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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/2015/1260

Application Type: Full Planning Application

Proposal: Hybrid planning application (part outline, part full planning application): for the demolition of 576 residential units, existing non-residential buildings and sports facilities and redevelopment of the site to be implemented in phases with the associated engineering works to provide a mixed-use development comprising: up to 922 residential units (Class C3), 62 units (Class C2), up to 1,110sqm community/youth centre and up to 600sqm nursery/children's centre (Class D1), up to 5,478sqm Leisure Centre (Class D2), 1,650sqm retail (flexible use within Class A1 and/or A2 and/or A3 and/or A4 and/or A5), up to 416sqm health centre (Class D1), an artificial grass pitch (AGP), with spectator seating, erection of sports amenity lighting, improvements to Bishop David Brown School playing fields, a new substation, formation of car park including bus/coach drop-off area, hard and soft landscaping and open space with a multi-use games area (MUGAs) and a skate park, reconfigured and new vehicular and pedestrian accesses and works to the public highway and associated works; including full planning application for detailed first phase comprising: demolition of 5 residential units, 903sqm of ancillary buildings at Bishop David Brown School and existing athletics track and construction of 92 residential units (11no. 2-bed units, 39no. 3-bed units, 39no. 4-bed units and 3no. 5-bed units), 5,478sqm Leisure Centre (Class D2), an artificial grass pitch (AGP) with spectator seating, erection of sports amenity lighting, improvements to Bishop David Brown School playing



fields, a new substation, formation of car park including bus/coach drop off area, with hard and soft landscaping and open space, reconfigured and new vehicular and pedestrian access and works to the public highway. (AMENDED DESCRIPTION AND AMENDED/ADDITIONAL INFORMATION RECEIVED 07.12.15, 10.12.15, 25.02.16, 03.03.16, 04.03.16, 29.03.16 AND 06.05.16)

Location: Sheerwater Estate, Albert Drive, Sheerwater, Woking, Surrey

Conditions (See next page.)



Conditions

01. Application for the approval of the first reserved matters shall be made to the Local Planning Authority not later than three years from the date of this permission, and the application for approval of all remaining reserved matters shall be made within five years from the date of this permission.

Reason: To comply with the provisions of Section 92(2) 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 begun not later than two years from the date of approval of the first reserved matters application to be approved, and development of any subsequent phase shall be begun not later than two years from the date of approval of the reserved matters for that phase.

Reason: To comply with the provisions of Section 92(2) of The Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

03. The development hereby permitted for phases 1a, 1b and 1c (comprising the application for full planning permission) 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).

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

Outline Parameter Plans

Application Boundary -HTA-A_XX-XX-DR_0060 Rev C
Open Space - HTA-A_XX-XX-DR_0061 Rec F rec 06.05.16
Access and Movement - HTA-A_XX-XX-DR_0062 Rev G rec 06.05.16
Building Heights - HTA-A_XX-XX-DR_0063 Rev H rec 06.05.16
Proposed Site Levels - HTA-A_XX-XX-DR_0065 Rev J rec 06.05.16
Land Use - HTA-A_XX-XX-DR_0066 Rev G rec 06.05.16
Phasing - HTA-A_XX-XX-DR_0067 Rev F rec 06.05.16
Sub Phasing - HTA-A_XX-XX-DR_0068 Rev G rec 06.05.16
Detailed Phasing Plan - HTA-A_XX-XX-DR_0069 rec 20.06.16

Outline application plans

Tree Protection Plan - TPP03 (Figure 2) rec 06.05.16
Tree Retention/Removal Plan - HTA-L_XX-00-DR_9101 Rev 6 rec 06.05.16
Existing Drainage on Existing Plan - 11418_C500_001 Rev D1
Existing Culvert Catchment Areas on Existing Site Plan - 11418_C500_002 Rev D2
Existing Flood Zone 2 on Existing Site Plan - 11418_C500_003 Rev D3
Existing Drainage on Proposed Site Plan - 11419_C500_010 Rev D7 rec 25.02.16
Proposed Flood Zones on Proposed Site Plan - 11419_C500_013 Rev D4 rec 25.02.16
Proposed Drainage on Proposed Site Layout - 11418_C500_014 Rev D8 rec 20.06.16
Sheerwater Topographic Survey - Sheet 1 - 3227 / 1 of 4
Sheerwater Topographic Survey - Sheet 2 - 3227 / 2 of 4
Sheerwater Topographic Survey - Sheet 3 - 3227 / 3 of 4
Sheerwater Topographic Survey - Sheet 4 - 3227 / 4 of 4
Ground Level Plan - Site Levels Sheet 1 of 2 - 11418-C600-001 Rev D12 rec 25.02.16
Ground Level Plan - Site Levels Sheet 2 of 2 - 11418-C600-002 Rev D6 rec 25.02.16





Indicative Geotechnical Cross Section Through Canal Bund - 11418-1-F1 rec 25.02.16
Road Design Layout Sheet 1 of 4 - 11418_C100_031 Rev D4 rec 25.02.16
Road Design Layout Sheet 2 of 4 - 11418_C100_032 Rev D4 rec 25.02.16
Road Design Layout Sheet 3 of 4 - 11418_C100_033 Rev D4 rec 25.02.16
Road Design Layout Sheet 4 of 4 - 11418_C100_034 Rev D4 rec 25.02.16
Proposed Road Long Sections Sheet 3 of 12 - 11418_C600_013 Rev D3
Proposed Road Long Sections Sheet 4 of 12 - 11418_C600_014 Rev D3
Proposed Road Long Sections Sheet 5 of 12 - 11418_C600_015 Rev D3
Proposed Road Long Sections Sheet 6 of 12 - 11418_C600_016 Rev D3
Proposed Road Long Sections Sheet 7 of 12 - 11418_C600_017 Rev D3
Proposed Road Long Sections Sheet 8 of 12 - 11418_C600_018 Rev D3
Proposed Road Long Sections Sheet 9 of 12 - 11418_C600_019 Rev D3
Proposed Road Long Sections Sheet 10 of 12 - 11418_C600_020 Rev D3
Proposed Road Long Sections Sheet 11 of 12 - 11418_C600_021 Rev D3
Proposed Road Long Sections Sheet 12 of 12 - 11418_C600_022 Rev D3
Earthworks Sections Sheet 1 of 3 - 11418_C600_040 Rev D4
Earthworks Sections Sheet 2 of 3 - 11418_C600_041 Rev D4
Earthworks Sections Sheet 3 of 3 - 11418_C600_042 Rev D4
Consolidated Existing Services Substation Capacities - 714294-DWG-BS-EXT-U0200 Rev P2 - rec 25.02.16
Proposed street lighting - 714294/U0400 Rev P3 rec 25.02.16
Existing Services Routes & Proposed New Infrastructure - 714294-DWG-BS-EXT-U0201 Rev P6 rec 25.02.16
Section Proposed Services Route - 714294-DWG-BS-U0100 rec 25.02.16
Floodlighting to Sports Pitches Option 2 (With Shields) - 714294-DWG-BS-E0400-2 rec 25.02.16
Floodlighting to Pitch - Light Spillage Illustration - 714294 - SKE004 rec 25.02.16
Typical Cross Section Through Canal Bank - SHE-AL-(9)160205-SK-02 rec 25.02.16
Sketch Map Showing the Relationship between the Application and Title Boundary - MAN - SHE-HTA-A_SK_160216-2 Rev A - rec 25.02.16

Full planning application
Residential

Location Plan Application Boundary Phase 1A, B & C - HTA-A_P1-XX-DR_0101 Rev 3 rec 21.07.16
Site Plan - HTA-A_P1-XX-DR_0110 Rev 6 rec 25.02.16
Roof Plan - HTA-A_P1-XX-DR_0111 Rev 4 rec 25.02.16
Housing Distribution Plan - HTA-A_P1-XX-DR_0120 Rev 4 rec 25.02.16
Tenure Plan - HTA-A_P1-XX-DR_0125 Rev 4 rec 25.02.16
Refuse Strategy - HTA-A_P1-XX-DR_0140 Rev 5 rec 25.02.16
Parking Strategy Phase 1C - HTA-A_P1-XX-DR_0150 Rev 4 rec 25.02.16
External Works GA Plan - HTA-L_P1-00-DR_9110 Rev 8 rec 06.05.16
Tree Retention / Removal Plan - HTA-L_P1-00-DR_9111 Rev 5 rec 25.02.16

Site Elevation AA/BB/CC - HTA-A_P1-E1-DR_0160 Rev 5 rec 25.02.16
Site Elevation DD/EE/FF - HTA-A_P1-E2-DR_0161 Rev 4 rec 25.02.16
Site Elevation GG/HH - HTA-A_P1-E3-DR_0162 Rev 2 rec 25.02.16
Site Elevation JJ/KK - HTA-A_P1-E4-DR_0163 Rev 4 rec 25.02.16
Park View 1 Visualisation - HTA-A_P1-XX-VI_0001
Mews Visualisation - HTA-A_P1-XX-VI_0002
Park View 2 Visualisation - HTA-A_P1-XX-VI_0003
Avenue Visualisation - HTA-A_P1-XX-VI_0004
Canal View Visualisation - HTA-A_P1-XX-VI_0005



Residential unit plans - private

House Type Q - 2Bed 4Person FOG - Private - A_XX-ZZ-DR_0300 Rev 4
House Type Q - 2Bed 4Person FOG - Private - A_XX-ZZ-DR_0350 Rev 2
House Type A - 2Bed 4Person House - Private - A_XX-ZZ-DR_0301 Rev 4
House Type A - 2Bed 4Person House - Private - A_XX-ZZ-DR_0351 Rev 2
House Type B - 3Bed 5Person House - Private - A_XX-ZZ-DR_0302 Rev 4
House Type B - 3Bed 5Person House - Private - A_XX-ZZ-DR_0352 Rev 2
House Type C - 3Bed 5Person House - Private - A_XX-ZZ-DR_0303 Rev 5 rec 10.12.15
House Type C - 3Bed 5Person House - Private - A_XX-ZZ-DR_0353 Rev 2
House Type C - 3Bed 5Person House - Private - A_XX-ZZ-DR_0393 Rev 2
House Type D - 3Bed 6Person House - Private - A_XX-ZZ-DR_0304 Rev 4
House Type D - 3Bed 6Person House - Private - A_XX-ZZ-DR_0354 Rev 2
House Type E - 3Bed 6Person House - Private - A_XX-ZZ-DR_0305 Rev 5
House Type E - 3Bed 6Person House - Private - A_XX-ZZ-DR_0345 Rev 2
House Type E - 3Bed 6Person House - Private - A_XX-ZZ-DR_0355 Rev 2
House Type E - 3Bed 6Person House - Private - A_XX-ZZ-DR_0395 Rev 2
House Type F - 4Bed 7Person House - Private - A_XX-ZZ-DR_0306 Rev 5
House Type F - 4Bed 7Person House - Private - A_XX-ZZ-DR_0356 Rev 2
House Type F - 4Bed 7Person House - Private - A_XX-ZZ-DR_0396 Rev 2
House Type G - 4Bed 7Person House - Private - A_XX-ZZ-DR_0307 Rev 5
House Type H - 4Bed 7Person House - Private - A_XX-ZZ-DR_0308 Rev 4
House Type J - 4Bed 7Person House - Private - A_XX-ZZ-DR_0309 Rev 5
House Type J - 4Bed 7Person House - Private - A_XX-ZZ-DR_0359 Rev 2
House Type J - 4Bed 7Person House - Private - A_XX-ZZ-DR_0399 Rev 2
House Type K - 4Bed 8Person House - Private - A_XX-ZZ-DR_0310 Rev 4
House Type L - 5Bed 10Person House - Private - A_XX-ZZ-DR_0313 Rev 4
House Type L - 5Bed 10Person House - Private - A_XX-ZZ-DR_0314 Rev 4

Residential unit plans - affordable

House Type M - 2Bed 4Person House - Affordable - A_XX-ZZ-DR_0320 Rev 4
House Type M - 2Bed 4Person House - Affordable - A_XX-ZZ-DR_0370 Rev 2
House Type N - 3Bed 5Person House - Affordable - A_XX-ZZ-DR_0321 Rev 4
House Type N - 3Bed 5Person House - Affordable - A_XX-ZZ-DR_0371 Rev 2

Residential unit elevations - private

House Type Q - 2Bed 4Person FOG - Private - A_XX-ZZ-DR_0400 Rev 4
House Type Q - 2Bed 4Person FOG - Private - A_XX-ZZ-DR_0450 Rev 2
House Type A - 2Bed 4Person House - Private - A_XX-ZZ-DR_0401 Rev 4
House Type A - 2Bed 4Person House - Private - A_XX-ZZ-DR_0451 Rev 2
House Type B - 3Bed 5Person House - Private - A_XX-ZZ-DR_0402 Rev 4
House Type B - 3Bed 5Person House - Private - A_XX-ZZ-DR_0452 Rev 2
House Type C - 3Bed 5Person House - Private - A_XX-ZZ-DR_0403 Rev 5 rec 10.12.15
House Type C - 3Bed 5Person House - Private - A_XX-ZZ-DR_0453 Rev 2
House Type C - 3Bed 5Person House - Private - A_XX-ZZ-DR_0493 Rev 3 rec 10.12.15
House Type D - 3Bed 6Person House - Private - A_XX-ZZ-DR_0404 Rev 4
House Type D - 3Bed 6Person House - Private - A_XX-ZZ-DR_0454 Rev 2
House Type E - 3Bed 6Person House - Private - A_XX-ZZ-DR_0405 Rev 5
House Type E - 3Bed 6Person House - Private - A_XX-ZZ-DR_0445 Rev 2
House Type E - 3Bed 6Person House - Private - A_XX-ZZ-DR_0455 Rev 2
House Type E - 3Bed 6Person House - Private - A_XX-ZZ-DR_0495 Rev 2
House Type F - 4Bed 7Person House - Private - A_XX-ZZ-DR_0406 Rev 5
House Type F - 4Bed 7Person House - Private - A_XX-ZZ-DR_0456 Rev 1



House Type F - 4Bed 7Person House - Private - A_XX-ZZ-DR_0496 Rev 2
House Type G - 4Bed 7Person House - Private - A_XX-ZZ-DR_0407 Rev 5
House Type H - 4Bed 7Person House - Private - A_XX-ZZ-DR_0408 Rev 4
House Type J - 4Bed 7Person House - Private - A_XX-ZZ-DR_0409 Rev 6
House Type J - 4Bed 7Person House - Private - A_XX-ZZ-DR_0459 Rev 2
House Type J - 4Bed 7Person House - Private - A_XX-ZZ-DR_0499 Rev 2
House Type K - 4Bed 8Person House - Private - A_XX-ZZ-DR_0410 Rev 4
House Type L - 5Bed 10Person House - Private - A_XX-ZZ-DR_0413 Rev 4
House Type L - 5Bed 10Person House - Private - A_XX-ZZ-DR_0414 Rev 4

Residential unit elevations - affordable

House Type M - 2Bed 4Person House - Affordable - A_XX-ZZ-DR_0420 Rev 3
House Type M - 2Bed 4Person House - Affordable - A_XX-ZZ-DR_0470 Rev 2
House Type N - 3Bed 5Person House - Affordable - A_XX-ZZ-DR_0421 Rev 3
House Type N - 3Bed 5Person House - Affordable - A_XX-ZZ-DR_0471 Rev 2

Perimeter fence to public area - SHE-AL-(9)160205-SK-01 rec 25.02.16
Revised Unit Boundary Treatment Illustration - HTA- A_SK_160215_1 rec 25.02.16
Illustration of Bin Storage - HTA- A_SK_160215 Rev A rec 25.02.16
Refuse Vehicle swept Path Analysis - 11418-T018 Rev D2 rec 25.02.16
Reduced Front Garden Sketch - HTA-A_P1-XX-SK_0010 rec 25.02.16

Proposed Temporary Road Layout - 11418_C100_025 Rev D2 rec 06.05.16
Alternative Road Layout - 11418_C100_026 Rev D2 rec 06.05.16
Proposed Road Design Layout Sheet 1 of 3 - 11418_C100_020 Rev D4 rec 25.02.16
Proposed Road Design Layout Sheet 2 of 3 - 11418_C100_021 Rev D4 rec 25.02.16
Proposed Road Design Layout Sheet 3 of 3 - 11418_C100_022 Rev D4 rec 25.02.16
Proposed Road Long Sections Sheet 1 of 12 - 11418_C600_011 Rev D3
Proposed Road Long Sections Sheet 2 of 12 - 11418_C600_012 Rev D3
Drainage Layout Sheet 1 of 3 - 11418_C500-030 Rev D8 rec 20.06.16
Drainage Layout Sheet 2 of 3 - 11418_C500-031 Rev D9 rec 20.06.16
Drainage Layout Sheet 3 of 3 - 11418_C500-033 Rev D5 rec 20.06.16
Temporary Drainage Phase 1C - 11418_C500-050 Rev D2 rec 20.06.16

Accommodation schedule - detailed application

Leisure centre

Proposed Site Plan Op_02 - P4235_106 Rev J rec 29.03.16
Parking and Service Plan - P4235_107 Rev D rec 29.03.16

Ground Floor Plan - P4235_210 Rev B
First Floor Plan - P4235_211 Rev B
Roof Plan - P4235_212 Rev D rec 25.02.16
Gross External Floor Area - P4235_220 Rev A

Proposed Elevations - P4235_301 Rev B rec 25.02.16
Entrance View 1 - P4235_902
Entrance View 2 - P4235_903
Entrance View 3 - P4235_904
School Dining Room View 2 - P4235_906
External Finishes Board - P4235_930_B rec 25.02.16
Section Plantroom Parapet - P4235_410 rec 25.02.16





Spectator Grandstand - P4235_910 Rev B rec 25.02.16
Car Park Landscaping Plan - HTA-L_XX-00-DR_9102 Rev 1 rec 25.02.16

Initial Drainage Sheet 1 of 2 - 11418_C500-051 Rev D2 rec 20.06.16
Initial Drainage Sheet 2 of 2 - 11418_C500-052 Rev D3 rec 21.07.16
Drainage Layout Sheet 1 of 3 - 11418_C500-021 Rev D5 rec 20.06.16
Drainage Layout Sheet 2 of 3 - 11418_C500-023 Rev D6 rec 20.06.16
Drainage Layout Sheet 3 of 3 - 11418_C500-024 Rev D6 rec 20.06.16
Drainage Construction Details Sheet 1 - 11418_C500_040 Rev D3
Drainage Construction Details Sheet 2 - 11418_C500_041 Rev D3
Drainage Construction Details Sheet 3 - 11418_C500_042 Rev D3
Drainage Construction Details Sheet 4 - 11418_C500_043 Rev D3
Drainage Construction Details Sheet 5 - 11418_C500_044 Rev D3
Drainage Construction Details Sheet 6 - 11418_C500_045 Rev D3
Drainage Construction Details Sheet 7 - 11418_C500_046 Rev D3
Proposed Site Layout Swept Path Analysis 1 of 2 - 11418-T105 Rev D1 rec 25.02.16
Proposed Site Layout Swept Path Analysis 2 of 2 - 11418-T106 Rev D1 rec 25.02.16

Approved Documents

Environmental Statement and Appendices received with the application
Non-Technical Summary

Addendum to Environmental Statement - Sports Pitch Noise Impact Assessment (PS-100230) rec 29.03.16
Addendum to the Environmental Statement May 2016 rec 06.05.16

Planning Statement

Planning Statement - Updated Extract p33-34 rec 06.05.16
Design and Access Statement (including Open Space Strategy)
Affordable Housing Statement
Design Code
Flood Risk Assessment Level 2 (Revision F2) rec 25.02.15
Flood Risk Addendum Report - Revised Section 6.0 - June 2016 rec 20.06.16
Transport Assessment

Addendum to the Transport Assessment May 2016 rec 06.05.16 including:

- o Proposed changes to Maybury Road Junction swept path analysis - 11418-T019 Rev D2 rec 06.05.16
- o Maybury Road Junction mini roundabout and signage visibility - 11414-T303 Rev D4 rec 06.05.16
- o Proposed safety audit changes to Maybury Road Junction mini roundabout option - 11418-T304 Rev D3 rec 06.05.16

Travel Plan

Demolition Statement

Waste Management Plan

Utilities Statement

Retail Statement

Community Value Plan

Statement of Community Involvement

Playing Pitch Assessment rec 07.12.15

Planning Clarifications report rec 25.02.16 and supporting information (including all technical notes)

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



05. The development hereby approved shall be commenced, implemented and completed in full in accordance with the approved Phasing Plans. No variations to the approved Phasing Plan (HTA-A_XX-XX-DR_0067 Rev F rec 06.05.16), Sub phasing (HTA-A_XX-XX-DR_0068 Rev G rec 06.05.16) or Detailed Phasing Plan (HTA-A_XX-XX-DR_0069 rec 20.06.16) shall take place save where the applicant can demonstrate that it is unlikely to give rise to any new or significant environmental effects in comparison with the development as approved and as assessed in the Environmental Statement and any proposed changes to the Phasing Plans (which shall detail the stages at which each element of the development shall be commenced, completed and made available for occupation/use) shall have been first submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in full in accordance with the order as specified on any approved revised Phasing Plan.

Reason: To ensure that the development is carried out in an appropriate sequence in accordance with the range and scale of impacts measured and assessed in the Environmental Statement.

06. Details of the appearance, landscaping, layout and scale, (hereinafter called "the reserved matters") in any phase, sub-phase or detailed phase shall be submitted to and approved in writing by the Local Planning Authority before any development in that phase begins and the development shall be carried out as approved. For the avoidance of doubt any reserved matters application shall include details of all reserved matters to be approved.

Reason: To comply with Article 6 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

07. All Reserved Matters applications shall accord with the following approved plans, documents and parameters:

- i. Land use
- ii. Building heights
- iii. Site levels (excluding the note on the plan - +/-300mm annotation)
- iv. Open space
- v. Phasing
- vi. Sub phasing
- vii. Design code

Each Reserved Matters submission should include a statement of compliance against each of the Parameter Plans and the individual sections of the Design Code. The development shall be implemented in accordance with such details as approved. No variations to the parameter plans shall take place save where the applicant can demonstrate that it is unlikely to give rise to any new or significant environmental effects in comparison with the development as approved and as assessed in the Environmental Statement and any such changes shall have been first approved in writing by the Local Planning Authority.

Reason: For the avoidance of doubt and to ensure that the development accords with the outline planning permission and to comply with Policies CS1, CS4, CS5, CS7, CS9, CS13, CS16, CS17, CS18, CS19, CS21 and CS24 of the Woking Core Strategy 2012 and the policies in the NPPF.

08. With each Reserved Matters application the following information shall be submitted for approval:

- (i) Existing and proposed ground levels and finished floor levels of all levels of each dwelling or building proposed;
- (ii) Cross sections showing new development in relation to any newly built, previously approved development, where relevant the canal and the existing development adjoining but outside of the application site;



- (iii) Details of all parking and cycle parking facilities to be provided for each phase;
- (iv) Details of all refuse/recycling/food waste bin storage areas to be provided for each part of the development including details of the servicing of such areas;
- (v) Details of all boundary treatments/means of enclosure relevant to each phase;
- (vi) Demolition statement for each phase including any necessary surveys e.g. asbestos;
- (vii) Details of the number of affordable housing units to be wheelchair accessible in each phase;
- (viii) Details of the sustainability strategy for the residential development;
- (ix) Details of the parking and servicing (including bin storage areas) of any community facility and any Class A use proposed in that phase;
- (x) Details of any ventilation and extraction equipment and opening hours where a unit is proposed in Class A3 (restaurant/café), A4 (drinking establishment) and A5 (hot food takeaway) use within that phase;
- (xi) Details of the existing floorspace to be demolished in that phase measured in accordance with the RICS code of measuring practice or best available information if the properties are occupied using Ordnance Survey Maps verified by topographical survey and site visits; and
- (xii) Daylight and sunlight assessment for all residential dwellings.

The development of that Reserved Matters Phase shall not be carried out otherwise than in accordance with the approved details.

Reason: In the interests of the character and appearance of the site, to safeguard the amenities of nearby occupiers and to comply with Policies CS18, CS21 and CS24 of the Woking Core Strategy and the policies in the NPPF.

09. With all Reserved Matters applications an Arboricultural Method Statement shall be submitted for approval which shall include the following information:
- i. Plans showing the location of all existing trees, shrub masses and hedges clearly showing the trees to be removed and the trees to be retained and the crown spread of each retained tree;
 - ii. Details of any proposed topping or lopping of any retained tree;
 - iii. A tree constraints plan that identifies root protection areas of retained trees within, adjacent to, or which overhang the development site;
 - iv. Existing site contours and details of any proposed alterations in existing ground levels, and of the position of any proposed excavation within the recommended protective distance referred to in BS5837: 2012 (or subsequent updates);
 - v. The precise location and design details for the erection of protective tree barriers and any other physical protection measures including protection to any retained tree outside of the site boundary that may be affected by construction access and associated works.;
 - vi. Details of the location, extent and depth of all excavations for drainage and services (Gas and Electricity) within the root protection area of any tree within that phase;
 - vii. Full construction details/methodology of any construction works within the root protection areas of any retained tree;
 - viii. Details for convening a pre-commencement meeting with the Council's Arboricultural Officer prior to the commencement of any development in each phase;
 - ix. Tree pit details (underground structures in hard surfaced areas)
 - x. Details of all tree, hedge, shrub and other planting proposed as part of the scheme including proposed species, size at planting, number of plants and their locations;
 - xi. Means of planting, staking and tying of trees, including tree guards;
 - xii. Details and specifications of all hard surfaces, play features and equipment and furniture to be included within the landscaped areas;
 - xiii. Details of any lighting fixtures and fittings to any public open space areas within that phase;





- xiv. Details of all proposed boundary treatments, fencing, gates or other means of enclosure to be erected at the site; and
- xv. Timing of planting and implementation of the landscaping details.

The development shall be implemented in accordance with the approved details and only the trees shown to be removed in the Reserved Matters approval shall be removed. Prior to the commencement of any works on the phase to which the Reserved Matters approval relates, the approved tree protection measures shall be implemented and 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.

Thereafter all landscaped areas within the site shall be retained and maintained for the purposes identified in the approved details and, save for domestic gardens, shall be made available for public use. 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 first approved 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 Saved Policies NE8 and NE9 of the Woking Local Plan 1999, Policies CS7, CS17, CS21 and CS24 of the Woking Core Strategy 2012 and policies in the NPPF.

10. As part of the submission of each Reserved Matters application for each detailed phase of the development hereby permitted, details of a scheme for disposing of surface water by means of a sustainable drainage system shall be submitted to and approved in writing by the Local Planning Authority in accordance with the approved discharge rates contained within the FRA Addendum Report - Section 6.0 dated June 2016 received 23.06.16 unless otherwise first approved in writing by the Local Planning Authority. The scheme shall be implemented in full in accordance with the approved details prior to completion or first occupation of any dwelling in the relevant detailed phase whichever is the earlier. The submitted details shall:

- provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters. This shall also include the following information:

- Limits the surface water discharge rate for each detailed phase as proposed within the submitted FRA Addendum Report - Section 6.0 dated June 2016 received 23.06.16 - Appendix G;

- Demonstration that the proposed surface water drainage system does not surcharge in for the 1 in 1 critical storm duration, Flood in the 1 in 30 critical storm duration or the 1 in 100 critical storm duration for the proposed agreed discharge rates;

- Demonstration that any flooding that occurs when taking into account climate change for the 1 in 100 storm event in accordance with NPPF does not leave the site via overland flow routes.

- include a timetable for its implementation; and

- provide a detailed management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

Reason: To ensure that the development achieves a high standard of sustainability and to comply with Policy CS9 and CS16 of the Woking Core Strategy 2012 and the policies in the NPPF.



11. As part of the submission of each reserved matters application for each detailed phase of the development hereby permitted, construction drawings of the surface water drainage network, associated sustainable drainage components, flow control mechanisms and a construction method statement shall be submitted and approved in writing by the Local Planning Authority. The scheme shall then be constructed in accordance with the approved submitted drawings and calculations. No alteration to the approved drainage scheme shall occur without the prior written approval from the Local Planning 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.

12. As part of each Reserved Matters application for the phases of development where piling is to be used for any part of the method of construction, (in the vicinity of receptor locations R3, R4 and R5 as identified in paragraph A8.5.20 in the submitted Addendum to the Environmental Statement dated May 2016), full details of the measures to minimise the impact of vibration from any piling on existing properties, in accordance with the principles set out in paragraphs A8.5.21-A8.5.22 in the submitted Addendum to the Environmental Statement dated May 2016 shall be submitted for approval by the Local Planning Authority. The development shall then be implemented in accordance with the approved details.

Reason: To ensure the development is undertaken in accordance with the mitigations set out in the Addendum to the Environmental Statement and to comply with policy CS21 of the Woking Core Strategy 2012 and the policies in the NPPF.

13. As part of each Reserved Matters application full design details (including any play equipment, ancillary structures e.g. benches, waste bins and a timetable for their delivery and availability for use by the public) of the proposed central linear park, play areas, MUGA and skate/BMX park as relevant to each phase shall be submitted for approval by the Local Planning Authority. The central linear park, play areas, MUGA and skate/BMX park as relevant to each phase shall be implemented in accordance with the approved details and timetable for their delivery and availability for use by the public. Thereafter the central linear park, play areas, MUGA and skate/BMX park as relevant to each phase shall be retained and maintained in accordance with the approved details and shall be made available for public use at all times, unless otherwise first approved in writing by the Local Planning Authority.

Reason: To ensure the provision and proper maintenance of such areas within the development, in the interests of amenity and to comply with Policy CS17 of the Woking Core Strategy 2012 and the policies in the NPPF.

14. As part of each Reserved Matters applications for each phase of development containing non-residential development, a sustainability strategy including pre-assessment checklist detailing a method of achievement of at least BREEAM 'very good' (or equivalent) for any non-residential development shall be submitted to the Local Planning Authority for approval. No development in that phase shall take place until the sustainability strategy has been approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved sustainability strategy.

Unless otherwise agreed in writing by the Local Planning Authority, no non-residential building shall be occupied until a BREEAM Assessor provided letter confirming the non-residential unit meets at least BREEAM rating "Very Good" has been submitted to and approved in writing by the Local Planning Authority. Proof of the final Certificate issued by BREEAM shall be submitted to the Local Planning Authority within 6 months of the first occupation of the relevant non-residential building certifying that at least BREEAM rating "Very Good" has been achieved for this development (or such equivalent national measure of sustainable building which replaces that scheme).



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.

15. As part of each Reserved Matters applications for each phase of development where residential development is proposed to be situated immediately above any non-residential development full details of the measures to be undertaken to ensure the acoustic performance of the relevant party ceilings/floors and walls shall be submitted for approval to the Local Planning Authority. No development in that phase shall take place until the measures have been approved in writing by the Local Planning Authority. The development shall be carried out and thereafter retained in accordance with the approved details prior to the first occupation of the development.

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

16. As part of each Reserved Matters application for each phase of the development full details of the reptile, badger and breeding bird surveys and findings, which shall have first been undertaken on the site for that phase, shall be submitted. The findings of the surveys shall also include any proposed recommendations, mitigation measures and biodiversity enhancements. Once approved in writing by the Local Planning Authority the development shall be carried out in accordance with any approved recommendations and mitigation measures contained therein.

Reason: 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.

17. The submission of the Reserved Matters application for each phase of the development shall include the details and findings of bat surveys (comprising full bat surveys undertaken in accordance with the application details) which shall have first been undertaken on site for that phase. The finding of the surveys shall also include any proposed recommendations, mitigation measures and biodiversity enhancements. Once approved in writing by the Local Planning Authority the development shall be carried out in accordance with any approved recommendations and mitigation measures contained therein.

Reason: 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.

18. Notwithstanding the details shown on the approved phasing plans and concurrently with the submission of any Reserved Matters application containing any part of phase 2b full details of the delivery timescale for the provision of the central linear park (phases 2c(i), 2c(ii), 3f and 4b(i)) as shown on the approved detailed phasing plan (HTA-A_XX-XX-DR_0069 rec 20.06.16), shall be submitted to and approved in writing by the Local Planning Authority. The central linear park shall thereafter be implemented in full in accordance with the approved delivery timetable unless otherwise first approved in writing by the Local Planning Authority. Thereafter the central linear park shall be retained and maintained in accordance with the approved details and shall be available for public use.

Reason: To ensure the provision and maintenance of such areas within the development as public open space, in the interests of amenity and to comply with Policies CS7, CS17, CS21 and CS24 of the Woking Core Strategy 2012 and the policies in the NPPF.



19. No development in any phase (either phase, sub-phase or detailed phase including Phase 1a, 1b and 1c) shall take place, including any works of demolition until a Construction Environmental Management Plan (CEMP), for that phase of development (including Phase 1a, 1b and 1c) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall accord with and give effect to the principles for such a Plan proposed in the Environmental Statement submitted with the application. The CEMP shall include as a minimum the following matters:
- i. Contractors' access arrangements for vehicles, plant and personnel including the location of construction traffic routes to, from and within the site, details of their signing, monitoring and enforcement measures, along with location of parking for contractors and construction workers;
 - ii. Delivery and collection times for demolition and construction;
 - iii. Hours of working on the site;
 - iv. Dust management - measures to control the emission of dust/dirt during demolition and construction including wheel washing and measures to control dust/dirt on the public highway by providing a Dust Management Plan in accordance with Appendix 9.4 of the submitted Environmental Statement;
 - v. Measures to control noise and vibration during demolition and construction and the use of best practical means to minimise noise and vibration disturbance from works in accordance with the measures included in paragraph A8.5.21 of the submitted Addendum to the Environmental Statement dated May 2016 (rec 06.05.16);
 - vi. Measures to prevent ground and water pollution from contaminants on site/a scheme to treat and remove suspended solids from surface water run-off during construction, including the use of settling tanks, oil interceptors and bunds;
 - vii. Soil management measures;
 - viii. Identification of areas/containers for the storage of fuels, oils and chemicals;
 - ix. Details of any temporary lighting to be used for demolition/construction purposes including confirmation from the project Ecologist that the temporary lighting would not be harmful to the ecology of the site and measures for monitoring of such lighting;
 - x. Details of measures to mitigate the impact of demolition and construction activities on ecology on and adjacent to the site including the Basingstoke Canal SSSI in accordance with a Construction Ecological Management Plan (prepared by the Ecological Clerk of Works) to be submitted as part of the CEMP;
 - xi. Site fencing/hoarding and security measures;
 - xii. The prohibition of burning of materials and refuse on site;
 - xiii. Management of materials and waste;
 - xiv. External safety and information signing and notices;
 - xv. Liaison, consultation and publicity arrangements including dedicated points of contact and contact details;
 - xvi. Complaints procedures, including complaints response procedures;
 - xvii. Access and protection arrangements around the site for pedestrians, cyclists and other road users including temporary routes;
 - xviii. Procedures for interference with public highways, permanent and temporary realignment, diversions and road closures; and
 - xix. Construction management plan for surface water run-off during the construction period in accordance with paragraph 17.6 of the submitted Planning Clarifications report.

Reason: To ensure the proposed development does not prejudice the amenities of occupiers of adjoining residential properties, the adjacent SSSI and in the interests of highway and pedestrian safety and to protect the environmental interests and the amenity of the area and to comply with Policies CS7, CS9 and CS21 of the Woking Core Strategy 2012 and the policies in the NPPF.

20. No development in any phase (either phase, sub-phase or detailed phase including Phase 1a, 1b and 1c) shall commence until Construction Transport Management Plan(s) for that phase, to include details of:
(a) parking for vehicles of site personnel, operatives and visitors



- (b) loading and unloading of plant and materials
- (c) on-site turning for construction vehicles
- (d) storage of plant and materials
- (e) programme(s) for the decommissioning and construction of works on existing and proposed public highways
- (f) provision of boundary hoarding behind any visibility zones
- (g) heavy goods vehicle routing between A-class public roads and the development site
- (h) measures to prevent the deposit of materials on the public highway
- (i) before and after construction condition surveys of the affected public highways within the Sheerwater estate and proposals to repair any damage associated with the construction of the development
- (j) proposals to minimise the movement of heavy goods vehicles associated with the construction of the development during the hours when children arrive at and depart the schools located within the Sheerwater estate

have been submitted to and approved in writing by the Local Planning Authority and then the development shall be constructed in accordance with the approved details.

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.

21. Development shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved in writing by the Local Planning Authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

Reason: The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; in order to avoid adverse environmental impact upon the community and to comply with Policy CS16 of the Woking Core Strategy and policies in the NPPF.

22. No development in any phase currently affected by the existing overhead power lines shall be commenced until the overhead power lines and their supporting pylon structures and associated hard surfaced areas/pads have been permanently removed from the application site.

Reason: The development is proposed and has been designed on the basis of the removal of the overhead power lines from the application site, their re-provision underground and to ensure full use of the proposed sports facilities is possible in accordance with the details of the application, given the location of the proposed residential development, in the interests of visual amenity and to comply with Policies CS16, CS17, CS21 and CS24 of the Woking Core Strategy and policies in the NPPF.

23. No development shall commence on the phases of development which include the existing athletics track and infield and Sheerwater Recreation Ground until the grass playing pitches and outdoor sports facilities that form part of phase 1a and phase 1b of this planning application, and the community sports hall, grass pitches and athletics track permitted by planning permission PLAN/2015/0703 dated 22nd December 2015, have been implemented and made available for use.

Reason: To ensure the satisfactory quantity, quality and accessibility of compensatory provision which secures continuity of use and to accord with Policy CS17 of the Woking Core Strategy 2012 and policies in the NPPF.



24. The artificial grass pitch (and all ancillary facilities e.g. spectator stands, fencing etc) hereby approved shall be built and made available for use prior to the commencement of any development on the existing athletics infield.

Reason: To ensure the satisfactory quantity, quality and accessibility of compensatory provision which secures continuity of use and to accord with Policy CS17 of the Woking Core Strategy 2012 and policies in the NPPF.

25. The artificial grass pitch (and all ancillary facilities e.g. spectator stands, fencing etc) hereby approved shall not be made available for use until either:
- (i) The permanent changing facilities within the leisure centre building hereby approved have been made available for use; or
 - (ii) Temporary changing/ancillary facilities have been provided in accordance with full details (including their size, appearance, location/position, details of the internal layout of the changing/ancillary facilities, details of utility connections and time table for their provision and removal) which shall have first been submitted to and approved in writing by the Local Planning Authority in consultation with Sport England.

Any temporary changing facilities shall be provided in accordance with the approved details and shall be made available for use with the artificial grass pitch until such time that the permanent changing facilities within the leisure centre building have been made available for use. Within 3 months of the permanent changing room facilities within the leisure centre building being made available for use any temporary building used to provide the temporary changing/ancillary facilities shall be permanently removed from the site and the land restored in accordance with the approved plans for that area of the site.

Reason: To ensure the satisfactory quantity, quality and accessibility of compensatory provision which secures continuity of use and to accord with Policy CS17 of the Woking Core Strategy 2012 and policies in the NPPF.

26. Prior to the commencement of any development in any phase where the embankment toe bund is to be located, full design/construction details of the proposed complete bund, construction method statement and a timetable for the construction of the bund shall be submitted to and approved in writing by the Local Planning Authority. The bund shall thereafter be implemented in full in accordance with the approved details. Following implementation the bund shall be retained on the site for the lifetime of the development.

Reason: To minimise the risk of flooding from overtopping of the canal and to comply with Policies CS9 and CS16 of the Woking Core Strategy 2012 and policies in the NPPF.

27. Prior to the commencement of development of Phase 1a (i) construction drawings of the surface water drainage network, associated sustainable drainage components, flow control mechanisms and a construction method statement shall be submitted to and approved in writing by the Local Planning Authority. The development/scheme shall then be constructed in accordance with the approved submitted drawings, the Flood Risk Assessment (FRA) reference 11418 (Revision F2) dated February 2016 and received 25.02.16 as amended by the FRA Addendum Report - Section 6.0 dated June 2016 received 23.06.16, Initial Drainage Leisure scheme Centre Scheme Drawing C500-052 D3 and calculations. No alteration to the approved drainage scheme shall occur without prior written approval from the Local Planning 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.



28. Prior to the commencement of development of Phase 1a (ii) construction drawings of the surface water drainage network, associated sustainable drainage components, flow control mechanisms and a construction method statement shall be submitted to and approved in writing by the Local Planning Authority. The development/scheme shall then be constructed as per the approved submitted drawings and calculations. No alteration to the approved drainage scheme shall occur without prior written approval from the Local Planning 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.

29. Prior to the commencement of development of Phase 1a (iii) construction drawings of the surface water drainage network, associated sustainable drainage components, flow control mechanisms and a construction method statement shall be submitted to and approved in writing by the Local Planning Authority. The development/scheme shall then be constructed in accordance with the approved submitted drawings and calculations. No alteration to the approved drainage scheme shall occur without prior written approval from the Local Planning 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.

30. Prior to the commencement of development of Phase 1b construction drawings of the surface water drainage network, associated sustainable drainage components, flow control mechanisms and a construction method statement shall be submitted to and approved in writing by the Local Planning Authority. The development/scheme shall then be constructed in accordance with the approved submitted drawings and calculations. No alteration to the approved drainage scheme shall occur without prior written approval from the Local Planning 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.

31. No development shall take place within any phase (including phases 1a, 1b and 1c) of the development hereby permitted until a scheme to deal with contamination of the site for that phase 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); and
- (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.



32. No development (including any ground preparation and any works causing below ground disturbance) shall take place within any phase (including phases 1a, 1b and 1c) until the applicant (or their heirs and successors in title) has secured the implementation of a programme of archaeological evaluation in accordance with a Written Scheme of Investigation for that phase which has been submitted 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.

33. The part(s) of the development hereby approved, which involves the permanent use of public highway land for private purposes, shall not be commenced unless and until the affected part(s) of that public highway have been stopped-up to extinguish the highway rights existing on that public highway land.

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

34. No development hereby approved shall be commenced, unless and until proposals for the phasing of the construction of that phase of the development, to include information about:
(a) the decommissioning of existing public roads, and
(b) the construction and commissioning of the proposed roads
has been submitted for the written approval of the Local Planning Authority (the Approved Construction Phasing Details). The development shall then be constructed in accordance with the Approved Construction Phasing Details.

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

35. No phase (either phase, sub-phase or detailed phase including Phase 1c) of the residential development hereby approved shall commence unless and until details of the design of the proposed traffic calming measures and features on existing and proposed public roads for that phase have been submitted to and approved in writing by the Local Planning Authority. The approved traffic calming measures and features shall be implemented in full concurrently as part of the construction of the roads for each phase.

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

36. Notwithstanding the street layout shown on approved drawing number 11418/T018 Rev. D2 received 25.02.16 and prior to the commencement of development for phase 1c full details of the location of the proposed property boundary walls hedges fences or other structures that front the proposed streets at Phase 1c plots 1-6, 7-8, 10-12, 15-18, 25-28, 34-36, 37-40, 59-62, and 71-76 shall be submitted for the written approval of the Local Planning Authority. The proposed property boundaries fronting the proposed streets for those plots shall be constructed in accordance with the approved details.

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



37. If Spencer Close is to be used to access the part of the housing development hereby granted full planning permission (hereafter in this condition referred to as "Phase 1c"), before Spencer Close is used for construction access to Phase 1c, the Spencer Close road shall:
- (a) have its carriageway widened in accordance with drawing number 11418-C100-026 revision D2 by Campbell Reith,
 - (b) have the one-way section at the north west end of Spencer Close relocated closer to the one-way road link extending between Spencer Close and Loder Close, and
 - (c) have on street vehicle waiting and parking controlled during the days and hours when Phase 1c is under construction for the duration of the construction of Phase 1c with a temporary waiting restriction.

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

38. Prior to the commencement of any development comprising phase 1c for which full planning permission has been granted details of the proposed biodiversity enhancement measures in accordance with the application details for that phase (including a timescale for their provision on site) and details of an interpretation board (including size, content and position on the site) to be provided within the site in close proximity to the footpath link to the canal towpath shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the proposed development shall be implemented in accordance with the approved details and the biodiversity enhancements shall be retained and maintained on the site.

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.

39. Prior to the commencement of any development comprising phases 1a and 1b for which full planning permission has been granted details of biodiversity enhancement measures for those phases (including a timescale for their provision on site) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the proposed development shall be implemented in accordance with the approved details and the biodiversity enhancements shall be retained and maintained on the site.

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.

40. No development shall take place until a scheme for the provision and management of a buffer zone alongside the Basingstoke Canal has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be first approved in writing with the Local Planning Authority. The buffer zone scheme shall be free from built development including lighting, domestic gardens and formal landscaping; and shall form a vital part of green infrastructure provision on the site.

The schemes shall include:

- Plans showing the extent and layout of the buffer zone and distance from the development. The buffer zone will relate to the areas alongside the Basingstoke Canal that are located within the development site as shown in drawing number SHE-AL-(9)160205-SK-02 dated 10 February 2016;
- Details of enhancements including:
 - the removal of non-native rhododendron;
 - the structural edge planting should only include native species appropriate to this location;



- the removal of selected trees alongside the Basingstoke Canal to reduce the impact of shading on the SSSI which has a detrimental impact on the marginal vegetation in the canal and is currently contributing to its unfavourable condition.

- Details demonstrating how the buffer zone will be protected during construction of the development and details of how the buffer zone will be managed/maintained over the longer term;
- Details of any proposed lighting adjacent to the buffer zone. Artificial lighting disrupts the natural diurnal rhythms of a range of wildlife using and inhabiting the river and its corridor habitat;
- Details of any proposed footpaths, cycle ways or fencing within or adjacent to the buffer zone. The buffer zone shall be protected by appropriate fencing and suitably located access points that limit disturbance to the woodland and adjacent Basingstoke Canal.

Reason: This condition is sought in accordance with paragraph 109 of the NPPF to ensure that the Basingstoke Canal (SSSI) is protected and enhanced. The buffer zone will increase the area of open space and create wider habitat corridors. Paragraph 109 states that the planning system should aim to conserve and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures. Paragraph 118 of the NPPF also states that if significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused and that opportunities to incorporate biodiversity in and around developments should be encouraged. Article 10 of the Habitats Directive also stresses the importance of natural networks of linked habitat corridors to allow the movement of species between suitable habitats, and promote the expansion of biodiversity. River corridors are particularly effective in this way. Such networks and corridors may also help wildlife adapt to climate change.

41. No development shall take place until a Landscape and Ecological Management Plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas has been submitted to and approved in writing by the Local Planning Authority. The Landscape and Ecological Management Plan shall be carried out as approved and any subsequent variations shall be first approved in writing by the Local Planning Authority. This plan will be enforced through the construction phase and on and after completion. Depending on the time period between the completed ecological surveys and the commencement of development activities, updated survey works may be required prior to drafting this plan. The plan should incorporate all of the Green Infrastructure included within the proposed development.

The scheme shall include the following elements:

- A map of proposed enhancement and restoration measures, including the location of formal and informal paths;
- Detail extent and type of new planting (NB planting to be of native species of local provenance);
- Detail how new habitats will be created:
 - Wildflower grassland;
 - Wetland creation - wildlife friendly design specifications should be provided for the newly created swales including variable bank profiles, water depths and islands/inlets to encourage a diversity of emergent, submergent and floating aquatic plants to establish, that also provide refuge for wildlife;
 - Orchard;
- Details of maintenance regimes for the following, supported by a detailed map:
 - Orchard management
 - Grassland management
 - Woodland management
 - Control of invasive species
 - Management of access, recreation and dog fouling
 - Up-to-date ecological survey work to further shape the Management Plan





- Details of management responsibilities.
- Removal or the long-term management/control of any invasive non-native species;
- Measures to ensure that any soils brought to the site are free of the seeds / root / stem of any invasive plant listed under the Wildlife and Countryside Act 1981, as amended.

Reason: This condition is sought in accordance with paragraph 109 of the NPPF to ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site. This condition is also necessary to prevent the spread of Japanese Knotweed, Rhododendron, Himalayan Balsam and False Acacia which are invasive species. Without it, avoidable damage could be caused to the nature conservation value of the site. Paragraph 109 of the NPPF states that the planning system should aim to conserve and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible. Paragraph 118 of the NPPF also states that if significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused and that opportunities to incorporate biodiversity in and around developments should be encouraged.

42. Prior to the commencement of development on the new electricity sub-station to replace the existing sub-station in Loder Close details and/or samples of the materials to be used for the external surfaces of the buildings shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with such details.

Reason: In the interests of visual amenity of the site in accordance with Policies CS21 and CS24 of the Woking Core Strategy 2012 and policies in the NPPF.

43. Prior to the commencement of development on the residential Phase 1c (subject to full planning permission) details and/or samples of the materials to be used for the external surfaces of the buildings, and hard surfaced areas within this phase shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with such details.

Reason: In the interests of visual amenity of the site in accordance with Policies CS21 and CS24 of the Woking Core Strategy 2012 and policies in the NPPF.

44. Prior to the commencement of development for Phase 1c of the full permission details of the finished floor levels of the proposed buildings, site levels within private gardens, and levels of roads, footpaths and other landscaped areas relative to adjoining land shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with such details.

Reason: To ensure that the development is carried out at suitable levels in relation to the highway and adjoining land having regard to drainage, gradient of access, the amenities of the area and neighbouring occupiers and the health of any trees or vegetation in accordance with Policies CS21 and CS24 of the Woking Core Strategy 2012 and the policies in the NPPF.

45. Prior to the commencement of any development comprising phase 1c full design details of the proposed refuse and recycling bin storage areas, details of the bin collection points including the details of any proposed dropped kerbs 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 facilities for each residential unit shall be provided and made available for use prior to the first occupation of each residential unit. 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.

46. Prior to the commencement of any residential development comprising phase 1c and notwithstanding the details shown on the approved plans, full design details of the proposed photovoltaic panels and their position on the roofslope of each dwelling shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and the photovoltaic panels shall be retained and maintained operational thereafter.

Reason: In the interests of visual amenity in accordance with Policies CS21, CS24 and CS22 of the Core Strategy 2012.

47. The residential development comprising phase 1c hereby approved shall not commence until details have been submitted for the written approval of the Local Planning Authority demonstrating that the development will be constructed to achieve a water consumption standard of using not more than 105 litres per person per day maximum indoor water consumption and not less than a 19% CO2 improvement over the 2013 Building Regulations TER Baseline (Domestic). Such details as may be approved shall be installed prior to the first occupation of each dwelling and maintained and operated in perpetuity, 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 and the policies in the NPPF.

48. Prior to the commencement of the residential development comprising Phase 1c full details of the proposed means of enclosure to all private gardens (height, position and appearance in general accordance with the approved plan - Perimeter fence to public area and information plan - Revised boundary treatment diagram received on 25.02.16) shall be submitted to and approved in writing by the Local Planning Authority. The means of enclosure shall be installed in accordance with the approved details prior to the first occupation of each dwelling. 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 CS17 and CS21 of the Woking Core Strategy 2012 and policies in the NPPF.

49. Prior to the commencement of any phase of development containing residential development (including phase 1c) full details of a scheme for protecting the proposed residential units from traffic noise shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall comprise acoustic double and/or triple glazing with mechanical ventilation where necessary and any other means to protect the buildings from noise, in accordance with the principles detailed in Chapter 8 of the Environmental Statement. The approved scheme shall be carried out concurrently with the development of the residential units in that phase and shall be completed fully in accordance with the approved details. The development shall thereafter be retained and maintained in accordance with the approved details.

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

50. No development works within phase 1c shall be undertaken on site until an updated Arboricultural Method Statement has been submitted for approval which shall include the following information:
- (i) Plans showing the location of all existing trees, shrub masses and hedges clearly showing the trees to be removed and the trees to be retained and the crown spread of each retained tree;



- (ii) Details of any proposed topping or lopping of any retained tree;
- (iii) A tree constraints plan that identifies root protection areas of retained trees within, adjacent to, or which overhang the development site;
- (iv) Existing site contours and details of any proposed alterations in existing ground levels, and of the position of any proposed excavation within the recommended protective distance referred to in BS5837: 2012 (or subsequent updates);
- (v) The precise location and design details for the erection of protective tree barriers and any other physical protection measures including protection to any retained tree outside of the site boundary that may be affected by construction access and associated works;
- (vi) Details of the location, extent and depth of all excavations for drainage and services (Gas and Electricity) within the root protection area of any tree within that phase;
- (vii) Full construction details/methodology of any construction works within the root protection areas of any retained tree;
- (viii) Details for convening a pre-commencement meeting with the Council's Arboricultural Officer prior to the commencement of any development in each phase;
- (ix) Tree pit details (underground structures in hard surfaced areas)
- (x) Details of all tree, hedge, shrub and other planting proposed as part of the scheme including proposed species, size at planting, number of plants and their locations;
- (xi) Means of planting, staking and tying of trees, including tree guards;
- (xii) Details and specifications of all hard surfaces, play features and equipment and furniture to be included within the landscaped areas;
- (xiii) Details of any lighting fixtures and fittings to any public open space areas within that phase;
- (xiv) Details of all proposed boundary treatments, fencing, gates or other means of enclosure to be erected at the site; and
- (xv) Timing of planting and implementation of the landscaping details.

The development shall be implemented in accordance with the approved details and only the trees shown to be removed shall be removed. Prior to the commencement of any works in the phase, the approved tree protection measures shall be implemented and 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.

Thereafter all landscaped areas within the site shall be retained and maintained for the purposes identified in the approved details and, save for domestic gardens, shall be made available for public use. 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.





51. Prior to the commencement of any residential development comprising phase 1c full design details (including play/trim trail equipment and other structures e.g. benches, waste bins and any external lighting including lux levels) of the proposed play area and trim trail within the public open space area to be provided for this phase (as shown on approved plan - External works plan HTA-L_P1-00-DR_9110 Rev 6) and a timetable for the delivery of the play area, trim trail and public open space, shall be submitted to and approved in writing by the Local Planning Authority. The play area and trim trail shall be implemented in accordance with the approved details. The play area, trim trail and public open space shall be made available for use by the public in accordance with the approved details and timetable. Thereafter the play area, trim trail and other areas of public space, shall be retained and maintained in accordance with the approved details and shall be available for public use.

Reason: To ensure the provision and maintenance of such areas within the development as public open space, in the interests of amenity and to comply with Policies CS7, CS17, CS21 and CS24 of the Woking Core Strategy 2012 and the policies in the NPPF.

52. Prior to the commencement of any development on the leisure building hereby approved or the artificial grass pitch, samples and/or details of the materials to be used in the external elevations of the building, the hard surfaced areas, the surfacing of the artificial pitch, the spectator stands, the colour of the proposed floodlighting columns and all other associated structures 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: In the interests of visual amenity of the site in accordance with Policies CS21 and CS24 of the Woking Core Strategy 2012 and policies in the NPPF.

53. Prior to the commencement of development for Phase 1a and 1b of the full permission details of the finished floor levels of the proposed building and site shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with such details.

Reason: To ensure that the development is carried out at suitable levels in relation to the highway and adjoining land having regard to drainage, gradient of access, the amenities of the area and neighbouring occupiers and the health of any trees or vegetation in accordance with Policies CS21 and CS24 of the Woking Core Strategy 2012 and the policies in the NPPF.

54. Prior to the commencement of development of the leisure building hereby approved full details of the proposed combined heat and power (CHP) plant and photovoltaic arrays (in general accordance with the application details and the Energy Statement) to demonstrate that the proposed measures will reduce carbon emissions by a minimum of 10% from the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details prior to the first occupation of the leisure centre building 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 Core Strategy 2012 and policies in the NPPF.



55. Prior to the commencement of any development relating to the leisure building hereby permitted, a scheme for the installation of equipment to control emissions from the leisure building 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 first 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 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.

56. The development hereby permitted shall not commence until details of the measures to be undertaken to acoustically insulate and ventilate the leisure building for the containment of internally generated noise have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details concurrently with the development and shall thereafter be retained as such.

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.

57. No development works within phase 1a and 1b shall be undertaken on site an updated Arboricultural Method Statement has been submitted for approval which shall include the following information:
- (i) Plans showing the location of all existing trees, shrub masses and hedges clearly showing the trees to be removed and the trees to be retained and the crown spread of each retained tree;
 - (ii) Details of any proposed topping or lopping of any retained tree;
 - (iii) A tree constraints plan that identifies root protection areas of retained trees within, adjacent to, or which overhang the development site;
 - (iv) Existing site contours and details of any proposed alterations in existing ground levels, and of the position of any proposed excavation within the recommended protective distance referred to in BS5837: 2012 (or subsequent updates);
 - (v) The precise location and design details for the erection of protective tree barriers and any other physical protection measures including protection to any retained tree outside of the site boundary that may be affected by construction access and associated works.;
 - (vi) Details of the location, extent and depth of all excavations for drainage and services (Gas and Electricity) within the root protection area of any tree within that phase;
 - (vii) Full construction details/methodology of any construction works within the root protection areas of any retained tree;
 - (viii) Details for convening a pre-commencement meeting with the Council's Arboriculture Officer prior to the commencement of any development in each phase;
 - (ix) Tree pit details (underground structures in hard surfaced areas)
 - (x) Details of all tree, hedge, shrub and other planting proposed as part of the scheme including proposed species, size at planting, number of plants and their locations including additional tree planting to the eastern boundary of the sports field to ensure continuous boundary screening;
 - (xi) Means of planting, staking and tying of trees, including tree guards;
 - (xii) Details of all proposed boundary treatments, fencing, gates or other means of enclosure to be erected at the site; and
 - (xiii) Timing of planting and implementation of the landscaping details.





The development shall be implemented in accordance with the approved details and only the trees shown to be removed shall be removed. Prior to the commencement of any works in the phase, the approved tree protection measures shall be implemented and 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.

Thereafter all landscaped areas within the site shall be retained and maintained for the purposes identified in the approved details and shall be made available for public use. 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.

58. Prior to the commencement of development on the sports pitches hereby approved full details of the proposed fencing (height, position and appearance in general accordance with the details shown on approved plan Spectator Grandstand P4235_910 Rev B received on 25.02.16) to surround the artificial grass pitch and the means of enclosure shown to the north of the artificial grass pitch on the approved plan (Proposed site plan Op_02 Rev J rec on 29.03.16) shall be submitted to and approved in writing by the Local Planning Authority. The fencing on the site shall be installed in accordance with the approved details prior to the first use of the artificial grass pitch. The fencing shall thereafter be retained and maintained in accordance with the approved plans unless otherwise first approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and to comply with Policies CS17 and CS21 of the Woking Core Strategy 2012 and policies in the NPPF.

59. No development shall commence until details of the design and layout of the artificial grass pitch have been submitted to and approved in writing by the Local Planning Authority [after consultation with Sport England]. The artificial grass pitch shall not be constructed other than in accordance with the approved details.

Reason: To ensure the development is fit for purpose and sustainable and to accord with Policy CS17 of the Woking Core Strategy 2012 and policies in the NPPF.

60. No development shall commence on phase 1b until a scheme setting out the type, design, lux levels and measures to control glare and overspill light from sports lighting and measures to ensure sports lights are switched off when not in use, has been submitted to and approved in writing by the Local Planning Authority [after consultation with Sport England]. The scheme shall accord with Sport England's "Outdoor Sports Lighting" Briefing Note published in September 2010. After commencement of use of the development/playing field/sports facility the sports lighting shall be operated in accordance with the approved scheme.

Reason: To balance illuminating the sports facility for maximum use with the interest of amenity and ecology/sustainability and to accord with Saved Policy REC7 of the Woking Local Plan 1999 and to comply with Policies CS7, CS17 and CS21 of the Woking Core Strategy and policies in the NPPF.



61. No development shall commence on phase 1b until the following documents have been submitted to and approved in writing by the Local Planning Authority, after consultation with Sport England:
- (i) A detailed assessment of ground conditions (including drainage and topography) of the land proposed for the playing field which identifies constraints which could affect playing field quality; and
 - (ii) Based on the results of the assessment to be carried out pursuant to (i) above, a detailed scheme which ensures that the playing field will be provided to an acceptable quality. The scheme shall include a written specification of soils structure, proposed drainage, cultivation and other operations associated with grass and sports turf establishment and a programme of implementation.
- The approved scheme shall be carried out in full and in accordance with a timeframe agreed with the Local Planning Authority [after consultation with Sport England]. The land shall thereafter be maintained in accordance with the scheme and made available for playing field use in accordance with the scheme.

Reason: To ensure the quality of pitches is satisfactory and they are available for use before development (or agreed timescale) and to accord with Policy CS17 of the Woking Core Strategy 2012 and policies in the NPPF.

62. The playing fields and pitches shall be constructed and laid out in accordance with the planning application details and approved plans and with the standards and methodologies set out in the guidance note "Natural Turf for Sport" (Sport England, 2011), and ECB document TS4 and TS6 and shall be made available for use in accordance with a timetable which shall be first submitted to and approved in writing by the Local Planning Authority prior to the commencement of any development on phase 1b of the development hereby approved.

Reason: To ensure the quality of pitches is satisfactory and they are available for use before development (or agreed timescale) and to accord with Policy CS17 of the Woking Core Strategy 2012 and policies in the NPPF.

63. Prior to the commencement of any development on the site, full details of the proposed air quality monitoring (including locations of monitoring, type of monitoring, commencement and completion dates of monitoring, length of monitoring period, details of when and how the results of monitoring will be reported to the Local Planning Authority and any mitigation measures as may be required and their timescale for implementation) shall be submitted to and approved in writing by the Local Planning Authority. The monitoring, reporting and any subsequent mitigation measures required shall be implemented in accordance with the approved details.

Reason: To ensure acceptable air quality and to comply with policies in the NPPF.

64. Prior to first use of the development hereby approved in Phase 1a(ii), the permanent surface water drainage shall have been constructed in accordance with the approved submitted drawings and calculations and the proposed Temporary Drainage works as shown on drawing C500-052 D3 shall have been removed unless otherwise first approved in writing with the Local Planning 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.

65. Prior to the first use of phase 1a(i), 1a(ii), 1a(iii) and 1b hereby permitted, a detailed maintenance and management plan of the sustainable drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details in perpetuity. The parts of the system that are not adopted by the highways authority or the sewerage undertaker will be offered for adoption to the Local Planning Authority after one year following completion of the development. The Local Planning Authority shall be granted access to inspect the Sustainable Drainage Scheme for the lifetime of the development. 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, continues to be maintained as agreed for the lifetime of the development and to comply with Policies CS9 and CS16 of the Woking Core Strategy 2012.

66. The part of the housing development hereby granted full planning permission (Phase 1c) shall not be first occupied unless and until either:
- (i) the proposed temporary drainage scheme has been constructed in accordance with the approved drawings/details, or
 - (ii) the proposed permanent surface water drainage scheme has been constructed in accordance with the approved drawings/details (details as approved pursuant to conditions of this planning permission).

No alteration to the approved drainage scheme shall occur without the prior written approval from the Local Planning Authority. Following their construction, the surface water drainage scheme shall be retained and maintained for their designated purpose(s) for the lifetime of the development.

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.

67. Prior to the first occupation of any dwelling shown as plots 59, 60, 61 and 62 as shown on the approved plans for phase 1c, the permanent surface water drainage scheme to serve these dwellings and the remainder of the phase 1c dwellings as shown on the approved plans shall be implemented in full in accordance with full design details which shall have first been submitted to and approved in writing by the Local Planning 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.

68. Prior to the occupation of any dwelling hereby permitted within Phase 1c (except for the dwellings shown on plots 59, 60, 61 and 62), a detailed maintenance and management plan of the sustainable drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details in perpetuity. The parts of the system that are not adopted by the highways authority or the sewerage undertaker will be offered for adoption to the Local Planning Authority after one year following completion of the development. The Local Planning Authority shall be granted access to inspect the Sustainable Drainage Scheme for the lifetime of the development. 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, continues to be maintained as approved for the lifetime of the development and to comply with Policies CS9 and CS16 of the Woking Core Strategy 2012.



69. Prior to the occupation of any dwelling hereby permitted shown as plots 59, 60, 61 and 62 as shown on the approved plans for phase 1c, a detailed maintenance and management plan of the sustainable drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details in perpetuity. The parts of the system that are not adopted by the highways authority or the sewerage undertaker will be offered for adoption to the Local Planning Authority after one year following completion of the development. The Local Planning Authority shall be granted access to inspect the Sustainable Drainage Scheme for the lifetime of the development. Those details shall include:
- iii. a timetable for its implementation, and
 - iv. 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, continues to be maintained as approved for the lifetime of the development and to comply with Policies CS9 and CS16 of the Woking Core Strategy 2012.

70. Prior to first use/occupation of any development in phase 1a(i), 1a(ii), 1a(iii) and 1b, a verification report, appended with substantiating evidence demonstrating the approved construction details and specifications have been implemented, shall be submitted to and approved in writing by the Local Planning Authority. This report shall include photographs of excavations and soil profiles/horizons, any installation of any surface water structure and Control mechanism.

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.

71. Prior to occupation of any dwelling within phase 1c (except for the dwellings shown on plots 59, 60, 61 and 62) a verification report, appended with substantiating evidence demonstrating the approved construction details and specifications have been implemented in accordance with either the temporary or permanent surface water drainage scheme, shall have been submitted to and approved in writing by the Local Planning Authority. This report shall include photographs of excavations and soil profiles/horizons, any installation of any surface water structure and Control mechanism.

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.

72. Prior to occupation of any dwelling shown as plots 59, 60, 61 and 62 as shown on the approved plans for phase 1c, a verification report, appended with substantiating evidence demonstrating the approved construction details and specifications have been implemented in accordance the permanent surface water drainage scheme, shall be submitted to and approved in writing by the Local Planning Authority. This report shall include photographs of excavations and soil profiles/horizons, any installation of any surface water structure and Control mechanism.

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.

73. No more than 70% of the dwellings proposed in phase 2b(i) (or the nearest whole dwelling) shall be occupied until the open space is available in phase 2c(i) unless otherwise agreed in writing by the Local Planning Authority.



Reason: To ensure the provision of replacement open space for that lost from the Sheerwater Recreation Ground, in the interests of amenity and to comply with Policies CS7, CS17, CS21 and CS24 of the Woking Core Strategy 2012 and the policies in the NPPF.

74. No more than 80% of the dwellings proposed in phase 2b(ii) (or the nearest whole dwelling) shall be occupied until the open space is available in phase 2c(ii) unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the provision of replacement open space for that lost from the Sheerwater Recreation Ground, in the interests of amenity and to comply with Policies CS7, CS17, CS21 and CS24 of the Woking Core Strategy 2012 and the policies in the NPPF.

75. Use of the Leisure Centre (phase 1a) and associated outdoor sports pitches, including the artificial grass pitch (phase 1b) shall not commence until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to the leisure centre, playing fields, artificial grass pitch and tennis courts and shall include details of pricing policy, hours of use, access by non-educational establishment users (including access by community users), management responsibilities and a mechanism for review, and anything else which the Local Planning Authority in consultation with Sport England considers necessary in order to secure the effective community use of the facilities. The development shall not be used at any time other than in strict compliance with the approved agreement.

Reason: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport and to accord with Policy CS17 of the Woking Core Strategy 2012 and policies in the NPPF.

76. Prior to the first occupation of the 130th residential dwelling on the development hereby approved:
(a) a mini roundabout shall be constructed at the junction of Monument Road with Maybury Hill, in accordance with Campbell Reith drawing numbers 11418/T303 revision D4 and 11418/T304 revision D3, and
(b) 'Keep Clear' road markings shall be laid on the westbound lanes of Albert Drive at its junction with Monument Way East.

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

77. Within six months of construction of the mini-roundabout at the junction of Monument Road with Maybury Hill, the signal controllers for:
(a) the Monument Road / Walton Road / Albert Drive signal junction, and
(b) the Sheerwater Road / Albert Drive signal junction
shall be re-calibrated and updated with current traffic survey movement data.

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

78. The part of the housing development hereby granted full planning permission (Phase 1c) shall not be first occupied unless and until:



- (a) the carriageway of Spencer Close has been widened in accordance with drawing number 11418-C100-026 revision D2 by Campbell Reith, and the one-way section at the north west end of Spencer Close has been relocated closer to the one-way road link extending between Spencer Close and Loder Close, and
- (b) either:
- (i) the proposed temporary highway access road onto Spencer Close has been constructed in accordance with drawing numbers 11418-C100-025 revision D2 and 11418-C100-026 revision D2 by Campbell Reith, or
- (ii) the proposed permanent site access road(s) have been constructed in accordance with details which shall have been first submitted to and approved in writing by the Local Planning Authority.

Following their construction, the temporary highway access roads shall be retained and maintained for their designated purpose(s) until the permanent highway access roads are in place, and the permanent highway access road(s) shall be retained and maintained for their designated purpose(s) for the lifetime of the development.

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

79. Prior to the first occupation of any residential development hereby approved a Residential Travel Plan (which shall endure for all residential development to be provided on the site), produced from the sustainable travel intentions included in the application "Framework Residential Travel Plan", version "F2", dated November 2015 and produced by Campbell Reith Consulting Engineers, shall be submitted to and approved in writing by the Local Planning Authority ("the Approved Residential Travel Plan"). The Approved Residential Travel Plan shall then be implemented not later than the first occupation of the 74th residential dwelling hereby approved and for each and every subsequent residential occupation, and thereafter the Approved Residential Travel Plan shall be retained, maintained and developed in accordance with the approved document 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.

80. Prior to the first occupation of any dwelling shown as plots 59, 60, 61 and 62 as shown on the approved plans for phase 1c, the permanent road access to serve these dwellings and the remainder of the phase 1c dwellings as shown on the approved plans shall be implemented in full in accordance with full design details which shall have first been submitted to and approved in writing by the Local Planning Authority.

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

81. The:
- (a) leisure development hereby approved shall not be first opened for trading unless and until space has been laid out within the site of the leisure development hereby approved, in accordance with the approved plans for vehicles to be parked and for vehicles to turn around and leave the site in forward gear, and
- (b) part of the housing development hereby granted full planning permission shall not be first occupied unless and until space has been laid out within the site of the housing development hereby granted full planning permission, in accordance with the approved plans for vehicles to be parked and for vehicles to turn around, and
- (c) remainder of the development hereby approved shall not be first occupied unless and until space has been laid out within that remainder of the development site, in accordance with proposal(s) to be submitted to and approved in writing by the Local Planning Authority for vehicles and cycles to be parked and for vehicles to turn around,



And thereafter the vehicle and cycle parking area(s) and the vehicle turning area(s) shall be retained and maintained for their designated purpose(s).

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.

82. The leisure centre hereby approved shall not be first used/occupied unless and until space has been laid out on site for cyclists to park in accordance with the approved plans and with details of the cycle stands and cycle 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.

83. The leisure centre hereby approved shall not be first used/occupied unless and until a Travel Plan (incorporating measures relating to the use of the leisure centre and also the associated outdoor sports pitches hereby approved) has been submitted to and approved in writing by the Local Planning Authority in accordance with the sustainable development aims and objectives of the National Planning Policy Framework and Surrey County Council's "Travel Plans Good Practice Guide" ("the Approved Leisure Travel Plan"). The Approved Leisure Travel Plan shall thereafter be implemented on first use/occupation of the leisure development hereby approved. Thereafter the Approved Leisure Travel Plan shall be retained, 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.

84. The leisure centre development hereby granted full planning permission shall not be first used until refuse and recycling bin storage areas have been provided on the site in accordance with details which shall have first been submitted to and approved in writing by the Local Planning Authority. 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.

85. Prior to the installation of any sales/marketing suite on the site full details of the sales/marketing suite (location on site/type of sales/marketing suite and its duration on the site and any physical adaptations and restorations to any dwelling) shall be submitted to and approved in writing by the Local Planning Authority. The sales/marketing suite shall thereafter be implemented in accordance with the approved details and the sales/marketing suite shall also be removed from the site in accordance with the approved details.

Reason: In the interests of visual amenity, to safeguard residential amenity and to ensure that when it is no longer required that it reverts back to the approved residential use in accordance with Policy CS21 of the Woking Core Strategy 2012 and policies in the NPPF.



86. The leisure centre 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 6 months of the completion of the leisure centre 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.

87. No fixed plant and equipment associated with air moving equipment, compressors, generators or plant or similar equipment shall be installed anywhere on the site until details, including acoustic specifications have been submitted to and approved in writing by the Local Planning Authority. The details to be submitted shall also include details of any other plant previously installed to ensure that the target noise criteria specified in Table 8.16 (for all plant within each specified area) of the submitted Environmental Statement are not exceeded for any areas of the site. 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.

88. Prior to the installation of any public address/tannoy system anywhere on the site full details of the system including:
- (i) a noise assessment, details of the number and position of the proposed speakers and proposed volume level;
 - (ii) details of the announcements to be made by any public address/tannoy system i.e. teams, goal scorers, substitutions and emergencies; and
 - (iii) details of the hours of use of the public address system - the public address/tannoy system shall not be used for more than six hours per week
- shall be submitted to and approved in writing by the Local Planning Authority. The public address/tannoy system shall not be installed/operated/used other than in accordance with the approved details for the lifetime of the development hereby approved, unless any variation has been 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.

89. The number of Class C3 dwellings to be constructed on the application site shall not exceed 922.

Reason: To ensure the development is carried out in accordance with the approved plans and other submitted details and to ensure that the quantum of development remains within the parameters assessed pursuant to the Environmental Statement and to comply with Policies CS1, CS5, CS18, CS21 and CS24 of the Woking Core Strategy 2012 and the policies in the NPPF.

90. Not less than 462 affordable housing units shall be provided on the site of which a maximum of 62no. units shall be the Assisted Living Units (Class C2).

Reason: To ensure the development provides an acceptable quantum of affordable housing on the site to comply with Policy CS12 of the Woking Core Strategy 2012 and policies in the NPPF.



91. The affordable housing units to be provided on the site shall be in accordance with the following details, unless otherwise first approved in writing by the Local Planning Authority:

Unit size	Number of Affordable Housing Units to be provided
1 bedroom	75
2 bedroom	183
3 bedroom	196
4 bedroom	7
5 bedroom	1
Total	462

Reason: To ensure that the proposed development provides the mix of affordable housing units stated in the application and to accord with Policy CS5 of the Woking Core Strategy and the policies in the NPPF.

92. All of the affordable housing dwellings (Class C3) to be provided within the development hereby approved shall be constructed to meet and achieve the 'Lifetime Homes' standard and Housing Quality Indicators standard as detailed in the application and shall be maintained for the lifetime of the proposed development.

Reason: To ensure the development meets the needs of its future occupiers and to comply with Policy CS12 of the Woking Core Strategy 2012 and policies in the NPPF.

93. The total floorspace for each non-residential (retail) uses permitted shall be in accordance with the following details:

- i. 370sqm (minimum) - 560sqm (maximum) for a small food store (Class A1);
- ii. At least 4no. retail units totalling between 675sqm (minimum) and 750sqm (maximum) (Class A1 and/or Class A2 and/or Class A3 and/or Class A4 and or Class A5); and
- iii. Between 306 sqm (minimum) and 340sqm (maximum) for a Class A3 (restaurant) or Class A4 (public house).

No retail unit(s) shall be amalgamated or sub-divided without the prior written approval of the Local Planning Authority.

Reason: To ensure the development is carried out in accordance with the approved plans and other submitted details and to ensure that the quantum of development remains within the parameters assessed pursuant to the Environmental Statement and to comply with Policies CS4, CS5, CS18, CS21 and CS24 of the Woking Core Strategy 2012 and the policies in the NPPF.

94. The floorspace for the following non-residential uses permitted within the application site shall be in accordance with the following details:

- i. Community/youth centre (Class D2) - 1,055sqm (minimum) - 1,110sqm (maximum)
- ii. Children's nursery (Class D1) - 540sqm (minimum) - 600sqm (maximum)
- iii. Health centre (Class D1) - 375sqm (minimum) - 416sqm (maximum)

Reason: To ensure the development is carried out in accordance with the approved plans and other submitted details, to ensure that the quantum of development remains within the parameters assessed pursuant to the Environmental Statement and to ensure that the provision of community facilities is commensurate to the increased population on the site and to comply with Policies CS5 and CS19 of the Woking Core Strategy 2012 and the policies in the NPPF.



95. Each existing community facility as listed in Condition 94 shall remain available for use until its replacement community facility has been completed and has been made available for use by patrons/customers unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure continuity of the provision of community facilities on the site to meet the needs of the existing and proposed residents and to comply with Policies CS5 and CS19 of the Woking Core Strategy 2012 and the policies in the NPPF.

96. The existing units within Woodlands House (17no. existing units) shall not be decommissioned from use until at least 17 of the proposed Assisted Living Units (Class C2) have been provided on the site and are available for occupation.

Reason: To ensure the development provides an acceptable quantum of specialist affordable housing on the site to comply with Policies CS12 and CS13 of the Woking Core Strategy 2012 and the policies in the NPPF.

97. Any existing hard surface (and its associated sub-base) within any area of the site to be utilised as gardens and public open space shall be demolished and all debris removed from that area of the site, a verification report, appended with substantiating evidence will need to be submitted to the Local Planning Authority.

Reason: These areas are intended to be free-draining and to ensure the drainage strategy set out in the application is adhered to, to reduce flood risk and to comply with Policy CS9 of the Woking Core Strategy 2012 and the policies in the NPPF.

98. All development shall be constructed in accordance with the submitted and approved Flood Risk Assessment (FRA) reference 11418 (Revision F2) dated February 2016 and received 25.02.16 as amended by the FRA Addendum Report - Section 6.0 dated June 2016 received 23.06.16 and all new residential dwellings shall have a finished floor level raised a minimum of 150mm above the surrounding proposed ground level unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and Policy CS9 of the Woking Core Strategy 2012.

99. The development hereby permitted by this planning permission shall be carried out in accordance with the following mitigation measures:

- o Finished floor levels will be set at least 150millimetres above ground level.
- o Flood resilience and resistance measures will be installed into the design of the buildings in accordance with details which shall have first been submitted to and approved in writing by the Local Planning Authority.

The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme or within any other period as may subsequently be approved, in writing, by the Local Planning Authority.

Reason: To reduce the risk of flooding to the proposed development and future users. This is sought in accordance with paragraph 103 of the National Planning Policy Framework (NPPF).



100. The development hereby permitted shall only take place in accordance with the details specified in Chapter 7 of the submitted Environmental Statement and its respective appendices, in particular the recommended actions in section 7.6 of the Ecology and Nature Conservation chapter of the Environmental Statement and as expanded by the recommendations made in the individual species reports (Bats and Reptiles) and the Ecological Appraisal report (February 2015). The development shall be undertaken in full in accordance with the mitigation details, biodiversity enhancements and timescales specified, unless otherwise first approved in writing by the Local Planning Authority.

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.

101. 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 provide 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.

102. 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.

103. Any works within the root protection areas of any retained trees shall be undertaken under full arboricultural supervision. The construction of any hard surfaces 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 CS7 and CS21 of the Woking Core Strategy 2012 and policies in the NPPF.

104. The proposed leisure centre hereby permitted shall not be constructed other than substantially in accordance with the Sport England/National Governing Body Technical Design Guidance Notes including; Sport England design guidance notes; Sports Halls design and layout; and Swimming Pools.

Reason: To ensure the satisfactory provision of the leisure centre and to comply with Policy CS17 of the Woking Core Strategy 2012 and policies in the NPPF.

105. The leisure centre and outdoor sports pitches (phase 1a and phase 1b) hereby approved shall be constructed as part of phase 1a and phase 1b of the development and shall in any event be made available for use in their entirety prior to the first occupation of the 375th dwelling on the site.



Reason: To ensure that alternative provision for indoor and outdoor sports is made available for use the local community to mitigate for the loss of the existing recreation ground from within the site and to comply with Policy CS17 of the Woking Core Strategy 2012 and policies in the NPPF.

106. 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 as detailed in the application and to comply with Policy CS17 of the Woking Core Strategy 2012 and policies in the NPPF.

107. The kitchen (serving the leisure centre part of the building), reception/servery area and café/viewing area as shown on approved drawing Ground Floor Plan- P4235_210 Rev B shall not be enlarged in any way, above their sizes specified on the approved plan without the prior written permission of the Local Planning Authority.

Reason: To ensure that this facility remains ancillary to the development hereby approved and to comply with Policies CS17 and CS18 of the Woking Core Strategy 2012 and the policies in the NPPF.

108. The dining hall and kitchen (and associated w.c. and store facilities) hereby approved as shown on approved plan - Ground floor plan - P4235_210 Rev B shall only be used in connection with and ancillary to the adjacent educational establishment (secondary school) on the same site unless otherwise first approved in writing by the Local Planning Authority.

Reason: To ensure that these facilities are made available for the existing and expanded adjacent educational establishment (secondary school) and to comply with Policy CS19 of the Woking Core Strategy 2012 and the policies in the NPPF.

109. The club room on the first floor of the leisure centre building as shown on approved plan - First floor plan - P4235_211 Rev B shall only be used for purposes incidental and ancillary to indoor and outdoor sports uses unless otherwise first approved in writing by the Local Planning Authority.

Reason: To ensure the facilities are made available in connection with the approved indoor and outdoor sports facilities on the site including the parking area and to comply with Policies CS17 and CS18 of the Woking Core Strategy 2012 and the policies in the NPPF.

110. The playing fields and artificial grass pitch hereby approved shall be used for only those uses specified in the community use agreement and for no other purpose whatsoever unless otherwise first approved in writing by the Local Planning Authority.

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.

111. The indoor leisure centre hereby approved shall not be used or open to customers after 10.30 p.m. and before 6.30 a.m.

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.



112. Unless otherwise agreed in advance and in writing by the Local Planning Authority, after consultation with Sport England, the external artificial sports lighting to the outdoor artificial grass pitch shall not be used outside the hours of:
- (a) 8 a.m. and 10 p.m. Monday to Friday;
 - (b) 8 a.m. and 10 p.m. on Saturday; and
 - (c) 8 a.m. and 8 p.m. on Sunday and public/bank holidays.

Reason: To balance illuminating the sports pitch for maximum use with the interest of amenity, ecology and sustainability and to accord with saved Policy REC7 of the Woking Local Plan, Policies CS7, CS17 and CS21 of the Woking Core Strategy and the policies in the NPPF.

113. The outdoor sports pitches including the artificial grass pitch hereby approved shall not be used for the provision of outdoor sports outside the hours of:
- (a) 7.30 a.m. and 10 p.m. Monday to Friday; and
 - (b) 8 a.m. and 10 p.m. on Saturday, Sunday and public/bank holidays.

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

114. Any external lighting to the car park of the leisure centre shall be switched off and shall not be used between the hours of 10.45 p.m. and 6.15 a.m.

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 CS7 and CS21 of the Woking Core Strategy and the policies in the NPPF.

115. Notwithstanding the Town and Country Planning (Use Classes) Order 1987 (or any orders amending or re-enacting that order with or without modification) and the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any orders amending or re-enacting that order with or without modification) the community/youth centre hereby permitted shall only be used for a community/youth centre and for no other purpose whatsoever including any other purpose within Class D2 of the Town and Country Planning (Use Classes) Order 1987 (or any orders amending or re-enacting that order with or without modification).

Reason: To ensure the development is carried out in accordance with the approved plans and other submitted details and to ensure the provision of community/youth centre to serve the increased population on the site and to comply with Policies CS5 and CS19 of the Woking Core Strategy 2012 and the policies in the NPPF.

116. Notwithstanding the Town and Country Planning (Use Classes) Order 1987 (or any orders amending or re-enacting that order with or without modification) and the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any orders amending or re-enacting that order with or without modification) the nursery/children's centre hereby permitted shall only be used for a nursery/children's centre and for no other purpose whatsoever including any other purpose within Class D1 of the Town and Country Planning (Use Classes) Order 1987 (or any orders amending or re-enacting that order with or without modification).

Reason: To ensure the development is carried out in accordance with the approved plans and other submitted details and to ensure the provision of children's day nursery to serve the increased population on the site and to comply with Policies CS5 and CS19 of the Woking Core Strategy 2012 and the policies in the NPPF.



117. Notwithstanding the Town and Country Planning (Use Classes) Order 1987 (or any orders amending or re-enacting that order with or without modification) and the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any orders amending or re-enacting that order with or without modification) the health centre hereby permitted shall only be used for a health centre including the provision for GPs surgeries, dentist, and a retail pharmacy and for no other purpose whatsoever including any other purpose within Class D1 of the Town and Country Planning (Use Classes) Order 1987 (or any orders amending or re-enacting that order with or without modification).

Reason: To ensure the development is carried out in accordance with the approved plans and other submitted details and to ensure the provision of health centre to serve the increased population on the site and to comply with Policies CS5 and CS19 of the Woking Core Strategy 2012 and the policies in the NPPF.

118. 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 application site without the prior written approval of the Local Planning Authority, unless specifically authorised by any planning condition of this planning permission.

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

119. Notwithstanding the provisions of Article 3, Schedule 2, Part 1, Classes A-G 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 further development shall take place anywhere within the site for which full planning permission has been granted (phase 1C) without the prior written approval of the Local Planning Authority.

Reason: In the interests of 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 2012 and policies in the NPPF.

120. Notwithstanding the provisions 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 development falling within Part 3, Class T shall take place anywhere within the site.

Reason: To protect the character and appearance of the site, to safeguard the provision of specialist accommodation and community facilities within the site and to comply with Policies CS5, CS16 and CS21 of the Woking Core Strategy 2012 and policies in the NPPF.

121. Notwithstanding the provisions 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 development falling within Part 4, Class D shall take place anywhere within the site.

Reason: To protect the character and appearance of the site, to safeguard the provision of community facilities and retail uses within this local centre and to comply with Policies CS4, CS5, CS16 and CS21 of the Woking Core Strategy 2012 and policies in the NPPF.



122. Prior to the first occupation of any dwelling of any detailed phase, a verification report, appended with substantiating evidence demonstrating the approved construction details and specifications have been implemented, shall be submitted to and approved in writing by the Local Planning Authority. This report shall include photographs of excavations and soil profiles/horizons, any installation of any surface water structure and Control mechanism.

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.

123. Prior to the commencement of any super-structure works on phase 1c, details of the side elevation of plots 19 and 41 (east elevation), 24 and 46 (west elevation), revised side elevation and/or plans of plots 53 and 54 and design details of an opaque terrace screen (minimum height of 1.7 metres above terrace floor level) to the western elevation of plot 74 shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be implemented in accordance with the approved details.

Reason: To ensure the satisfactory appearance of the development and to safeguard the amenities of neighbouring occupiers and to comply with Policy CS21 of the Woking Core Strategy 2012 and the policies in the NPPF.

124. The garages on plots 72, 73 and 75 shall only be used for the parking of vehicles ancillary and incidental to the residential use of the dwelling house and shall be retained thereafter solely for that purpose and made available to the occupiers of the property at all times for parking purposes unless otherwise first approved in writing by the Local Planning Authority.

Reason: To preserve the amenities of the neighbourhood and ensure the provision of off-street parking facilities in accordance with Policies CS18 and CS21 of the Woking Core Strategy 2012 and the policies in the NPPF.

Informatives

01. The applicant is advised that this planning permission is subject to the Council's Executive Undertaking.
02. For the purposes of these conditions the term 'phase' referred to in any condition means any phase of the proposed development including any phase, sub-phase or detailed phase unless the condition specifically specifies which element of phasing the condition refers to e.g. detailed phase.
03. The applicant is advised that if any temporary facilities are proposed, if required, then the LPA and Sport England would expect that the applicant would have discussed the details of the proposed temporary facilities (location and specification of the facilities to ensure they meet the FA requirement) with Sheerwater FC and Surrey FA, prior to the submission of any application pursuant to condition 25 and that the details/outcome of the discussions with relevant parties was included in the application details.
04. The applicant is also advised that as offered they should meet with Sheerwater FC, WBC and Surrey FA to discuss phasing, construction and implementation of the 3G pitch and associated changing facilities during the detailed design stage of the proposals.
05. With regard to condition 75 the community use agreement the applicant is advised that the community use agreement should include the existing teams being displaced from the existing facilities as specified in the submitted Playing Pitch Assessment. It is expected that the proposed AGP will be used as the home ground for Sheerwater FC (and any successor in title or any other football club as agreed by the Local Planning Authority if Sheerwater FC ceases to exist) unless confirmation has been provided that they no longer wish to use the facility/be party to any community use agreement. It is also expected that the community use



agreement will facilitate the use of the AGP by other local teams as specified in the Playing Pitch Assessment unless confirmation has been provided that they no longer wish to use the facility/be party to any community use agreement.

06. The applicant is advised that the leisure centre building (phase 1a) hereby approved is considered to be a mixed use which does not fall into any one use category under the Town and Country Planning (Use Classes) Order 1987 (as amended) as it contains facilities to be used by the adjacent secondary school. As such planning permission will be required for any further development of the building including any external alterations and any material change of use.
07. The applicant is advised that the design and layout of the sports facility should comply with the relevant industry Technical Design Guidance, including guidance published by Sport England, National Governing Bodies for Sport. Particular attention is drawn to: Artificial Surfaces for Outdoor Sports and the FA design guidance for 3G pitches.
08. Under the terms of the Water Resources Act 1991, and the Thames Region Land Drainage Byelaws 1981, prior written consent of the Environment Agency is required for any proposed works or structures, in, under, over or within 8 metres of the top of the bank of the Basingstoke Canal designated as 'main river'.
09. The consent of the Environment Agency is required for the use of herbicides in or near water including rivers, streams, ditches and standing water bodies. This is to ensure that the herbicides will not have a detrimental effect on aquatic habitats. A copy of the application form can be found on the following link: <http://www.environment-agency.gov.uk/homeandleisure/wildlife/31350.aspx>
10. Although reptiles were not found during surveys of the site, the habitat was still considered suitable to support common reptile species. Those working on the site should be made aware of this and informed not to disturb reptile species if found.
11. Replacement bat roosts should be incorporated into the design of the development, whilst providing temporary structures in the interim.
12. 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 by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality.
13. 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 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 0800 009 3921.
14. There are public sewers crossing or close to your development. 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 0800 009 3921 to discuss the options available at this site.

15. Design standards for the layout and construction of access roads and junctions, including the provision of visibility zones, shall be in accordance with the requirements of the County Highway Authority.
16. Permission under the Town and Country Planning Act should not be construed as approval to highway engineering details necessary for inclusion any Road Adoption Agreement under Section 38 of the Highways Act 1980. Further details about the post-planning adoption of roads may be obtained from the Transportation Development Planning Division of Surrey County Council.
17. Details of the transport 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.
18. 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.
19. 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.
20. The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that permission 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 public highway.
21. All works on the public highway will require a street works permit, for which an application(s) 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>
22. 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).
23. 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.
24. The applicant is advised that parts of the development are located on land forming part of the public highway and that highway land should be stopped-up under section 247 of the Town & Country Planning Act, prior to the commencement of any development that uses public highway land for non-public highway / private purposes.





25. 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.
26. 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.
27. In developing the biodiversity and green infrastructure elements for each phase of the development, the applicant should have regard to the Natural Woking strategy and supporting information document (www.woking.gov.uk/environment/greeninf/naturalwoking). For further guidance, contact the Council's Green Infrastructure team at greeninfrastructure@woking.gov.uk

Date Decision Notice Issued: 27 July 2016

Chris Dale

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.
- 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.



Civic Offices
Gloucester Square
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Surrey GU21 6YL

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Facsimile (01483) 768746

DX 2931 WOKING

Email wokbc@woking.gov.uk

Website 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:

"Extremely helpful and very understanding of the problems I have had" Feb 2015

'Thank you for a truly excellent service, we really appreciated the help' April 2015

'Very patient at explaining technical stuff to me very constructive in approach' April 2015

'Very well dealt with from start to finish all surveyors on the case were excellent' June 2015

'Excellent knowledge and practical advice have been invaluable' Aug 2015

'I would like to thank him you, helpful friendly approach to all matters' Sept 2015

We look forward to working with you.

Yours faithfully,

David Edwards
Chief Building Control Surveyor

Email: buildingcontrol@woking.gov.uk

Tel: 01483 743841

Fax: 01483 756842