Local Planning Authority and shall thereafter be permanently maintained.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to accord with the NPPF, Woking Core Strategy, Saved Policies of the Woking Borough Local Plan 1999, and the Surrey Transport Plan.

### Disabled parking

33. Prior to the commencement of the development hereby permitted, detailed plans of how at least 20 car parking spaces designed for the use of disabled people shall be provided within the car park area shall be submitted to and approved in writing by the Local Planning Authority. The parking area shall be constructed, surfaced and marked out in accordance with the plans so approved before any part of the development is occupied and shall be retained solely for such purposes thereafter.



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Reason: To provide suitable parking provision for the disabled in accordance with Woking Borough Council's Parking Standards SPD and Policy CS18 of the Woking Core Strategy 2012 and the Council's adopted parking standards

#### **Travel Plan**

34. Prior to first occupation of that part of the development the applicant shall:

(a) Submit for the written approval of the Local Planning Authority a Travel Plan for that part in accordance with the aims and objectives Surrey County Council Travel Plan Good Practice Guide July 2010, and in general accordance with the submitted Travel Plan, dated February 2014, to promote sustainable transport and the retail offer in the town to develop this aspect of the town centre travel plan to ensure promotion of the town during the construction phase, and to include for the monitoring and auditing of the Travel Plan.

(b) The applicant shall implement the approved travel plan and thereafter maintain and develop the travel plan to the satisfaction of the Local Planning Authority.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to accord with the NPPF, Woking Core Strategy, Saved Policies of the Woking Borough Local Plan 1999, and the Surrey Transport Plan.

**Pre occupation conditions(s)** – the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before the buildings hereby approved are occupied or the uses hereby approved commenced,

#### **Service Management Plan**

35. The development shall not be occupied until a Servicing Management Plan setting out provisions to control the management of deliveries to each of the commercial uses and the residential use of the site. The Plan will provide details of hours of delivery and access arrangements. The development shall be implemented in compliance with the approved plan at all times.

Reason: To ensure appropriate servicing arrangements in accordance with the Policies CS18 and CS21 of the Woking Core Strategy 2012.

#### **Car Parking Management Plan**

36. The development shall not be occupied until a Car Parking Management Plan setting out provisions for the management and use of the existing/proposed parking have been submitted to and agreed in writing by the Local Planning Authority, this will include provision for the residential, hotel, retail and other uses as well as disabled, electric vehicle and car club parking. These details shall be submitted for approval by the Local Planning Authority or included in a Travel Plan and only the approved details shall be implemented and retained as approved unless otherwise agreed.

Reason: To ensure appropriate and sustainable parking arrangements in accordance with the principles set out in paragraph 17 of the National Planning Policy Framework and Policies CS18 and CS21 of the Woking Core Strategy 2012.

#### **Car Club**

37. Prior to the first occupation of the residential development the location and layout of the parking spaces and charging points (where required) for the use of a Car Club shall be provided in accordance with details to be submitted to and approved by the Local Planning Authority. The spaces and charging points shall be provided and maintained in accordance with the details so approved unless otherwise agreed in writing.



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Reason: In the interests of promoting sustainable modes of transport in accordance with Policy CS18 of the Core Strategy 2012.

#### **Electric vehicle charging points**

38. Prior to the first occupation of the residential development the location and details of the charging points for the use of occupiers shall be provided in accordance with details to be submitted to and approved by the Local Planning Authority. The charging points shall be provided and maintained in accordance with the details so approved unless otherwise agreed in writing. It is recommended that the electric vehicle charging points be in accordance with the Surrey County Council Vehicular and Cycle Parking Guidance Jan 2012.

Reason: In the interests of promoting sustainable modes of transport in accordance with Policy CS18 of the Core Strategy 2012.

#### **Signage Strategy**

39. The development shall not be occupied until a Signage Strategy setting out provisions for way finding signs, shop front signs and building signs, to include locations for all principle signs and design guidelines, has been submitted to an approved by the Local Planning Authority, and thereafter adhered to in the development.

Reason: To protect the appearance of the surrounding area and the residential amenities of the neighbouring properties in accordance with Policies CS18 and CS21 of the Woking Core Strategy 2012.

#### **Permeability and 24 hour access**

40. The development shall not be occupied until arrangements to ensure maximum permeability through the development and to connect to the existing Town Centre streets and civic spaces has been submitted to and approved by the Local Planning Authority and thereafter adhered to in the development. The details shall include access routes and any restrictions in terms of time of use, closures etc. including information on the public conveniences to be provided within the scheme.

Reason: To maintain permeability in the Town Centre in accordance with Policies CS18 and CS21 of the Woking Core Strategy 2012.

#### **Victoria Square**

41. The residential development hereby approved shall not be occupied prior to the practical completion of Victoria Square public realm.

Reason: In the interests of amenity and to meet the objectives for Woking Town Centre in accordance with Policies CS2 and CS21 of the Woking Core Strategy 2012.

#### **Landscape Management Plan**

42. Prior to the occupation of the development hereby permitted, a Landscape Management Plan, including a phased programme of works, long term design objectives, management responsibilities and maintenance schedules for all landscaped areas shall be submitted to and approved in writing by the Local Planning Authority. The strategy should encompass all areas of open space and green infrastructure on the site and an on-going management plan for common spaces. The proposals shall be carried out and maintained as approved unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of biodiversity, amenity and the character and appearance of the locality in accordance with Policies CS7, CS17, CS21 and CS24 of the Woking Core Strategy 2012.



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**Rooftop plant**

43. The plant room sited on the second floor shall be designed to be fully enclosed and screened, to minimise the visual impact of plant machinery on the residential properties above.

Reason: In the interests of privacy and amenity and in accordance with Policy CS21 of the Woking Core Strategy 2012.

**TV/Communication Signal Mitigation Strategy**

44. The residential and hotel elements of the development shall not be occupied until a TV / Communications Signal Mitigation Strategy setting out provisions for undertaking a post development survey to establish any interference caused by the development on TV or other communications signals and to set out provisions for mitigation has been submitted to the Local Planning Authority and approved, in writing. The mitigation provisions as approved shall be carried out prior to the occupation of the residential development hereby permitted and maintained as such unless otherwise agreed in writing.

Reason: To ensure appropriate mitigation of any adverse impact on TV reception and communications signals to surrounding occupiers.

**Compliance condition(s)**- the following conditions impose restrictions and/or other requirements that must be complied with once the permission has been implemented.

**Air Quality monitoring**

45. Following the first beneficial occupation of the new development, the air quality in its immediate vicinity shall be monitored for a period of 6 months with the full details of the monitoring to be submitted to and agreed by the Local Planning Authority. Any mitigation works as may be identified as necessary as a result of the monitoring shall be provided within a timescale to be agreed with the Local Planning Authority.

Reason: To ensure acceptable air quality.

**Noise**

46. No sound reproduction equipment which conveys messages, music or other sound by voice or otherwise which is audible outside the premises shall be installed on the site without the prior written consent of the Local Planning Authority.

Reason: To protect the environment and amenities of the occupants of neighbouring properties in accordance with Policy CS21 of the Woking Core Strategy 2012.

47. The dwellings hereby permitted shall be designed to ensure that the following noise levels are not exceeded due to environmental noise:

Living rooms 35dB LAeq, T night Bedrooms 30dB LAeq, T night Night time 8 hours between 23.00 to 07.00  
Daytime 16 hours between 07.00 to 23.00

Reason: To ensure that occupiers and users of the development do not suffer loss of amenity due to excess noise from environmental and transportation sources in accordance with in accordance with Policy CS21 of the Woking Core Strategy 2012.

**Community space and communal terraces**

48. The community accommodation in Tower 2 and the west and east roof gardens at second floor level including children's play area shall be maintained for communal residential use (other than that shown on drawing BNY-MAY (20) 2002 C 04) and for no other purpose and shall not be assigned to any of the flats on an individual basis.



Reason: To ensure that the requirements for some outdoor amenity space are met in accordance with Policy CS21 of the Woking Core Strategy 2012.

### Informatives

01. In assessing this application, Officers have worked in a positive and proactive manner consistent with the requirements of paragraphs 186-187 of the NPPF. In this instance the applicant was provided with pre-application advice and ongoing discussion through the course of the application.
02. Please note that this decision must be read in conjunction with the associated Section 106 Agreement.
03. In October 2014 (TBC), the Council has adopted a Community Infrastructure Levy (CIL) charging schedule for Woking Borough. CIL will come into effect for all planning decisions made on and after 1 April 2015.

### Aviation

04. Aviation safeguarding: There is a potential need for aviation obstruction lighting. If the structure constitutes an 'aerodrome obstruction' it is the aerodrome operator that will review the lighting requirement. For civil aerodromes, they will, in general terms, follow the requirements of CAP 168 - Licensing of Aerodromes. This document can be downloaded from the Civil Aviation CAA website at [www.caa.co.uk/docs/33/CAP168.PDF](http://www.caa.co.uk/docs/33/CAP168.PDF) - Chapter 4 (12.8). It would appear that the 3 towers are likely to be the tallest structures in the immediate vicinity and therefore, even in the event that there proves to be no mandated aerodrome-requirement for lighting, the 'by virtue of their location and nature' argument would make lighting at the top of each structure a sensible consideration. Cranes will need aviation warning lighting as set out in the CAA guidance material.
05. Aviation Notification. In the UK all structures of a height of 300ft (91.4m) or more are published for civil aviation purposes. It follows that at least the tallest tower would need to be appropriately highlighted to the aviation community. To that end, when the construction timeframes are known the developer will need to pass related details (precise location, maximum height and associated timescales) to the Defence Geographic Agency (DGA) which maintains the UK's master database of tall structure (the Digital Vertical Obstruction File) via 0208 818 2702 / [icgdge-aero@mod.uk](mailto:icgdge-aero@mod.uk). Additionally, short term aviation notification of any temporary aspect of the development (eg the use of cranes at a height of 300ft or more) can be achieved through the publication of a Notice to Airmen (NOTAM). To arrange an associated NOTAM, the developer should contact the CAA's Airspace Utilisation Section ([ausops@caa.co.uk](mailto:ausops@caa.co.uk) / 0207 453 6599); they will need an accurate location, an accurate maximum height (including any craneage that might extend above the height of the building itself), a completion date and (if cranes do extend above the height of the building) an estimate on when the cranes will be removed.

Emergency Services Helicopter Activity. Due to the unique nature of associated operations in respect of operating altitudes and potentially unusual landing sites, it would be sensible to establish the related viewpoint of local emergency services air support units.

Other Aviation Stakeholders. The Ministry of Defence and NATS should be notified.

06. Drainage from hardstanding areas that have the potential to be contaminated by fuels, chemicals or other polluting material must be connected to the foul sewer. The Environmental Permitting Regulations make it an offence to cause or knowingly permit any discharge that will result in the input of pollutants to ground or surface waters.



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07. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the options available at this site.
08. With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

### Highways

09. The Highway Authority has no objection to the proposed development, subject to the above conditions but, if it is the applicant's intention to offer any of the roadworks included in the application for adoption as maintainable highways, permission under the Town and Country Planning Act should not be construed as approval to the highway engineering details necessary for inclusion in an Agreement under Section 38 of the Highways Act 1980. Further details about the post-planning adoption of roads may be obtained from Transportation Development Planning at Surrey County Council.
10. Details of the highway requirements necessary for inclusion in any application seeking approval of reserved matters may be obtained from the Transportation Development Planning Division of Surrey County Council.
11. Notwithstanding any permission granted under the Planning Acts, no signs, devices or other apparatus may be erected within the limits of the highway without the express approval of the Highway Authority. It is not the policy of the Highway Authority to approve the erection of signs or other devices of a non-statutory nature within the limits of the highway.
12. All bridges, buildings or apparatus (with the exception of projecting signs) which project over or span the highway may be erected only with the formal approval of the Transportation Development Planning Division of Surrey County Council under Section 177 or 178 of the Highways Act 1980.
13. The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the Highway Authority Local Highways Service.
14. The permission hereby granted shall not be construed as authority to carry out works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a highways licence or section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see [www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice](http://www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice).
15. When a temporary access is approved or an access is to be closed as a condition of planning permission an agreement with, or licence issued by, the Highway Authority Local Highways Service will require that the redundant dropped kerb be raised and any verge or footway crossing be reinstated to conform with the



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existing adjoining surfaces at the developers expense. (Note: It is preferable where possible to arrange for the adjacent highway to be included in the area edged red on the application when Circular 11/95 provides that conditions may be suitable to control this).

16. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
17. When access is required to be 'completed' before any other operations, the Highway Authority may agree that surface course material and in some cases edge restraint may be deferred until construction of the development is complete, provided all reasonable care is taken to protect public safety.
18. The developer is advised that as part of the detailed design of the highway works required by the above condition(s), the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
19. Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.

#### **Code for Sustainable Homes**

20. The evidence required to address the Code for Sustainable Homes condition should be in the form of a Design Stage Certificate in accordance with the Code. The Council recommends that this information be submitted online via C-Plan (available at [www.sustainabilityplanner.co.uk](http://www.sustainabilityplanner.co.uk)). Use of C-Plan is free of charge and ensures this information is submitted in an appropriate format.

#### **Waste and pollution**

21. If any waste is to be used on or removed off site, the applicant may be required to obtain the appropriate waste exemption or permit from the Environment Agency (EA). The applicant is advised to contact the EA or refer to guidance on their website for more information. [www.environment-agency.gov.uk/subjects/waste](http://www.environment-agency.gov.uk/subjects/waste)
22. All new food premises are required by the Food Safety Act 1990 to register with the Local Authority, at least 28 days before the food business opens. Please contact the Environmental Health Service on 01483 743664, for the appropriate registration form.
23. Notwithstanding Condition 4, the applicant's attention is drawn to Sections 60 and 61 of the Control of Pollution Act 1974 and the associated British Standard Code of Practice BS 5228 : 1984 "Noise Control on Construction and Open Sites" with respect to the statutory provision relating to the control of noise on construction and demolition sites.

#### **Protected Species**

24. Natural England has published Standing Advice on protected species. The Standing Advice includes a habitat decision tree which provides advice to planners on deciding if there is a 'reasonable likelihood' of protected species being present. It also provides detailed advice on the protected species most often



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affected by development, including flow charts for individual species to enable an assessment to be made of a protected species survey and mitigation strategy.

You should apply our Standing Advice to this application as it is a material consideration in the determination of applications in the same way as any individual response received from Natural England following consultation.

The Standing Advice should not be treated as giving any indication or providing any assurance in respect of European Protected Species (EPS) that the proposed development is unlikely to affect the EPS present on the site; nor should it be interpreted as meaning that Natural England has reached any views as to whether a licence may be granted.

### **Definitions**

25. For the avoidance of doubt, the following definitions apply to the above condition (No: 5) relating to contaminated land: -

**Remediation plan:** This plan shall include details of: -

- (i) all contamination on the site which might impact upon construction workers, future occupiers and the surrounding environment;
- (ii) appropriate works to neutralise and make harmless any risk from contamination identified in (i)
- (iii) supervision and documentation of the remediation and construction works to ensure that they are carried out in accordance with the agreed details;
- (iv) a procedure for identifying, assessing and neutralising any unforeseen contamination discovered during the course of construction
- (v) a procedure for reporting to the Local Planning Authority any unforeseen contamination discovered during the course of construction.

**Discovery strategy:** The strategy shall include details of: -

- (i) supervision and documentation of the remediation and construction works to ensure that they are carried out in accordance with the agreed details;
- (ii) a procedure for identifying, assessing and neutralising any unforeseen contamination discovered during the course of construction
- (iii) a procedure for reporting to the Local Planning Authority any unforeseen contamination discovered during the course of construction

**Validation strategy:** This shall include: -

- (i) documentary evidence that all investigation, sampling and remediation has been carried out to a standard suitable for the purpose; and
- (ii) confirmation that the works have been executed to a standard to satisfy the planning condition (closure report).

All of the above documents, investigations and operations should be carried out by a qualified, accredited consultant/contractor in accordance with a quality assured sampling, analysis and recording methodology.



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Date Decision Notice Issued: 26 March 2015

*Chris Dale*  
Christopher Dale  
Development Manager

**\*ATTENTION IS DRAWN TO THE NOTES ATTACHED \***



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## NOTES

### Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If this is a decision to refuse planning permission for a Householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.\*
- If this is a decision to refuse planning permission for a minor commercial application (as defined in the Development Management Procedure Order) if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.\*
- If this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.\*
- If you want to appeal against your local planning authority's decision regarding a planning application, then you must do so within 6 months of the date of this notice.\*
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice [reference], if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.\*
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.\*
- Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs).
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.



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2008-2009  
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Turley Associates  
Mr Mervyn McFarland  
6th Floor North  
2 Charlotte Place  
Southampton  
Hampshire  
SO14 0TB

Civic Offices  
Gloucester Square  
Woking  
Surrey GU21 6YL

**Telephone** (01483) 755855  
**Facsimile** (01483) 768746  
**DX** 2931 WOKING  
**Email** [wokbc@woking.gov.uk](mailto:wokbc@woking.gov.uk)  
**Website** [www.woking.gov.uk](http://www.woking.gov.uk)

Dear Sir/Madam,

You have now obtained Planning Permission please remember that separate approval under Building Regulations is also usually required. If you have not already made a Building Regulations application, or you are not sure whether you require regulations consent please visit our website for advice or contact us. In order to receive the most from our services please make your application in advance of works commencing.

Whatever the works you are carrying out, we can offer the following services:

- comprehensive information and application forms
- prompt registration of applications that are checked within ten days
- you will have ready access to our experienced, qualified Surveyors each of whom is contactable by fax, personal email and direct dial telephone, they have first class local knowledge and access to unique and invaluable historic records
- same weekday inspections when notified before 10am and
- your completion certificate will be issued within 24 hours of authorisation.

Our previous customers say that we offer a first rate service, see comments below:

*"Super service, many thanks" March 2012*

*"Excellent level of professionalism and advice throughout the process" April 2012*

*"Extremely helpful. Can't praise him enough" June 2012*

*"Polite, experienced in matters of a technical nature and a pleasure to work with" September 2012*

*"Absolutely first class. The advice save me money and improved the work. A credit to your department." October 2012*

We look forward to working with you.

Yours faithfully,

David Edwards  
Chief Building Control Surveyor  
Email: [buildingcontrol@woking.gov.uk](mailto:buildingcontrol@woking.gov.uk)  
Tel: 01483 743841  
Fax: 01483 756842



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