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**TOWN AND COUNTRY PLANNING ACT 1990  
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)  
(ENGLAND) ORDER 2015**

**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**

**Reference:** PLAN/2015/0703

**Application Type:** Full Planning Application

**Proposal:** Demolition of existing barn and erection of replacement barn (including temporary provision of three storage containers); engineering works to alter site levels; formation of new access to Egley Road and improvement of existing field access to provide emergency vehicle access; erection of three storey building for use as school and leisure centre; formation of 8-lane athletics track; formation of 2 x grass football pitches, 3 x 5-side football pitches and 2 x multi-use games areas (MUGAs); formation of car park including bus / coach drop-off area; erection of sports amenity lighting; hard and soft landscaping and ancillary works including ancillary structures and fencing/gates (additional information and additional/amended plans submitted)

**Location:** Land Between Railway And, Egley Road, Woking, Surrey,

**Conditions** (See next page.)



## Conditions

01. The development hereby permitted shall be commenced not later than three years from the date of this permission.

Reason: To accord with the provisions of Section 91 (1) of The Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

02. The development hereby permitted shall be carried out in accordance the following approved plans and documents:

### Plans

- Location plan - PL002 Rev C (rec 18.06.15)
  - Proposed site plan - PL003 Rev B (rec 18.06.15)
  - Existing plans & elevations - PL004 Rev C (rec 18.06.15)
  - Proposed barn - PL012 Rev A (rec 18.06.15)
  - Proposed container plans & elevations - PL013 Rev A (rec 18.06.15)
  - Proposed elevations - PL009 Rev C (rec 18.06.15)
  - Proposed sections - PL010 Rev C (rec 18.06.15)
  - Proposed ground floor plan - PL005 Rev C (18.06.15)
  - Proposed first floor plan - PL006 Rev C (rec 18.06.15)
  - Proposed second floor plan - PL007 Rev C (rec 18.06.15)
  - Proposed roof plan - PL008 Rev C (rec 18.06.15)
  - Street scene & materials - PL011 Rev B (18.06.15)
  - Proposed drainage strategy plan (sheet 1 of 2) - 112 Rev F (rec 18.06.15)
  - Proposed drainage strategy plan (sheet 2 of 2) - 113 Rev D (rec 18.06.15)
  - External works layout (sheet 1 of 2) - 115 Rev C (rec 18.06.15)
  - External works layout (sheet 2 of 2) - 116 Rev B (rec 18.06.15)
  - Drainage details (sheet 1 of 2) - 117 (rec 18.06.15)
  - Drainage details (sheet 2 of 2) - 118 (rec 18.06.15)
  - Section 278 works outline design for signalised junction & toucan crossing - 120 Rev J (rec 18.06.15)
  - Section 278 works swept paths through signalised junction - 121 Rev B (rec 18.06.15)
  - Infrastructure works summary plan - 122 rev B (rec 18.06.15)
  - Proposed section 38 extents - 125 Rev C (rec 18.06.15)
  - On site vehicle tracking - 126 (rec 18.06.15)
  - Drainage catchment summary plan - 127 (rec 18.06.15)
  - Overland flood exceedance flow routes - 129 (rec 18.06.15)
  - Proposed construction phase drainage layout - 130 (rec 18.06.15)
  - Tree planting details - HVS-TF-00-00-DR-L-64001 Rev 3 (rec 18.06.15)
  - Ancillary structures: refuse store - HVS-TF-00-00-DR-L-64001 Rev 1 (rec 18.06.15)
  - Ancillary structures: sprinkler tank, pump house & tractor stores - HVS-TF-00-00-DR-L-64003 Rev 1 (rec 18.06.15)
  - Ancillary structures: substation and gas meter kiosks - HVS-TF-00-00-DR-L-64004 (rec 18.06.15)
- Site sections - HVS-TF-00-00-DR-L-61001 Rev 1 (rec 26.08.15)
- Proposed site layout - south - 1 of 3 - HVS-TF-00-00-DR-L-60001 Rev 11 (rec 15.10.15)
  - Proposed site layout - north - 2 of 3 - HVS-TF-00-00-DR-L-60002 Rev 10 (rec 15.10.15)
  - Proposed site layout - barn - 3 of 3 - HVS-TF-00-00-DR-L-60004 Rev 9 (rec 26.08.15)
  - Planting plan - site wide structural planting - HVS-TF-00-00-DR-L-60005 Rev 6 (rec 15.10.15)
  - Planting plan - car parking planting - HVS-TF-00-00-DR-L-60006 Rev 5 (rec 26.08.15)
  - External lighting layout - 15-1-2202-80-00-02 P7 (rec 26.08.15)





Site drainage sheet 1 of 4 - E511-GSP-Z6-XX-GA-C-31000 Rev T1 (rec 26.08.15)  
Site drainage sheet 2 of 4 - E511-GSP-Z6-XX-GA-C-31001 Rev T1 (rec 26.08.15)  
Site drainage sheet 3 of 4 - E511-GSP-Z6-XX-GA-C-31002 Rev T1 (rec 26.08.15)  
Site drainage sheet 4 of 4 - E511-GSP-Z6-XX-GA-C-31003 Rev T1 (rec 26.08.15)  
External works sheet 1 of 4 - E511-GSP-Z6-XX-GA-C-31006 Rev T1 (rec 26.08.15)  
External works sheet 2 of 4 - E511-GSP-Z6-XX-GA-C-31007 Rev T1 (rec 26.08.15)  
External works sheet 3 of 4 - E511-GSP-Z6-XX-GA-C-31008 Rev T1 (rec 26.08.15)  
External works sheet 4 of 4 - E511-GSP-Z6-XX-GA-C-31009 Rev T1 (rec 26.08.15)  
External works details - E511-GSP-Z6-XX-DT-C-31001 (rec 26.08.15)  
Drainage details sheet 1 of 4 - E511-GSP-Z6-XX-DT-C-31015 (rec 26.08.15)  
Drainage details sheet 2 of 4 - E511-GSP-Z6-XX-DT-C-31016 (rec 26.08.15)  
Drainage details sheet 3 of 4 - E511-GSP-Z6-XX-DT-C-31017 (rec 26.08.15)  
Drainage details sheet 4 of 4 - E511-GSP-Z6-XX-DT-C-31018 (rec 26.08.15)  
Vehicle tracking to northern entrance final arrangement - E511-GSP-Z6-XX-DT-C-31021 (rec 26.08.15)  
Infrastructure works summary plan - E511-GSP-Z6-XX-GA-C-31022 (rec 26.08.15)  
Site sections - E511-GSP-Z6-XX-SE-C-32001 (rec 26.08.15)  
Site Areas - HVS-TF-00-00-DR-L-60010 (rec 15.10.15)

#### Documents

Environmental Statement with appendices  
Non-Technical Summary of Environmental Statement  
Transport Assessment  
Planning Statement  
Design and Access Statement  
Green Belt Assessment  
Flood Risk Assessment  
Draft Site Waste Management Plan  
Draft Project Environmental Plan  
Statement of Community Involvement  
Draft Construction Management Plan  
Waste Refuse Strategy  
Energy Statement  
Waste Management Strategy  
Low and Zero Carbon Feasibility Study  
School Accommodation Schedule  
SUDs Validation Checklist  
Leisure Accommodation Schedule  
BREEAM Pre-Assessment School  
BREEAM Pre-Assessment Leisure  
Climate Neutral Development checklist  
Site Waste Management Plan - Data Collection

Amended information and documents received August 2015:

Environmental Statement Addendum with appendices  
Updated Non-Technical Summary  
Planning Clarifications  
Design and Access Statement Addendum  
Transport Assessment Addendum

Reason: For the avoidance of doubt and to ensure that the development is completed in accordance with the approved plans.





03. The development hereby permitted shall be carried out only in accordance with the proposed finished floor levels and ground levels as shown on the approved plans unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of visual amenity of the site in accordance with Policies CS6 and CS21 of the Woking Core Strategy 2012 and policies in the NPPF.

04. ++The development hereby permitted shall not commence until samples and details of the materials to be used in the external elevations of the building, the hard surfaced areas including the artificial pitches, the proposed fencing, the colour of the proposed floodlighting columns and the external elevations of the proposed replacement barn have been 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: In the interests of visual amenity of the site in accordance with Policies CS6 and CS21 of the Woking Core Strategy 2012 and policies in the NPPF.

05. ++No development shall take place, including any works of demolition until a Construction Management Plan (CMP)/Project Environmental Plan (PEP) has been submitted to and approved in writing by the Local Planning Authority. The CMP/PEP shall include as a minimum the following matters:

Environmental Management:

- i. Measures to control the emission of dust/dirt during construction;
- ii. Measures to control noise during construction;
- iii. Measures to control vibration during construction;
- iv. Measures to prevent ground and water pollution from contaminants on site/and a scheme to treat and remove suspended solids from surface water run-off during construction;
- v. Soil management measures;
- vi. Identification of areas/containers for the storage of fuels, oils and chemicals;
- vii. Details of any permanent or temporary lighting to be used for demolition/construction purposes including measures for monitoring of such lighting (in accordance with Environmental Statement Addendum Chapter A15 External Lighting (in particular paragraphs A15.18-A15.20));
- viii. Details of measures to mitigate the impact of demolition and construction activities on ecology on the site;
- ix. Site fencing/hoarding and security measures;
- x. The prohibition of burning of materials and refuse on site;
- xi. Management of materials and waste;

Reason: To protect the environmental interests and the amenity of the area and to comply with Policies CS6, CS7, CS9 and CS21 of the Woking Core Strategy 2012 and the policies in the NPPF.

06. ++No development shall commence until a Construction Transport Management Plan, to include details of:
- (a) parking for vehicles of site personnel, operatives and visitors within the site;
  - (b) loading and unloading of plant and materials within the site;
  - (c) storage of plant and materials within the site;
  - (d) traffic management proposals;
  - (e) HGV deliveries and hours of operation;
  - (f) the routing of construction traffic (including directional signage);
  - (g) measures to prevent the deposit of materials on the highway;
  - (h) the provision of on-site turning for construction vehicles;



(i) details of the use of the northern access to the application site for the purposes of construction traffic including full details of the alteration/widening of the northern access into the site for construction purposes and also the required re-instatement works to down-size the access prior to first occupation of the development and a timetable for the widening and re-instatement works; 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.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highways users and to comply with Policy CS18 of the Woking Core Strategy 2012 and the policies in the NPPF.

07. Construction work of any sort within the area covered by the application site shall only take place between 0700 -1900 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 protect the environment and amenities of the occupants of neighbouring properties in accordance with Policy CS21 of the Woking Core Strategy 2012 and to comply with policies in the NPPF.

08. The development hereby approved shall not be first occupied unless and until the proposed signalled highway access onto the A320 Egley Road and associated footway works as illustrated on application drawing number 120 revision J (Section 278 works outline design for signalised junction & toucan crossing) by Gyoury Self Consulting Engineers received on 18.06.15 and to include microprocessor optimised vehicle actuation (MOVA) has been constructed and commissioned for use by vehicles.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highways users and to comply with Policy CS18 of the Woking Core Strategy 2012 and the policies in the NPPF.

09. Following the re-instatement (downsizing) of the northern access into the site in accordance with the details and timescales approved by the Local Planning Authority under Condition 6 (i), this access shall only be used for vehicular access associated with the maintenance of the grounds, athletics track and outdoor sports pitches, for access by emergency services' vehicles and for access by vehicles ancillary to and in connection with the agricultural use of the field to the north of the application site and for no other purpose, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highways users and to comply with Policy CS18 of the Woking Core Strategy 2012 and the policies in the NPPF.

10. ++The development hereby approved shall not be first occupied unless and until the following proposed highway works have been constructed and are available for use in accordance with details which shall have first been submitted to and approved in writing by the Local Planning Authority:

o The creation of a new footway to the south of new junction into the site to connect to the existing footway as shown on approved drawings HVS-TF-00-00-DR-L-60001 Rev 11, HVS-TF-00-00-DR-L-60004 Rev 9 and 122 Rev B; and

o The creation of a cycle route along the A320 and Wych Hill Lane, from the Mayford roundabout to Turnoak Avenue, as described below:

o From Mayford roundabout to Almond Avenue, the conversion of the A320 Egley Road east side footway to a shared off-road footway/cycleway.



- o From Almond Avenue to Lilac Avenue, the conversion of the A320 Egley Road east side footway to a shared off-road footway/cycleway including widening of the narrow sections of that footway by minor road realignment of the A320 and/or widening the footway into the adjoining roadside bank.
- o From Lilac Avenue to Slapleys (Lane), a signed on road cycle route along the A320 east-side service road.
- o From Slapleys (Lane) to Turnoak Lane, the conversion of the A320 Egley Road east side footway to a shared off-road footway/cycleway including relocating street lights.
- o In Turnoak Lane, a signed on road cycle route along this A320 east-side service road, including localised carriageway surface repairs.
- o From Turnoak Lane to Turnoak Avenue, the conversion of the Wych Hill Lane south side footway to a shared off-road footway/cycleway including relocating street lights, connecting with the existing shared off-road cycleway extending east from this point.

Reason: To promote sustainable modes of transport in accordance with Policy CS18 of the Woking Core Strategy 2012 and policies in the NPPF.

11. The development hereby approved shall not be first occupied unless and until space has been laid out on site for vehicles to park, turn around and load/unload, in accordance with the approved plans. Thereafter the vehicle parking, turning and loading/unloading facilities shall be retained and maintained for their designated purposes.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highways users and to comply with Policy CS18 of the Woking Core Strategy 2012 and the policies in the NPPF.

12. ++The development hereby approved shall not be first occupied unless and until space has been laid out on site for cyclists to park in accordance with details (of the cycle stands (including shelters)) which shall have first been submitted to and approved in writing by the Local Planning Authority. Thereafter the cycle parking facilities shall be retained and maintained for their designated purpose.

Reason: To promote sustainable modes of transport in accordance with Policy CS18 of the Woking Core Strategy 2012 and policies in the NPPF.

13. The education development hereby approved shall not be first occupied unless and until a Full Travel Plan has been produced from the application travel plan titled Travel Plan Framework - Hoe Valley School, Egley Road, Woking, final issue dated 15th June 2015 by Gyoury Self Partnership and submitted for the written approval of the Local Planning Authority. Thereafter the approved Full Travel Plan shall be implemented on first occupation of the education facility hereby approved and thereafter the approved Full Travel Plan shall be maintained and developed to promote and encourage the use of modes of transport other than the private vehicle.

Reason: To promote sustainable modes of transport in accordance with Policy CS18 of the Woking Core Strategy 2012 and policies in the NPPF.

14. The leisure development hereby approved shall not be first occupied unless and until a Full Travel Plan has been produced from the application travel plan Travel Plan - Hoe Valley Leisure Centre, Egley Road, Woking, 2nd issue, dated 18th May 2015, by Gyoury Self Partnership and submitted for the written approval of the Local Planning Authority. Thereafter the approved Full Travel Plan shall be implemented on first occupation of the leisure development hereby approved and thereafter the approved Full Travel Plan shall be maintained and developed to promote and encourage the use of modes of transport other than the private vehicle.





Reason: To promote sustainable modes of transport in accordance with Policy CS18 of the Woking Core Strategy 2012 and policies in the NPPF.

15. ++The education development hereby approved shall not be first occupied unless and until details of the vehicle type(s), vehicle numbers to be operated both initially and increasing to respond to yearly increases in student attending the school, operating routes, boarding and disembarkation points, operating timetable, initial and ongoing funding of the proposed coach/bus transport for students to travel to and from the education development within the site has been submitted to and approved in writing by the Local Planning Authority. Thereafter the coach/bus transport for students shall be provided in accordance with the approved details and thereafter retained and maintained in accordance with the approved details unless otherwise first approved in writing by the Local Planning Authority.

Reason: To promote sustainable modes of transport in accordance with Policy CS18 of the Woking Core Strategy 2012 and policies in the NPPF.

16. No infiltration of surface water drainage into the ground in the south east corner of the site in the vicinity of borehole WS1 and core hole C1 as shown within Contamination source plan - preliminary assessment dated April 2015 reference 3/rev1, is permitted other than with the prior express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason: There is contamination in the soils to the south east of the site in the vicinity of the former nursery. The risk to groundwater will be increased if there is infiltration through these contaminated soils. Paragraph 109 of the NPPF states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution. This condition is also in accordance with Policy CS9 of the Woking Core Strategy 2012.

17. The proposed development shall be constructed strictly in accordance with the approved drawings, method statement and Flood Risk Assessment (dated June 2015), all submitted with the application, and shall remain in perpetuity for the life time of the development unless otherwise first approved in writing by the Local Planning Authority. During construction each Sustainable Drainage feature shall be inspected by the Local Authority to ensure they have been constructed in accordance with the submitted and approved details. No alteration to the approved drainage scheme shall occur without the prior written approval from the Local Authority.

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 and policies in the NPPF.

18. ++The development hereby permitted shall not commence until a scheme to deal with contamination of the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:-

- (a) a contaminated land desk study and suggested site assessment methodology;
- (b) a site investigation report based upon (a);
- (c) a remediation action plan based upon (a) and (b);
- (d) a "discovery strategy" dealing with unforeseen contamination discovered during construction; and
- (e) a "validation strategy" identifying measures to validate the works undertaken as a result of (c) and (d)
- (f) a verification report appended with substantiating evidence demonstrating the agreed remediation has been carried out



Unless otherwise first approved in writing by the Local Planning Authority the development shall be carried out and completed wholly in accordance with such details and timescales as may be agreed.

Reason: To ensure that a satisfactory strategy is put in place for addressing contaminated land before development commences and to make the land suitable for the development without resulting in risk to construction workers, future users of the land, occupiers of nearby land and the environment generally in accordance with Policies CS9 and CS21 of the Woking Core Strategy 2012 and policies in the NPPF.

19. No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority.

Reason: To allow the site to be investigated for archaeological purposes and to comply with Policy CS20 of the Woking Core Strategy 2012 and policies in the NPPF.

20. The development hereby permitted shall only take place in accordance with the details specified in Chapter 11 of the submitted Environmental Statement and its respective appendices and the information contained in Chapter A11 of the submitted Environmental Statement Addendum and its respective appendices, except that tree-T66 is to be retained. The development shall be undertaken in full in accordance with the mitigation details, biodiversity enhancements and timescales specified, unless otherwise agreed in writing by the Local Planning Authority prior to the commencement of any development including any demolition works.

Reason: In accordance with the terms of the application and to ensure the provision of suitable ecological mitigation as specified in the application and to comply with Policy CS7 of the Woking Core Strategy 2012, Circular 06/05 Biodiversity and Geological Conservation and the policies in the NPPF.

21. The development hereby permitted shall be undertaken fully in accordance with the details specified in the Reptile Mitigation Method Statement dated August 2015 and received by the Local Planning Authority by email on 20.08.15 (sent on 19.08.15). By 30th October in Year 1, Year 3 and Year 5 following the initial reptile translocation, a report of the monitoring outcomes of the post-translocation monitoring along with any subsequent recommendations and a timetable for such recommendations shall be submitted to the Local Planning Authority. Any recommendations shall be implemented in accordance with the information set out in the reports.

Reason: In accordance with the terms of the application and to ensure the provision of suitable ecological mitigation as specified in the application and to comply with Policy CS7 of the Woking Core Strategy 2012, Circular 06/05 Biodiversity and Geological Conservation and the policies in the NPPF.

22. ++Prior to the removal of trees identified as T17 and T48 within the application site, climbing surveys of these trees shall be undertaken between December and February to determine the presence or likely absence of hibernating bats. The survey results along with any mitigation required (with timetables for implementation of mitigation) shall be submitted to and approved in writing by the Local Planning Authority prior to the removal of these trees. None of these trees shall be removed until the Local Planning Authority has approved the submitted details. The removal of these trees shall thereafter occur in accordance with the approved details and any mitigation required shall also be implemented in accordance with the approved details and timescales specified therein.

Reason: In accordance with the terms of the application and to ensure the provision of suitable ecological mitigation as specified in the application and to comply with Policy CS7 of the Woking Core Strategy 2012, Circular 06/05 Biodiversity and Geological Conservation and the policies in the NPPF.





23. ++Prior to the commencement of any development an Ecological Mitigation and Management Plan in accordance with the details contained in Chapter 11 of the submitted Environmental Statement and Chapter A11 of the submitted Environmental Statement Addendum (except for the removal of tree T66 which is to be retained), shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details.

Reason: In accordance with the terms of the application and to ensure the provision of suitable ecological mitigation as specified in the application and to comply with Policy CS7 of the Woking Core Strategy 2012, Circular 06/05 Biodiversity and Geological Conservation and the policies in the NPPF.

24. Prior to the clearance of any areas of trees/woodland within the application site the ground layer of the area to be cleared should be checked by a suitably experienced ecologist for signs of stag beetle and stag beetle larvae. Any dead and rotting branches lying on the ground that may provides potential habitat for stag beetles should be carefully removed to adjacent areas of woodland which are to be retained.

Reason: In accordance with the terms of the application and to ensure the provision of suitable ecological mitigation as specified in the application and to comply with Policy CS7 of the Woking Core Strategy 2012, Circular 06/05 Biodiversity and Geological Conservation and the policies in the NPPF.

25. ++ Prior to the commencement of any works to construct the building hereby approved (including foundations) or the artificial surfacing to the athletics track and artificial pitches details of the measures for the enhancement of biodiversity on the site, in accordance with the guidance contained in the Surrey Wildlife Trust response dated 11th August 2015, and a timetable for their provision on the site shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancements shall be carried out in accordance with the approved details and timetable and shall thereafter be retained on the site.

Reason: In order to enhance the biodiversity on the site and to comply with Policy CS7 of the Woking Core Strategy 2012, Circular 06/05 Biodiversity and Geological Conservation and the policies in the NPPF.

26. Any scrub, hedgerow and tree clearance must be undertaken outside the bird breeding season (March to August inclusive) unless the applicant has first carried out a survey of such vegetation which shows that there are no nesting species within relevant parts of the application site and any such survey results have been submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent birds being injured or killed during site clearance works and to comply Policy CS7 of the Woking Core Strategy 2012, Circular 06/05 Biodiversity and Geological Conservation and the policies in the NPPF.

27. ++Prior to the commencement of development full details of the proposed external lighting in accordance with the principles set out in Environmental Statement Addendum dated August 2015 Chapter A11 Ecology (in particular paragraphs A11.188-A11.195) and Chapter A15 External Lighting (in particular paragraphs A15.21-A15.24) (including the arrangement of lighting controls for each part of the site so that they can be switched on and off separately) and to accord with the ILP Guidance note for an E2 Environmental Zone shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and thereafter retained and maintained fully in accordance with the approved details.

Reason: In accordance with the terms of the application, to ensure the provision of suitable ecological mitigation as specified in the application, to safeguard the residential amenities of nearby residential occupiers and to comply with Policies CS7 and CS21 of the Woking Core Strategy 2012, Circular 06/05 Biodiversity and Geological Conservation and the policies in the NPPF.



28. Tree protective measures shall be carried out in strict accordance with the arboricultural information submitted as part of the Environmental Statement Addendum dated August 2015 with the application including the convening of a pre-commencement meeting and arboricultural supervision as indicated. Notwithstanding the details submitted tree-T66 (as identified in the application) is to be retained and shall be protected in accordance with a tree protection plan/details which shall have been first submitted to and approved in writing by the Local Planning Authority. No works or demolition shall take place until the tree protective measures have been implemented. Any deviation from the works prescribed or methods agreed in the report will require prior written approval from the Local Planning Authority. The works shall be carried out as approved and the protection shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition nor shall any fires be started, no tipping, refuelling, disposal of solvents or cement mixing carried out and ground levels within those areas shall not be altered, nor shall any excavation or vehicular access be made, without the prior written consent of the Local Planning Authority.

Reason: To ensure the retention and protection of trees to be retained on the site in the interests of the visual amenities of the locality and the appearance of the development and ecology and to comply with Policies CS6, CS7 and CS21 of the Woking Core Strategy 2012 and policies in the NPPF.

29. Any works within the root protection areas of any retained trees shall be undertaken under full arboricultural supervision. The construction of any hard surface within root protection areas shall be undertaken using no-dig techniques, the full details of which shall have first been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall only take place in accordance with the approved details.

Reason: To ensure the retention and protection of trees to be retained on the site in the interests of the visual amenities of the locality and the appearance of the development and ecology and to comply with Policies CS6, CS7 and CS21 of the Woking Core Strategy 2012 and policies in the NPPF.

30. Prior to the commencement of any works other than the demolition of the existing building on the site, full details of service runs (Gas and Electricity) and any drainage pipe within the root protection area of any tree shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out strictly in accordance with the approved details.

Reasons: To ensure the retention and protection of trees to be retained on the site in the interests of the visual amenities of the locality and the appearance of the development and ecology and to comply with Policies CS6, CS7 and CS21 of the Woking Core Strategy 2012 and policies in the NPPF.

31. Prior to the installation of the green roof to the building hereby approved full details, including planting details, of the green roof shall be submitted to and approved in writing by the Local Planning Authority. The green roof shall then be installed in accordance with the approved details prior to the first occupation of the building or any other timetable to be approved by the Local Planning Authority. Thereafter the green roof shall be retained and maintained in accordance with the approved details. Any plant/shrub which die, becomes 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 and policies in the NPPF.



32. The landscaping (including tree, hedge and shrub planting and lawn areas) of the site shall be undertaken in accordance with the approved plans. All landscaping shall be carried out in accordance with the approved plans in the first planting season (November-March) following the occupation of the buildings or the completion of the development 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 and policies in the NPPF.

33. ++Notwithstanding the details shown on the approved plans additional tree planting shall be provided to the south-eastern corner of the athletics track hereby approved in accordance with details (including location, species, number and size at planting) which shall have first been submitted to and approved in writing by the Local Planning Authority. The tree planting shall take place in the first planting season (November-March) following the occupation of the buildings or the completion of the development 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 and policies in the NPPF.

34. ++The development hereby permitted shall not be occupied until a Landscape and Ecological Management Plan, including long term design objectives, management responsibilities and maintenance schedules for all tree areas, landscaped areas and grass pitches has been submitted to and approved in writing by the Local Planning Authority. The proposals shall be carried out and maintained in accordance with the approved scheme unless otherwise agreed in writing by the Local Planning Authority.

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

35. The fencing on the site shall be installed in accordance with the details shown on the approved plans prior to the first use of the development hereby approved. The fencing shall thereafter be retained and maintained in accordance with the approved plans unless otherwise first agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and to comply with Policies CS6 and CS21 of the Woking Core Strategy 2012 and policies in the NPPF.

36. ++ Prior to the commencement of any works to construct the building hereby approved (including foundations) details of the measures to be undertaken to acoustically insulate and ventilate the building for the containment of internally generated noise shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and retained only in accordance with the approved details.

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



37. ++ No fixed plant and equipment associated with air moving equipment, compressors, generators or plant or similar equipment shall be installed until details, including acoustic specifications have been submitted to and approved in writing by the Local Planning Authority. The plant and/or equipment shall be installed and thereafter retained in accordance with the approved details.

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

38. The public address/tannoy system hereby permitted for use in connection with the athletics track shall only be used between the following times:
- o between 9am and 8pm on any Saturdays and Sundays when an athletics event (an athletics event is an event/competition other than a training session) is being held at the track;
  - o between 6pm and 9pm on any weekday (Monday to Friday) evening when an athletics event (an athletics event is an event/competition other than a training session) is being held at the track; and
  - o between 9am and 6pm Monday to Friday by the school in connection with school athletics events.
- The public address/tannoy system hereby permitted shall not be used at any other time or day(s) unless otherwise first approved in writing by the Local Planning Authority.

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

39. The public address/tannoy system hereby permitted shall only be used for announcements of athletes, races, field events, event results and in the case of emergencies unless otherwise first agreed in writing by the Local Planning Authority. It shall not be used for any other purpose including the playing of music.

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

40. The public address/tannoy system hereby permitted shall be sound limited, at all times, to the limits specified in paragraph A13.157 of the Environmental Statement Addendum dated August 2015 submitted with the application, those being that noise from any public address/tannoy system shall be limited to 49dBA at the nearest residential receptor R4 and 46dBA at residential receptor R3 (the residential receptors are identified in the Environmental Statement Addendum dated August 2015). No other public address system including loud hailers shall be used on the site in connection with the development hereby permitted.

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

41. No other starting system/pistol shall be used on the site except for an electronic start system which shall only be used to start races at the athletics track which shall at all times be noise limited to and operated in accordance with the noise levels and details specified in paragraph A13.158 of the submitted Environmental Statement Addendum dated August 2015.

Reason: To safeguard the residential amenities of any nearby occupiers and to comply with Policy CS21 of the Woking Core Strategy and policies in the NPPF.

42. Any school bell to be installed at the site shall be sound limited, at all times, to the limits specified in paragraph A13.157 of the Environmental Statement Addendum dated August 2015 submitted with the application.



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

43. ++ Prior to the commencement of any works to construct the building hereby approved (including foundations), 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 the development (or commencement of the use hereby approved). The outlet from the ventilation/extraction flue must finish at least one metre from openings such as doors and windows and be at least one metre above eaves level, to ensure the dispersal of fumes and odours away from neighbouring properties. The flue ductwork must be supported using mountings fixed to the external structure of the building in such a way that any vibration or noise associated with mechanical ventilation/extraction is reduced to a level which does not cause a nuisance to neighbours. 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 neighbouring properties and prevent nuisance arising from noise, fumes, smell, smoke, ash, grit or other emissions in accordance with Policy CS21 of the Woking Core Strategy 2012 and policies in the NPPF.

44. The development hereby permitted shall not be occupied until the proposed refuse and recycling bin storage areas have been provided on the site in accordance with the approved plans and have been made available for use. The refuse and recycling bin storage areas shall thereafter be retained for use at all times.

Reason: In the interests of amenity and to ensure the provision of satisfactory facilities for the storage and recycling of refuse in accordance with Policy CS21 of the Woking Core Strategy 2012 and policies in the NPPF.

45. The development hereby permitted shall be implemented in accordance with the approved plans and the approved Energy Statement. The combined heat and power (CHP) and photovoltaic arrays shall be installed in accordance with the application details prior to the first occupation of the development and shall thereafter be retained and maintained operational unless otherwise first approved 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 CS6, CS21 and CS22 of the Woking Borough Core Strategy 2012 and policies in the NPPF.

46. The development hereby approved shall achieve a minimum post-construction BREEAM rating of at least 'Very Good' (or such equivalent national measure of sustainable building which replaces that scheme). Within 3 months of the completion of the development a final Certificate confirming that the development has achieved a BREEAM rating of at least 'Very Good' (or such equivalent national measure of sustainable building which replaces that scheme) has been submitted to 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 CS6, CS21 and CS22 of the Woking Borough Core Strategy 2012 and policies in the NPPF.

47. Prior to the first occupation of the development hereby approved, the proposed air source heat pumps shall have been installed in accordance with full specification details including noise details which shall have first been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and shall thereafter be retained and maintained operational unless otherwise first approved 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 CS6, CS21 and CS22 of the Woking Borough Core Strategy 2012 and policies in the NPPF.

48. Prior to the first use of the development hereby permitted the infrastructure for the provision of 5no. active and 11no. passive electric charging parking spaces shall have been provided in accordance with the application details and the infrastructure for the 5no. active electric vehicle charging parking bays shall be made available for use by users of the proposed development. The development shall thereafter be retained in accordance with the approved details.

Reason: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources and to comply with Policies CS6, CS21 and CS22 of the Woking Borough Core Strategy 2012 and policies in the NPPF.

49. Notwithstanding the provisions of Article 3, Schedule 2, Part 7, Classes M and N of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or an order revoking and re-enacting that Order with or without modification) no new building or any alteration or extension to any building or the provision or replacement of any hard surfacing shall take place anywhere on the site without the prior written approval of the Local Planning Authority.

Reason: In the interests of the Green Belt, the character and appearance of the site, ecology, trees and surface water drainage and to comply with Policies CS6, CS7, CS9 and CS21 of the Woking Core Strategy and policies in the NPPF.

50. Notwithstanding the provisions of Article 3, Schedule 2, Part 2, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or an order revoking and re-enacting that Order with or without modification), no gate, fence wall, or other means of enclosure shall be erected constructed anywhere on the site without the prior written approval of the Local Planning Authority.

Reason: In the interests of the Green Belt, the character and appearance of the site and trees and to comply with Policies CS6, CS7, CS9 and CS21 of the Woking Core Strategy and policies in the NPPF.

51. No mezzanine floor or any other structure shall be inserted within the indoor sports hall identified on the approved plans without the prior written permission of the Local Planning Authority.

Reason: To ensure that this facility remains available for the provision of indoor sports to support the secondary school on the site, given the justification for the provision of a new secondary school on this site.

52. The playing field, athletics track and artificial pitches shall be used for outdoor sport and for no other purpose whatsoever.

Reason: To protect the grass and artificial pitches from loss and/or damage, to maintain the quality of and secure the safe use of sports pitches, to protect the character and appearance of the site, to safeguard the amenities of nearby neighbouring occupiers and to comply with Policies CS6, CS17 and CS21 of the Woking Core Strategy and the policies in the NPPF.

53. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking, re-enacting or modifying that Order), no development falling within Part 3, Class T and Part 4, Class B and D shall take place anywhere within the site.



Reason: To protect the character and appearance of the site, to safeguard the residential amenities of nearby neighbouring occupiers and to comply with Policy CS6 and CS21 of the Woking Core Strategy and policies in the NPPF.

54. The café area (12sqm) and the seating area (86sqm) as shown on approved drawing PL005 Revision C shall not be enlarged in any way without the prior written permission of the Local Planning Authority.

Reason: To ensure that this facility remains ancillary to the development hereby approved, in order that the development should not prejudice highway safety nor cause inconvenience to other highways users and to comply with Policies CS6, CS21 and CS18 of the Woking Core Strategy 2012 and the policies in the NPPF.

55. None of the indoor leisure facilities hereby approved shall be open to customers after 10pm and before 7am.

Reason: In the interests of the character and appearance of the site, to safeguard the amenities of nearby occupiers and to comply with Policies CS6 and CS21 of the Woking Core Strategy and the policies in the NPPF.

56. The athletics track hereby permitted shall only be used for the holding of an athletics event (an athletics event is an event/competition other than a training session) during the following times:
- o up to a maximum of 20 weekends (Saturday or Sunday) in any one calendar year; and
  - o up to a maximum of 25 days of those 20 weekends in any one calendar year; and
  - o for not more than 1 evening per week (Monday-Friday).

Outside of these days/times the athletics track shall not be used for the holding of any athletics event (an athletics event is an event/competition other than a training session) except for any school athletics event/competition held during the school day/school term.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highways users, to safeguard the amenities of nearby residential occupiers and to comply with Policies CS18 and CS21 of the Woking Core Strategy 2012 and the policies in the NPPF.

57. The athletics track and outdoor artificial pitches shall not be used for the provision of outdoor sports between 10pm and 8am.

Reason: In the interests of the character and appearance of the site, to safeguard the amenities of nearby occupiers and to comply with Policies CS6 and CS21 of the Woking Core Strategy and the policies in the NPPF.

58. The external lighting to the athletics track and outdoor artificial pitches shall be switched off and shall not be used between the hours of 10pm and 8am. The external lighting to the footpaths and car park shall be switched off and shall not be used between the hours of 10.30pm and 6.45am.

Reason: In the interests of the character and appearance of the site, to safeguard the amenities of nearby occupiers and in the interests of the ecology on the site and to comply with Policies CS6, CS7 and CS21 of the Woking Core Strategy and the policies in the NPPF.

59. The replacement barn hereby approved shall only be used for the purposes of storage in connection with and ancillary to the agricultural use of the land outside of the school/leisure boundary hereby approved as shown on drawing number HVS-TF-00-00-DR-L-60010 and for no other purpose whatsoever.

Reason: To protect the character and appearance of the site, the amenities of nearby neighbouring occupiers and to comply with Policy CS6 and CS21 of the Woking Core Strategy and policies in the NPPF.



60. The 3no. storage containers shown on the approved plans shall only be used for storage of items to be stored in the replacement barn in connection with and ancillary to the agricultural use of the land outside of the school/leisure boundary (and the adjacent agricultural land) and the 3no. storage containers shall be permanently removed from the application site on or before 31st December 2017 or the substantial completion of the replacement barn hereby approved whichever is the sooner.

Reason: The storage containers are not considered suitable as a permanent form of development and to safeguard the visual amenities of the area in accordance with Policies CS6 and CS21 of the Woking Core Strategy 2012 and policies in the NPPF.

61. There shall be no outside storage of any items (goods, materials, plant or equipment) within the land edged orange as shown on approved plan HVS-TF-00-00-DR-L-60010.

Reason: To protect the character and appearance of the site, the amenities of nearby residential occupiers and to comply with Policy CS6 and CS21 of the Woking Core Strategy and policies in the NPPF.

62. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking, re-enacting or modifying that Order), no development falling within Part 3, Class Q, Part 4, Class E and Part 6 Classes A and B shall take place anywhere within the site of the replacement agricultural barn hereby approved and as shown within the orange area of land shown on approved drawing number HVS-TF-00-00-DR-L-60010.

Reason: To protect the character and appearance of the site, to safeguard the residential amenities of nearby neighbouring occupiers and to comply with Policy CS6 and CS21 of the Woking Core Strategy and policies in the NPPF.

63. ++Prior to the commencement of development full details of the proposed screen (including its appearance and colour, length, height and position) adjacent to the eastern side of the MUGAs shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details and the opaque screen shall be installed prior to the first use of the external lighting hereby approved. The opaque screen shall thereafter be maintained and retained in accordance with the approved details for the lifetime of the development.

Reason: In accordance with the terms of the application and to ensure the provision of suitable ecological mitigation as specified in the application and to comply with Policy CS7 of the Woking Core Strategy 2012, Circular 06/05 Biodiversity and Geological Conservation and the policies in the NPPF.

64. ++Prior to the commencement of development full details (including species, planting sizes, spaces and numbers of trees/shrubs and plants to be planted) of the additional planting (including tree planting) to the eastern side of the screen shall be submitted to and approved in writing by the Local Planning Authority. All planting shall be carried out in accordance with the approved details in the first planting season (November to March) following the installation of the screen. 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.



65. ++ Prior to the commencement of any works to construct the building hereby approved (including foundations) full details of the sports hall court marking and storage provision within the leisure facilities building shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and thereafter retained in accordance with the approved details.

Reason: To maximise the use of the sports hall for indoor sports in accordance with the policies in the NPPF.

### Informatives

01. The applicant is advised that the school/leisure site including the outdoor sports pitches and athletics track are considered to be a single planning unit in sui generis use. Therefore planning permission will be required for any further development (including a material change of use) on the site.
02. The applicant is advised that all retained trees on the site are protected by Area Tree Preservation Order 154/1973. Any works to trees (other than the works specifically approved by this consent) will require the formal written consent of the Local Planning Authority.
03. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework 2012.
04. You are advised that Council officers may undertake inspections without prior warning to check compliance with approved plans and to establish that all planning conditions are being complied with in full. Inspections may be undertaken both during and after construction.
05. Soakaways should be as shallow as possible, not intercept the water table at any time and not be placed in contaminated ground. There should preferably be 1 metre unsaturated ground beneath the base of any infiltration devices.
06. Details of the highway requirements necessary for inclusion in any application seeking approval of conditions may be obtained from the Transportation Development Planning Division of Surrey County Council.
07. 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.
08. The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, or verge to form a vehicle crossover or to undertake any other highway works.
09. All works on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see <http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme>.
10. 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).





11. 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.
12. 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.
13. The developer is advised that 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.
14. The applicant is advised that the design and layout of the sports pitches should comply with the relevant industry Technical Design Guidance, including guidance published by Sport England, National Governing Bodies for Sport.
15. Thames Water informative - Surface water drainage - 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 recommend 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 0800 009 3921.
16. Thames Water informative - A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team on 0203 577 9483 or be emailing [wwriskmanagement@thameswater.co.uk](mailto:wwriskmanagement@thameswater.co.uk). Application forms should be completed online via [www.thameswater.co.uk/wastewaterquality](http://www.thameswater.co.uk/wastewaterquality).
17. The applicant is advised that an application will need to be made under the Control of Pollution Act to Woking Borough Council's Environmental Health Team for consent for the proposed additional working hours outside of the normal working hours of 08.00 to 18.00 Monday-Friday and 08.00 to 13.00 on Saturdays.
18. The applicant is advised that advertisement consent will be required for any signage on the building/site.
19. The applicant is advised to fully take account of the comments submitted by Network Rail in response to this planning application which provides advice, guidance and the need for approval for some detailed works. The applicant is advised the following "as the site is adjacent to Network Rail's operational railway infrastructure, Network Rail strongly recommends the developer contacts [AssetProtectionWessex@networkrail.co.uk](mailto:AssetProtectionWessex@networkrail.co.uk) prior to any woks commencing on site, and also to agree an Asset Protection Agreement with us to enable approval of detailed works. More information can also be obtained from our website at [www.networkrail.co.uk/asp/1538.aspx](http://www.networkrail.co.uk/asp/1538.aspx)"





20. The Surrey Police Crime Prevention Design Advisor has advised that the proposed development should be designed to achieve a Secured by Design award. The applicant is therefore advised to liaise with the police in this regard.
21. The applicant is advised that this planning decision must be read in conjunction with the obligations/matters the Council's Executive resolved to give effect to in the event that planning permission was granted for this development. The details of those obligations/matters are listed in the officer report to the Planning Committee for this application and the written update to the report.

Date Decision Notice Issued: 22 December 2015

Christopher Dale  
Development Manager

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



## 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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Turley Southampton  
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SO14 0TB

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)  
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