

2019/1176 – Appeal A

**Land South of Kingfield Road and East of Westfield Avenue, Westfield, Woking, GU22 9PF
(APPEAL REF: APP/A3655/W/20/3265969 (APPEAL A))**

Proposed Conditions Schedule – Appeal A

This incorporates proposed conditions as references in the Officers Report and changes agreed as stated in the Statement of Common Ground.

Addendum 18.05.2021: Additional suggested conditions in lieu of completion of legal agreement at time of decision

Time limit

01. The development for which permission is hereby granted must be commenced not later than the expiration of three years beginning with 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).

Phasing

02. ++ No development must commence (including demolition and site preparation works) until full details, including plans, of the phasing of the development have been submitted to and approved in writing by the Local Planning Authority. The development must be carried out in strict accordance with the approved details of phasing, unless any variation or amendments have first been agreed in writing with the Local Planning Authority.

Reason: To ensure the development progresses in an orderly manner without undue loss of amenity to the surrounding area and that satisfactory facilities are provided to service all stages of the development in accordance with Policy CS21 of the Woking Core Strategy (2012) and the NPPF. This condition is required to be addressed prior to commencement in order that the ability to discharge its requirement is not prejudiced by the carrying out of building works or other operations on the site.

Approved plans and documents

03. The development hereby permitted must be carried out only in accordance with the approved plans and documents listed in this notice, unless where required or allowed by other conditions attached to this planning permission:

Project No. / Drawing No. / Rev.	Drawing Title	Date
<i>Existing Drawings</i>		
7884 L(00) 01 F	Existing Site Plan	26.11.19
7884 L(00) 333 --	Location Plan	16.10.19
7884 L(00) 221 A	Site Edged Red Plan	22.10.19
7884 L(00) 334 --	Demolition Plan	22.10.19
7884 L(00) 457 --	Existing Building Survey Elevations	28.11.19
<i>Masterplan Layout Drawings</i>		
7884 L(00) 282 F	Masterplan Basement Floor Plan	22.10.19
7884 L(00) 66 R	Masterplan Lower Ground Floor Plan	05.11.19
7884 L(00) 67 AA	Masterplan Ground Floor Plan	22.10.19
7884 L(00) 68 S	Masterplan First Floor Plan	22.10.19
7884 L(00) 69 U	Masterplan Second Floor Plan	22.10.19
7884 L(00) 70 T	Masterplan Third Floor Plan	22.10.19
7884 L(00) 71 S	Masterplan Fourth Floor Plan	22.10.19
7884 L(00) 72 U	Masterplan Fifth Floor Plan	22.10.19
7884 L(00) 73 V	Masterplan Sixth Floor Plan	14.10.19
7884 L(00) 74 W	Masterplan Seventh Floor Plan	22.10.19
7884 L(00) 75 W	Masterplan Eighth Floor Plan	22.10.19
7884 L(00) 76 W	Masterplan Ninth Floor Plan	22.10.19
7884 L(00) 77 V	Masterplan Tenth Floor Plan	22.10.19
7884 L(00) 251 M	Masterplan Roof Plan	22.10.19
7884 L(00) 283 D	Proposed Basement Level (Colour)	06.11.19

7884 L(00) 78 L	Proposed Lower Ground Floor (Colour)	06.11.19
7884 L(00) 79 P	Proposed Ground Floor (Colour)	28.10.19
7884 L(00) 80 J	Proposed First Floor (Colour)	04.11.19
7884 L(00) 81 J	Proposed Second Floor (Colour)	28.10.19
7884 L(00) 82 K	Proposed Third Floor (Colour)	28.10.19
7884 L(00) 83 J	Proposed Fourth Floor (Colour)	28.10.19
7884 L(00) 84 K	Proposed Fifth Floor (Colour)	28.10.19
7884 L(00) 85 J	Proposed Sixth Floor (Colour)	23.10.19
7884 L(00) 86 K	Proposed Seventh Floor (Colour)	23.10.19
7884 L(00) 87 L	Proposed Eighth Floor (Colour)	28.10.19
7884 L(00) 88 J	Proposed Ninth Floor (Colour)	23.10.19
7884 L(00) 332 C	Proposed Tenth Floor (Colour)	23.10.19
7884 L(00) 89 K	Proposed Roof Floor (Colour)	23.10.19
7884 L(00) 335 B	Roof Plan Identifying Heights (Colour)	04.11.19
7884 L(00) 436	Boundary Treatment Plan	24.10.19
Stadium		
4279-AL-001 B	Ground Floor Plan	15.10.19
4279-AL-002 B	First Floor Plan	15.10.19
4279-AL-003 B	Second Floor Plan	15.10.19
4279-AL-004 A	Roof Plan	02.10.19
4279-AL-005 A	Stadium Cross Sections	02.10.19
4279-AL(0) 006 A	Stadium West Stand Sections	02.10.19
4279-AL-010 B	Stadium Elevations 1 of 2	09.12.19
4279-AL-011 B	Stadium Elevations 2 of 2	09.12.19
4279-AL-012 B	Elevations In Context 1 of 2	09.12.19
4279-AL-013 B	Elevations In Context 2 of 2	09.12.19
Individual Block Plan Drawings		
Block 1		
7884 L(00) 111 G	Block 1 Lower Ground Floor Plan	22.10.19
7884 L(00) 112 F	Block 1 Ground Floor Plan	22.10.19
7884 L(00) 113 F	Block 1 First Floor Plan	22.10.19
7884 L(00) 114 F	Block 1 Second Floor Plan	22.10.19
7884 L(00) 115 F	Block 1 Third Floor Plan	22.10.19
7884 L(00) 116 F	Block 1 Fourth Floor Plan	22.10.19
7884 L(00) 117 G	Block 1 Fifth Floor Plan	22.10.19
7884 L(00) 118 G	Block 1 Sixth Floor Plan	22.10.19
7884 L(00) 119 G	Block 1 Seventh Floor Plan	22.10.19
7884 L(00) 120 G	Block 1 Eighth Floor Plan	22.10.19
7884 L(00) 121 G	Block 1 Ninth Floor Plan	22.10.19
7884 L(00) 122 G	Block 1 Roof Plan	22.10.19
Block 2		
7884 L(00) 123 F	Block 2 Lower Ground Floor Plan	22.10.19
7884 L(00) 124 G	Block 2 Ground Floor Plan	22.10.19
7884 L(00) 125 G	Block 2 First Floor Plan	22.10.19
7884 L(00) 126 G	Block 2 Second Floor Plan	22.10.19
7884 L(00) 127 G	Block 2 Third Floor Plan	22.10.19
7884 L(00) 128 G	Block 2 Fourth Floor Plan	22.10.19
7884 L(00) 129 G	Block 2 Fifth Floor Plan	22.10.19
7884 L(00) 130 G	Block 2 Sixth Floor Plan	22.10.19
7884 L(00) 131 G	Block 2 Seventh Floor Plan	22.10.19
7884 L(00) 132 G	Block 2 Eighth Floor Plan	22.10.19
7884 L(00) 133 F	Block 2 Ninth Floor Plan	22.10.19
7884 L(00) 336 --	Block 2 Roof Plan	22.10.19

Block 3		
7884 L(00) 134 H	Block 3 Lower Ground Floor Plan	22.10.19
7884 L(00) 135 J	Block 3 Ground Floor Plan	22.10.19
7884 L(00) 136 J	Block 3 First Floor Plan	22.10.19
7884 L(00) 137 J	Block 3 Second Floor Plan	22.10.19
7884 L(00) 138 J	Block 3 Third Floor Plan	22.10.19
7884 L(00) 139 J	Block 3 Fourth Floor Plan	22.10.19
7884 L(00) 140 J	Block 3 Fifth Floor Plan	22.10.19
7884 L(00) 141 J	Block 3 Sixth Floor Plan	22.10.19
7884 L(00) 142 J	Block 3 Seventh Floor Plan	22.10.19
7884 L(00) 143 F	Block 3 Roof Plan	22.10.19
Block 4		
7884 L(00) 337 --	Block 4 Basement Plan	16.10.19
7884 L(00) 144 K	Block 4 Lower Ground Floor Plan	22.10.19
7884 L(00) 145 N	Block 4 Ground Floor Plan	22.10.19
7884 L(00) 146 N	Block 4 First Floor Plan	22.10.19
7884 L(00) 147 N	Block 4 Second Floor Plan	22.10.19
7884 L(00) 148 N	Block 4 Third Floor Plan	22.10.19
7884 L(00) 149 N	Block 4 Fourth Floor Plan	22.10.19
7884 L(00) 150 N	Block 4 Fifth Floor Plan	22.10.19
7884 L(00) 151 N	Block 4 Sixth Floor Plan	22.10.19
7884 L(00) 152 N	Block 4 Seventh Floor Plan	22.10.19
7884 L(00) 153 N	Block 4 Eighth Floor Plan	22.10.19
7884 L(00) 154 H	Block 4 Ninth Floor Plan	22.10.19
7884 L(00) 338 --	Block 4 Tenth Floor Plan	22.10.19
7884 L(00) 339 --	Block 4 Roof Plan	22.10.19
Block 5		
7884 L(00) 340 --	Block 5 Basement Plan	16.10.19
7884 L(00) 155 H	Block 5 Lower Ground Floor Plan	22.10.19
7884 L(00) 156 Q	Block 5 Ground Floor Plan	22.10.19
7884 L(00) 157 R	Block 5 First Floor Plan	22.10.19
7884 L(00) 158 Q	Block 5 Second Floor Plan	22.10.19
7884 L(00) 159 Q	Block 5 Third Floor Plan	22.10.19
7884 L(00) 160 Q	Block 5 Fourth Floor Plan	22.10.19
7884 L(00) 161 Q	Block 5 Fifth Floor Plan	22.10.19
7884 L(00) 162 Q	Block 5 Sixth Floor Plan	22.10.19
7884 L(00) 163 Q	Block 5 Seventh Floor Plan	22.10.19
7884 L(00) 164 Q	Block 5 Eighth Floor Plan	22.10.19
7884 L(00) 165 H	Block 5 Ninth Floor Plan	22.10.19
7884 L(00) 341 --	Block 5 Roof Plan	22.10.19
Community Concierge		
7884 L(00) 298 F	Community Concierge Building Ground Floor Plan and Roof Plan	24.10.19
Individual Unit Types		
7884 L(00) 166 D	Unit Types One Bed Duplex	07.10.19
7884 L(00) 167 E	Unit Types Two Bed Townhouse	07.10.19
7884 L(00) 171 E	Unit Types 2 Bedroom Duplex	09.10.19
Elevations / Sections		
7884 L(00) 239 E	Block 1 Elevations	04.12.19
7884 L(00) 405 A	Block 1 Courtyard Elevations	21.10.19
7884 L(00) 240 E	Block 2 Elevations	04.12.19

7884 L(00) 406 A	Block 2 Courtyard Elevations	04.12.19
7884 L(00) 241 E	Block 3 Elevations	04.12.19
7884 L(00) 407 A	Block 3 Courtyard Elevations	04.12.19
7884 L(00) 242 E	Block 4 Elevations	04.12.19
7884 L(00) 408 A	Block 4 Courtyard Elevations	04.12.19
7884 L(00) 243 E	Block 5 Elevations	04.12.19
7884 L(00) 409 A	Block 5 Courtyard Elevations	04.12.19
7884 L(00) 314 B	Community Concierge	10.12.19
7884 L(00) 236 C	Proposed Street Scene Elevation Sheet 1	22.10.19
7884 L(00) 237 C	Proposed Street Scene Elevation Sheet 2	22.10.19
7884 L(00) 238 C	Proposed Street Scene Elevation Sheet 3	22.10.19
7884 L(00) 291 A	Block 1 Sections	21.10.19
7884 L(00) 292 A	Block 2 Sections	21.10.19
7884 L(00) 293 A	Block 3 Sections	21.10.19
7884 L(00) 294 A	Block 4 Sections	21.10.19
7884 L(00) 295 A	Block 5 Sections	21.10.19
7884 L(00) 478 A	Block 1 - Large Scale Design Details Section	16.01.20
7884 L(00) 479 A	Block 1 - Large Scale Design Details - Sheet 1	16.01.20
7884 L(00) 480 A	Block 1 - Large Scale Design Details - Sheet 2	16.01.20
7884 L(00) 481 A	Block 1 - Large Scale Design Details - Sheet 3	16.01.20
7884 L(00) 483 A	Block 3 Design Intent Section	16.01.20
7884 L(00) 484 A	Block 3 Design Intent Details - Sheet 1	16.01.20
7884 L(00) 485 A	Block 3 Design Intent Details - Sheet 2	16.01.20
7884 L(00) 486 A	Block 3 Design Intent Details - Sheet 3	16.01.20
7884 L(00) 497	Large Scale Design Details - Block 1 - Elevation C	17.01.20
7884 L(00) 498	Large Scale Design Details - Block 1 - Elevation C - Key	17.01.20
7884 L(00) 499	Large Scale Design Details - Block 1 - Elevation D	17.01.20
7884 L(00) 500	Large Scale Design Details - Block 1 - Elevation D - Key	17.01.20
7884 L(00) 501	Large Scale Design Details - Block 2 - Elevation B	17.01.20
7884 L(00) 502	Large Scale Design Details - Block 2 - Elevation B - Key	17.01.20
7884 L(00) 503	Large Scale Design Details - Block 2 - Elevation C	17.01.20
7884 L(00) 504	Large Scale Design Details - Block 2 - Elevation C - Key	17.01.20
7884 L(00) 505	Large Scale Design Details - Block 3 - Elevation B	17.01.20
7884 L(00) 506	Large Scale Design Details - Block 3 - Elevation B - Key	17.01.20
7884 L(00) 507	Large Scale Design Details - Block 3 - Elevation C	17.01.20
7884 L(00) 508	Large Scale Design Details - Block 3 - Elevation C - Key	17.01.20
7884 L(00) 509	Large Scale Design Details - Block 4 - Elevation A	17.01.20
7884 L(00) 510	Large Scale Design Details - Block 4 - Elevation A - Key	17.01.20
7884 L(00) 511	Large Scale Design Details - Block 4	17.01.20

	- Elevation B	
7884 L(00) 512	Large Scale Design Details - Block 4 - Elevation B - Key	17.01.20
7884 L(00) 513	Large Scale Design Details - Block 5 - Elevation A	17.01.20
7884 L(00) 514	Large Scale Design Details - Block 5 - Elevation A - Key	17.01.20
7884 L(00) 515	Large Scale Design Details - Block 5 - Elevation B	17.01.20
7884 L(00) 516	Large Scale Design Details - Block 5 - Elevation B - Key	17.01.20
<i>Landscape and Public Realm</i>		
A241-KR-LA01 A	Landscape Masterplan	21.11.2019
A241-KR-GA01 D	Landscape and Public Realm General Arrangement - Drawing 1 of 4	21.11.2019
A241-KR-GA02 D	Landscape and Public Realm General Arrangement - Drawing 2 of 4	21.11.2019
A241-KR-GA03 D	Landscape and Public Realm General Arrangement - Drawing 3 of 4	21.11.2019
A241-KR-GA04 D	Landscape and Public Realm General Arrangement - Drawing 4 of 4	21.11.2019
A241-KR-GA05 A	Landscape Roofs General Arrangement - Drawing 1 of 2	21.11.2019
A241-KR-GA06 A	Landscape Roofs General Arrangement - Drawing 2 of 2	21.11.2019
<i>Highways</i>		
183923-A02-AT01 A	Proposed Site Access Block 1 and 2 General Arrangement, Visibility Splays and Swept Path Analysis (Large Car)	09.09.19
183923-A03-AT01 A	Proposed Site Access Block 3, 4 and 5 General Arrangement, Visibility Splays and Swept Path Analysis (Large Car)	09.09.19
183923-A01-AT01 A	Proposed Improvements to Existing Site Access General Arrangement, Visibility Splays and Swept Path Analysis (Max Legal Length HGV)	09.09.19

Environmental Impact Assessment

Document Title	Document Ref	Date
Environmental Impact Assessment Volume 1: Environmental Statement	N/A	November 2019
Environmental Impact Assessment Volume 2: Townscape and Visual Impact Assessment	N/A	November 2019
Environmental Impact Assessment Volume 3: Technical Appendices	N/A	November 2019

Reason: To ensure the development is carried out in accordance with the planning permission and to ensure that any development that is carried out is that which has been assessed.

Levels

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

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

Layout of medical / health services centre

05. ++ Prior to the first internal fit-out of the medical centre plans at 1:100 scale showing the detailing and internal layout of the centre for the provision of any medical or health services (Class D1) (the coloured areas annotated 'Doctor's surgery' and 'Dentist' on the plan numbered 4279-AL-003 B) and details of its operation, must be submitted to and approved in writing by the Local Planning Authority. The centre for the provision of any medical or health services (Class D1) must be available for occupation in accordance with the approved details prior to the first use of the stadium for football purposes and must thereafter be permanently maintained in accordance with the approved details unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To ensure a high quality development in accordance with Policy CS21 of the Woking Core Strategy (2012), SPD Design (2015) and the NPPF.

Temporary/permanent mobile food/drink/alcohol sales

06. No temporary or permanent mobile food/drink/alcohol sales facilities shall be established or carried out within the site or public highways other than in the designated food/drink areas (including kiosks) within the permitted stadium unless otherwise first agreed in writing by the Local Planning Authority.

Reason: In the interests of maintaining a high standard of appearance of the development and the amenities of the occupiers of the adjoining and surrounding residential properties in accordance with Policy CS21 of the Woking Core Strategy (2012), Policy DM7 of the DM Policies DPD (2016) and the NPPF.

Stadium uses

07. The following units hereby permitted within the stadium must not be used other than for the following purposes as defined within The Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) with any change between the uses permitted for up to ten years following first occupation of any relevant unit:

- Coloured areas annotated 'Retail 01', 'Pharmacy 02' and 'Retail 03' on the plan numbered 4279-AL-001 B: use(s) only falling within:
 - (i) Class A1: all uses;
 - (ii) Class A2: all uses; and
 - (iii) Class A3: all uses.
- Coloured areas annotated 'Commercial' on the plans numbered 4279-AL-002 B and 4279-AL-003 B: use(s) only falling within:
 - (i) Class B1: all uses; and
 - (ii) Class D1: all uses except for, or in connection with, public worship or religious instruction.

In respect of the above Class D1 use hereby permitted use as a crèche, day nursery or day centre and/or for the provision of education (within Class D1) shall not exceed 100 sq.m in gross internal area without express planning permission from the Local Planning Authority first being obtained.

In respect of the above Class D1 use hereby permitted, notwithstanding the provisions of The Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) the use shall not be changed to for, or in connection with, public worship

or religious instruction without express planning permission from the Local Planning Authority first being obtained.

- Coloured areas annotated 'Doctor's surgery' and 'Dentist' on the plan numbered 4279-AL-003 B: use only falling within:
 - (i) Class D1: for the provision of any medical or health services

In respect of the above Class D1 use hereby permitted, notwithstanding the provisions of The Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) the use shall not be changed to use as a crèche, day nursery or day centre, for the provision of education, for the display of works of art (otherwise than for sale or hire), as a museum, as a public library or public reading room, as a public hall or exhibition hall, for, or in connection with, public worship or religious instruction or as a law court without express planning permission from the Local Planning Authority first being obtained.

Reason: To protect the amenity of the surrounding area in respect of noise and disturbance, vehicle movements and parking provision in accordance with Policy CS21 of the Woking Core Strategy (2012), Policy DM7 of the DM Policies DPD (2016), SPD Parking Standards (2018) and the NPPF.

08. ++ No unit(s) within Use Class A3 shall be first occupied until full details (including external appearance and technical specification) of any necessary extraction and ventilation systems (including acoustic properties) for that unit have been submitted to and approved in writing by the Local Planning Authority. The extraction and ventilation systems shall be installed in accordance with the approved details before the use commences and permanently maintained in accordance with the manufacturer's recommendations for the duration of the use within class A3.

Reason: To ensure a high quality development in accordance with Policy CS21 of the Woking Core Strategy (2012), SPD Design (2015) and the NPPF.

09. In respect of the Class D2 use of the stadium hereby permitted, notwithstanding the provisions of The Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and / or re-enacting that Order with or without modification) the stadium bowl (the pitch and spectator terraced seats and standing terraces) shall not be used for events for the purpose(s) of:
- (i) the playing of competitive professional rugby; or
 - (ii) a standalone musical performance utilising the pitch/stadium bowl

without express planning permission from the Local Planning Authority first being obtained.

Reason: To protect the amenity of the surrounding area in respect of noise and disturbance, vehicle movements and parking provision in accordance with Policy CS21 of the Woking Core Strategy (2012), Policy DM7 of the DM Policies DPD (2016), SPD Parking Standards (2018) and the NPPF. Such uses have not been assessed within the submitted Environmental Statement and would require further assessment.

Stadium capacity and football use

10. The capacity of the stadium hereby permitted must not exceed 9,026 spectators.

Football events using the football pitch hereby permitted which are open to the general public must be limited to the following unless otherwise first agreed in writing by the Local Planning Authority:

- (a) Woking Football Club first team competitive league games in accordance with fixture lists as agreed by the relevant football authorities (e.g. National League / Football League);

- (b) Woking Football Club first team cup games in accordance with fixtures agreed by the relevant football authorities (e.g. The Football Association);
- (c) Woking Football Club pre-season friendlies;
- (d) Woking Football Club reserve, senior, youth, and ladies team matches;
- (e) Six charity match days per annum; and
- (f) Local community matches including local leagues and schools, and Cardinals in the Community and Woking Football Club Academy related sporting activities and corporate matches.

Reason: To protect the amenity of the surrounding area in respect of noise and disturbance, vehicle movements and parking provision in accordance with Policy CS21 of the Woking Core Strategy (2012), Policy DM7 of the DM Policies DPD (2016), SPD Parking Standards (2018) and the NPPF.

Hours of use

11. Apart from the stadium (Class D2 use) and its ancillary spaces/uses (including the bar and hospitality areas), the other floor space and uses hereby permitted within the stadium must only open to customers/members of the public between the following hours:

- 08:00 - 23:00 hrs Mondays to Saturdays (inclusive); and
- 09:00 - 23:00 hrs Sundays and Bank/Public Holidays.

The stadium must only hold major events (football matches) between the hours of 09:00 and 23:00 on any day.

Ancillary spaces/uses within the stadium (including the bar and hospitality areas) must only open to customers/members of the public between the following hours unless otherwise first agreed in writing by the Local Planning Authority:

- 08:00 - 01:00 hrs Mondays to Saturdays (inclusive); and
- 09:00 - 23:00 hrs Sundays and Bank / Public Holidays

Reason: To protect the amenity of the surrounding area in respect of noise and disturbance in accordance with Policy CS21 of the Woking Core Strategy (2012), Policy DM7 of the DM Policies DPD (2016), SPD Parking Standards (2018) and the NPPF.

External materials

12. ++ Notwithstanding the details submitted with the application prior to the commencement of superstructure works for a building hereby permitted, full details (including samples) of all external facing materials of that building must be submitted to and approved in writing by the Local Planning Authority. The submitted details must include:

Residential buildings (including community concierge building):

- a) Mock-up panels of the external masonry (including mortar colour and pointing), cladding, metalwork and glazing;
- b) All external facing materials for the relevant building including glazing, balustrades, balcony screening, spandrel panels, cladding, masonry (including mortar colour and pointing), and metalwork (including permeable screens);
- c) 1:20 scale drawings of ground floor curtain wall glazing, fins and canopies and upper floor glazing, reveals, balconies, balustrades, metalwork, vents and louvres/brise soleil; and
- d) 1:75 scale drawings of rooftop layout, showing plant, machinery and building services equipment required for the functioning of the buildings.

Stadium:

- a) Mock-up panels of the rain screen cladding, translucent polycarbonate, PPC aluminium cladding and glazing;
- b) All external facing materials for the stadium;
- c) 1:20 scale drawings of ground floor curtain wall glazing, frontages of ground floor level retail/commercial units, fins and canopies and upper floor glazing, vents and louvres/brise soleil; and
- d) 1:75 scale drawings showing plant, machinery and building services equipment required for the functioning of the building.

The details must generally accord with the type and quality of materials indicated within the application. The building shall thereafter be carried out and permanently maintained in accordance with the approved details unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To ensure a high quality development in accordance with Policy CS21 of the Woking Core Strategy (2012), SPD Design (2015) and the NPPF.

Aerials/ pipework etc

13. Notwithstanding The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any equivalent Order(s) revoking and/or re-enacting and/or modifying that Order), no cables, wires, aerials, pipework (except any rainwater goods as may be shown on the approved plans) meter boxes or flues shall be fixed to any elevation of a building hereby permitted without the prior written consent of the Local Planning Authority. Any such works must be undertaken only in accordance with the approved details and thereafter permanently maintained for the lifetime of the building.

Reason: To ensure a high quality development in accordance with Policy CS21 of the Woking Core Strategy (2012), SPD Design (2015) and the NPPF.

Hard and soft landscape

14. ++ The overall concept, layout, extent and type of hard and soft landscaping for the development hereby permitted must generally accord with the approved plans and documents and must have regard to the approved surface water drainage scheme. Prior to the commencement of any superstructure works within a phase details of the hard and soft landscaping scheme for that phase must first be submitted to and approved in writing by the Local Planning Authority. The submitted details must include:
 - a) full details of all proposed tree planting, including planting and maintenance specifications, including cross-section drawings, details of tree pit design / underground modular systems, use of guards or other protective measures and confirmation of location, species and sizes, nursery stock type, supplier and defect period;
 - b) soft planting, grassed/turfed areas, shrubs and herbaceous areas detailing species, sizes and numbers/densities;
 - c) specifications for operations associated with plant establishment and maintenance that are compliant with best practice;
 - d) enclosures including type, dimensions and treatments of any walls, fences, screen walls, barriers, railings and hedges;
 - e) hard landscaping, including samples and specifications of all ground surface materials, kerbs, edges, steps and any synthetic surfaces;
 - f) street furniture, including details of litter bins (including recycling option);
 - g) detailed design of the children's play space(s), including equipment and structures, key dimensions, materials and manufacturer's specifications, appropriate play space screen planting and boundary treatments, play space signage, play space litter bins (including recycling option) and any other play space street furniture;
 - h) any other landscaping features forming part of the scheme, including private amenity spaces (and any associated outdoor structures) and green roofs;
 - i) a wayfinding and signage strategy; and
 - j) a landscape management plan for the public and private areas to include a

maintenance schedule for all landscaped areas and children's play space(s).

Tree and other planting must accord with BS: 3936-1:1992, BS: 4043:1989, BS: 4428:1989 and BS: 8545:2014 (or subsequent superseding equivalent(s)). All landscaping within a phase must be completed/planted in accordance with the approved details during the first planting season following practical completion of that phase or in accordance with a programme otherwise first agreed in writing with the Local Planning Authority. All soft landscaping must have a written five year maintenance programme following planting. Any new tree(s) that die(s), are/is removed or become(s) severely damaged or diseased must be replaced and any new planting (other than trees) which dies, is removed, becomes severely damaged or diseased within five years of planting must be replaced. Unless further specific permission has been given by the Local Planning Authority, replacement planting must be in accordance with the approved details.

Reason: To ensure a high quality development in accordance with Policy CS21 of the Woking Core Strategy (2012), Policy DM2 of the Development Management Policies DPD (2016), SPD Design (2015) and the NPPF.

Construction Environmental Management Plan (CEMP)

15. ++ Prior to any works being undertaken pursuant to a phase of this planning permission (other than site hoarding) a Construction Environmental Management Plan (CEMP) for that phase (or a CEMP encompassing all phases) must first be submitted to and approved in writing by the Local Planning Authority. The details must be in accordance with Environmental Statement (ES) Volume 1, Chapter 15: Mitigation and Monitoring and include (but not be limited to) the following:
- i. Measures to minimise visual impact during construction;
 - ii. Measures to minimise noise and vibration levels during construction (in accordance with ES Volume 1, Chapter 5: Demolition and Construction and ES Volume 1, Chapter 9: Noise and Vibration);
 - iii. Measures to minimise dust levels during construction (in the form of a Dust Management Plan prepared in accordance with ES Volume 3, Appendix: Air Quality (Annex 6));
 - iv. Measures to control pollution during construction (including a Pollution Response Plan);
 - v. Measures to prevent potential contamination of controlled waters arising from general demolition and construction-related activities (in accordance with ES Volume 1, Chapter 15: Mitigation and Monitoring);
 - vi. Construction lighting strategy, including measures to minimise light spill;
 - vii. Measures to reduce water usage during construction;
 - viii. Measures to reduce energy usage during construction;
 - ix. Neighbour and public relations strategy; and
 - x. Site Waste Management Plan.

Reason: To protect the environmental interests and the amenity of the area and to comply with Policies CS6, CS7, CS9 and CS21 of the Woking Core Strategy (2012) and the NPPF. This condition is required to be addressed prior to commencement in order that the ability to discharge its requirement is not prejudiced by the carrying out of building works or other operations on the site.

Highways / Transport

16. No part of the development hereby permitted must be first occupied unless and until the two proposed vehicular accesses to Westfield Avenue have been constructed and provided with visibility zones in accordance with the approved plans and thereafter the visibility zones must be kept permanently clear of any obstruction over 0.6m high.

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 the NPPF.

17. No part of the development hereby permitted must be first occupied unless and until the proposed modified vehicular access to Kingfield Road has been constructed and provided with visibility zones in accordance with the approved plans and thereafter the visibility zones must be kept permanently clear of any obstruction over 0.6m high.

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 the NPPF.

18. The development hereby permitted must not be first occupied unless and until existing accesses from the site to Westfield Avenue have been permanently closed and any kerbs, verge, footway, fully reinstated.

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 the NPPF.

19. ++ No part of the development hereby permitted must be first occupied unless and until the dropped kerb at the Claremont Avenue/Wych Hill Lane junction has been permanently closed and any kerbs, verge, footway, fully reinstated, in accordance with a scheme to first be 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 the NPPF.

20. Each residential block of the development hereby permitted must not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles for that block to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas must be permanently retained and maintained for their designated purposes.

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), SPD Parking Standards (2018) and the NPPF.

21. ++ The Medical Centre of the development hereby permitted must not be first occupied unless and until space has been laid out within the site in accordance with a scheme to first be submitted to and approved in writing by the Local Planning Authority for a minimum of 8 vehicles to be parked for the Medical Centre, and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas must be permanently retained and maintained for their designated purposes.

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), SPD Parking Standards (2018) and the NPPF.

22. ++ Each residential block of the development hereby permitted must not be first occupied unless and until 100% of the available parking spaces for that block are provided with the passive infrastructure for electric vehicle charging as required at the time of installation. The installed passive infrastructure must thereafter be upgraded to provide active/fast charge electric vehicle charging provision to individual parking spaces when requested by any initial occupier of any dwelling within that block (current minimum requirement: 7kw Mode 3 with Type 2 connector - 230 v AC 32 amp single phase dedicated supply), in accordance with a scheme to first be submitted to and approved in writing by the Local Planning Authority prior to first occupation of that block. The submitted scheme must include technical details of the active/fast charge electric vehicle charging point(s) and a timescale for the provision of the points (when requested by any initial occupier of any dwelling within that block). Active/fast charge electric vehicle charging points must be provided in accordance with the approved scheme and

thereafter permanently maintained as such (unless replaced with more advanced technology serving the same objective).

Reason: In order that suitable provision for electric vehicle charging points is made in accordance with SPDs Parking Standards (2018) and Climate Change (2014) and the NPPF.

23. ++ The Stadium part of the development hereby permitted must not be first occupied unless and until at least 20% of the available parking spaces for the stadium are provided with fast charge sockets (current minimum requirement: 7kw Mode 3 with Type 2 connector - 230 v AC 32 amp single phase dedicated supply) and cycle parking in accordance with a scheme to first be submitted to and approved in writing by the Local Planning Authority.

Reason: In order that suitable provision for cycle parking and electric vehicle charging points is made in accordance with Policy CS18 of the Woking Core Strategy (2012), SPDs Parking Standards (2018) and Climate Change (2014) and the NPPF.

24. ++ The development hereby permitted must not be first occupied unless and until the proposed pedestrian crossing on Westfield Avenue has been provided in accordance with a scheme to first be submitted to and approved in writing by the Local Planning Authority, with a Stage 1 and 2 Road Safety Audit being undertaken.

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

25. ++ The development hereby permitted must not be first occupied unless and until the proposed pedestrian improvements at the Kingfield Road / Vicarage Road / High Street roundabout have been provided in accordance with a scheme to first be submitted to and approved in writing by the Local Planning Authority, with a Stage 1 and 2 Road Safety Audit being undertaken.

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

Proposed Additional Condition (could also replace Conditions 24 and 25 above):

Junction Improvements

Prior to the commencement of development, a scheme shall be submitted to and agreed in writing by the local planning authority in consultation with the local highways authority, to secure:

- 1) improvements to the site access from Kingfield Road;*
- 2) access to the undercroft car parks proposed in two locations from Westfield Avenue;*
- 3) provision of a pedestrian crossing on Westfield Avenue (close to the Westfield Avenue/Kingfield Road junction, in a location to be confirmed); and*
- 4) improvements to the pedestrian environment at Vicarage Road/High Street/Kingfield Road roundabout.*

Thereafter the scheme shall be implemented as approved.

Reason: In interests of good planning and to ensure suitable site accesses and highways safety on the relevant roads in the surrounding area.

26. ++ The development hereby permitted must not be first occupied unless and until the existing double yellow lines are re-painted, in accordance with Figure 1A, in the 'Woking Football Club SCC Highways Response Technical Note', dated 03/03/20.

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 the NPPF.

27. ++ Prior to any works being undertaken pursuant to a phase of this planning permission (other than site hoarding) a Construction Transport Management Plan (CTMP) for that phase (or a CTMP encompassing all phases), in accordance with the Environmental Statement (ES) and including (but not be limited to) the following:
- (a) Parking for vehicles of site personnel, operatives and visitors;
 - (b) Loading and unloading of plant and materials;
 - (c) Storage of plant and materials;
 - (d) Programme of works (including measures for traffic management);
 - (e) Provision of boundary hoarding behind any visibility zones;
 - (f) HGV deliveries and hours of operation;
 - (g) Vehicle routing (avoiding local Air Quality Management Areas as per the ES);
 - (h) Measures to prevent the deposit of materials on the highway;
 - (i) Before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused,
 - (j) No HGV movements to or from the site must take place between the hours of 08:30 - 09:15 hrs and 15:15 - 16:00 hrs nor must the contractor(s) permit any HGVs associated with the development at the site to be laid up, waiting, in local roads during these times,
 - (k) On-site turning for construction vehicles,

must be submitted to and approved in writing by the Local Planning Authority.

Only the approved details must be implemented during the demolition and construction works associated with that phase of the development hereby permitted.

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 the NPPF.

28. ++ Notwithstanding the information submitted with the application the stadium hereby permitted must not be first opened unless and until a finalised Event Management Plan (EMP), specifying arrangements for the stadium on match days, to include (but not limited to) details of:
- (a) Park and stride promotion and taxi/car share promotion;
 - (b) Provision of pedestrian wayfinding signs;
 - (c) Provision of advanced journey information (including rail and bus timetables);
 - (d) In the event of a high attendance match measures for managing the impacts at Woking railway station and control of walking routes between Woking railway station and the stadium (to be developed in consultation with Network Rail / South Western Railway);
 - (e) Pre-event liaison with emergency services;
 - (f) Site contact details, for the person responsible for managing special events;
 - (g) Management of the signalised pedestrian crossing on Kingfield Road;
 - (h) Management of the Kingfield Road site access and stadium car park; and
 - (i) General management of the surrounding area during match days.

has been submitted to and approved in writing by the Local Planning Authority.

Thereafter the approved details must be permanently implemented for the lifetime of the stadium element of the development unless otherwise first agreed in writing by the Local Planning Authority.

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

29. ++ No residential block of the development hereby permitted must be first occupied unless and until the following facilities for that block have been provided in accordance with an overall scheme to first be submitted to and approved in writing by the Local Planning Authority to include:
- (a) The secure parking of a minimum of 1,048 bicycles within the development site;
 - (b) A minimum of 1,048 fold up bicycles located within the residential units;
 - (c) Providing safe routes for pedestrians / cyclists to travel between Kingfield Road / Westfield Avenue and the development site; and
 - (d) Information pack to be provided to all initial residents regarding the availability of and whereabouts of local public transport / walking / cycling / car sharing clubs / car clubs.

and thereafter the said approved facilities must be provided upon first occupation of each block, and permanently retained and maintained to the satisfaction of the Local Planning Authority.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car in accordance with Policy CS18 of the Woking Core Strategy (2012), SPD Parking Standards (2018) and the NPPF.

30. ++ No part of the development hereby permitted must be first occupied unless and until the following package of measures are implemented at the applicant's expense in accordance with a scheme to first be submitted to and approved in writing by the Local Planning Authority for:

'Leisure centre' bus stops on Kingfield Road

- (a) The provision of raised kerbing (to a height of 140mm over a 9.0m length) to ensure level access onto / off buses for those with mobility issues;
- (b) Clearways with a 23m bus cage to protect the bus stop;
- (c) A review of the bus stop laybys for accessibility, and improvements to this as necessary;
- (d) New large bus shelters;
- (e) RTPI displays to be installed within both bus shelters, and one RTPI to be installed within the transport hub of the development;
- (f) Improvements and lengthening/ widening to the pedestrian refuge island that connects the two bus stops; and
- (g) Resurfacing of the footway, and widening of the blacktop that leads from the stadium to the bus stops.

Reason: To encourage travel by means other than the private car in accordance with Policy CS18 of the Woking Core Strategy (2012), SPD Parking Standards (2018) and the NPPF.

31. ++ Notwithstanding the information submitted with the application a building hereby permitted must not be first occupied unless and until a finalised Delivery and Servicing Management Plan (DSMP), to include (but not limited to) details of:

- (a) Delivery pre-booking;
- (b) Goods in authorisation procedure;
- (c) Key staff to manage deliveries; and
- (d) Monitoring of delivery and servicing activity

has been submitted to and approved in writing by the Local Planning Authority.

Thereafter the approved details must be permanently implemented for the lifetime of the building.

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

Proposed Additional Condition:

Bus Service Improvements

Prior to the commencement of development, a scheme shall be submitted to and agreed in writing by the local planning authority to secure:

A service operating between the Kingfield Road Site and Woking town centre and Guildford as follows:

- 1. Mondays to Saturdays (inclusive) at a frequency of no less than one bus every 20 minutes, with no fewer than 3 buses per hour operating in each direction, between the hours of 6am – 7pm, with a reduced level of service after 7pm; and*
- 2. on Sundays at a frequency of no less than 2 buses per hour operating in each direction between the hours of 7am-7pm; and*

On matchdays at the Woking Football Club stadium:

- 3. a service operating between the stadium and Woking railway station, with no fewer than 3 buses per hour operating in each direction, from no less than 90 minutes prior to a match and no less than 60 minutes following a match.*

Thereafter, the scheme shall be implemented as approved.

Reason: To support and secure the provision of sustainable transport and encourage the use of alternative modes of transport to the private car in accordance with policy C18.

Proposed Additional Condition:

Traffic Regulation Orders

Prior to the commencement of development, a scheme shall be submitted to and agreed in writing by the local planning authority to secure

- a) the review and, if necessary, the making and implementation of traffic regulation order(s) to allow for 1) additional double and/or single yellow lines in the vicinity of the stadium as are reasonably required as a result of the stadium development; and 2) the provision*
- b) of a delivery bay on Westfield Road as is reasonably required as a result of the residential development.*

Thereafter, the scheme shall be implemented as approved.

Reason: To secure a full investigation of the general parking conditions on the surrounding streets and to secure any required Traffic Regulation Orders as required to mitigate the impact of the development, to accord with policy CS18.

Proposed Additional Condition:

Mobility Hub

No more than 468 residential units shall be occupied unless and until;

- 1) A layout and operation plan for a community hub including a café, workspace, microconsolidation centre, a cycle hub, community concierge service and personalised travel planning service has been submitted and approved in writing by the local authority and*
- 2) The community hub in an operational form has been completed and is ready for beneficial occupation.*

Reason: To secure the delivery of land uses to support the provision of sustainable transport and encourage the use of alternative modes of transport to the private car in accordance with policy C18.

Proposed Additional Condition:

Car Club

Prior to the commencement of development, a scheme shall be submitted to and agreed in writing by the local planning authority to secure:

- 1) The establishment and operation of a car club by a car club operator approved by the local planning authority under which occupiers of the approved residential units shall be entitled (upon becoming members of the car club) to hire (on a self-drive basis) motor vehicles;*
- 2) 15 car parking spaces in a location(s) to be agreed with the local planning authority which may be varied from time to time with the prior written approval of the local planning authority and made available for the sole use of a car club;*
- 3) a car pool database to which residents of the residential units can sign up in order to facilitate and coordinate the sharing of car journeys to and from the development.*

The scheme shall include provisions to ensure delivery of the car parking spaces prior to the occupation of 606 of the approved residential units and for the operation of the car club for a minimum period of 2 years following the occupation of the 606th residential unit.

Reason: In order to provide an alternative to the use of the privately owned car and in the interests of the provision of sustainable modes of transport.

No mezzanine floors

32. Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), (or any equivalent Order(s), replacing, amending and/or re-enacting that Order(s) with or without modification(s)) no additional floors, including mezzanine floors, other than as shown on the approved plans shall be erected within any building hereby permitted without the prior written approval of the Local Planning Authority.

Reason: To avoid potential over-intensification of use and subsequent adverse implications for car parking, noise and neighbouring amenity in accordance with Policies CS18 and CS21 of the Woking Core Strategy (2012), Policy DM7 of the Development Management Policies DPD (2016) and the NPPF.

Air quality

33. The main source of energy for the residential element of the development must be air source heat pumps (ASHPs) unless otherwise first agreed in writing by the Local Planning Authority. If ASHP are not to provide the main source of energy for the residential element of the development for any reason, additional future air quality modelling in respect of an alternative energy source must first be submitted to and approved in writing by the Local Planning Authority in order to ensure that there are no significant adverse air quality impacts. The development shall thereafter be permanently maintained in accordance with any such approved details.

Reason: To ensure no adverse impact upon air quality in accordance with Policy DM6 of the Development Management Policies DPD (2018) and the NPPF.

34. Energy plant specifications and release conditions must adhere to the restrictions set out in Tables A3.3 and A5.1 in ES Volume 3, Appendix 4: Air Quality (Annexes 3 and 5). To further emphasise these, the final design must adhere to the following minimum specifications:

- a boiler system with a maximum total of 1.198 MkW fuel input (distributed evenly between five boilers) must be installed; each boiler with its own individual flue outlet with a maximum internal diameter of 0.4m at the exit point, terminating at least 1.5m above the roof level;
- all stacks must discharge vertically upwards and be unimpeded by any fixture on top of the stack (e.g. rain cowls);

If the energy plant specifications and release conditions deviate significantly from the modelled specification(s), additional future modelling must first be submitted to and approved in writing by the Local Planning Authority prior to installation in order to ensure that there are no significant adverse air quality impacts.

Reason: To ensure no adverse impact upon air quality in accordance with Policy DM6 of the Development Management Policies DPD (2016) and the NPPF.

35. ++ Prior to first occupation of the relevant residential building(s) details must be submitted to and approved in writing by the Local Planning Authority confirming that the installed gas boiler(s) conform to a maximum NO_x emission of 34.3 mg/kWh. Compliance with this standard must be confirmed prior to occupation of the relevant residential building(s), based on:

- monitoring undertaken on the actual installed plant; or
- manufacturer guaranteed performance levels supported by type approval; or
- monitoring undertaken by the equipment supplier.

In order to attain these values, relevant catalyst or alternative abatement may be required. If the energy plant specifications and release conditions deviate significantly from the modelled specification (within the ES), additional future modelling must be submitted to and approved in writing by the Local Planning Authority prior to first installation in order to ensure that there are no significant adverse air quality impacts.

Reason: To ensure no adverse impact upon air quality in accordance with Policy DM6 of the Development Management Policies DPD (2016) and the NPPF.

36. All installed (a maximum of five) emergency diesel generators must be tested simultaneously (or in the same hour) and restricted to operating twelve hours per year unless an alternative testing/operating regime (including additional air quality modelling in order to ensure that there are no significant adverse air quality impacts) has first been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure no adverse impact upon air quality in accordance with Policy DM6 of the Development Management Policies DPD (2016) and the NPPF.

Noise

37. ++ Prior to any works being undertaken pursuant to a phase of this planning permission (including demolition and site preparation works) a Noise and Vibration Management Plan (NVMP) (which may be a standalone document or form part of the wider Construction Environmental Management Plan (CEMP) for that phase (or a NVMP encompassing all phases)) must first be submitted to and approved in writing by the Local Planning Authority. The NVMP must address phasing, provide predicted noise (and where necessary) vibration levels and details of mitigation and monitoring. Only CFA (Continuous Flight Auger) piling must occur pursuant to this planning permission unless a comprehensive assessment of noise and vibration arising from other piling techniques has first been submitted to and approved in writing by the Local Planning Authority. The NVMP must also provide a protocol for receiving, investigating and resolving noise and/or vibration complaints during the demolition and construction phase(s). Development within a phase must only be undertaken in accordance

with the approved Noise and Vibration Management Plan (NVMP) for that phase unless the Local Planning Authority otherwise first agrees in writing to any variation.

Reason: To protect the environmental interests and the amenity of the area and to comply with Policy CS21 of the Woking Core Strategy (2012), Policy DM7 of the DM Policies DPD (2016) and the NPPF. This condition is required to be addressed prior to commencement in order that the ability to discharge its requirement is not prejudiced by the carrying out of building works or other operations on the site.

38. ++ a) Prior to first occupation of the bar and hospitality spaces within the stadium building noise limiters must be installed within the bar and hospitality spaces to ensure that amplified music within these areas does not exceed:

90 dB LAeq,15 min

90 dB LZeq,15 min in 63 Hz octave band

85 dB LZeq,15 min in 125 Hz octave band

b) A post completion verification report including acoustic test results and confirming that the above maximum noise standards have been complied with must be submitted to the Local Planning Authority for written approval prior to first use of amplified music within the bar and hospitality spaces. Noise limiters must thereafter be permanently maintained as such for the lifetime of the stadium.

Reason: To safeguard the amenity of the surrounding area and the residential amenities of existing and future occupiers in accordance with Policy CS21 of the Woking Core Strategy (2012), Policy DM7 of the DM Policies DPD (2016) and the NPPF.

39. ++ Prior to first fit-out of the bar and hospitality spaces details of façade elements for the bar and hospitality spaces within the stadium building must be submitted to and approved in writing by the Local Planning Authority. The submitted details must confirm that the façade elements for these spaces will meet the minimum 42 dB Rw+Ctr criterion. Development must thereafter be undertaken and permanently maintained in accordance with the approved details for the lifetime of the stadium building.

Reason: To safeguard the amenity of the surrounding area and the residential amenities of existing and future occupiers in accordance with Policy CS21 of the Woking Core Strategy (2012), Policy DM7 of the DM Policies DPD (2016) and the NPPF.

40. ++ a) Mechanical plant and building services equipment (including air source heat pumps) within the development must be designed and maintained for the lifetime of the development such that the rating noise level as assessed in accordance with British Standard 4142:2014 +A1:2019 (or any superseding standard) does not exceed:

- 38 dB LAeq,1hr between the hours of 07:00 and 23:00; and
- 23 dB LAeq,15mins between the hours of 23:00 and 07:00 as assessed 1 metre from the façade of residential dwellings on Westfield Avenue

- 33 dB LAeq,1hr between the hours of 07:00 and 23:00; and
- 19 dB LAeq,15mins between the hours of 23:00 and 07:00 as assessed 1 metre from the façade of existing residential dwellings at all other locations

Mechanical plant and building services equipment must not create an audible tonal noise nor cause perceptible vibration to be transmitted through the structure of the buildings.

b) A post completion verification report including acoustic test results and confirming that the above maximum noise standards have been complied with must be submitted to the Local Planning Authority for written approval prior to the expiry of the period of 3 months from first occupation of the relevant building within the development.

Mechanical plant and building services equipment must thereafter be permanently maintained in accordance with the approved details for the lifetime of the development.

Reason: To safeguard the amenity of the surrounding area and the residential amenities of existing and future occupiers in accordance with Policy CS21 of the Woking Core Strategy (2012), Policy DM7 of the DM Policies DPD (2016) and the NPPF.

41. ++ a) Public address / voice alarm (PA/VA) systems within the development must be designed and maintained for the lifetime of the development so as not to exceed the following noise levels (except during emergency):

- 55 dB LAeq,1 hour in the garden of existing residences; and
- 40 dB LAeq,1 hour inside a habitable room of any new dwelling constructed pursuant to this planning permission

b) A post completion verification report including acoustic test results and a detailed PA/VA assessment (with compliance monitoring during commissioning phase recommended) confirming that the above maximum noise standards have been complied with must be submitted to the Local Planning Authority for written approval prior to the first use of Public address / voice alarm systems.

Public address / voice alarm systems must thereafter be permanently maintained in accordance with the approved details for the lifetime of the development.

Reason: To safeguard the amenity of the surrounding area and the residential amenities of existing and future occupiers in accordance with Policy CS21 of the Woking Core Strategy (2012), Policy DM7 of the DM Policies DPD (2016) and the NPPF.

42. ++ a) Prior to the commencement of superstructure works for a residential building a methodology and scheme of pre-completion testing for that building to demonstrate compliance with BS 8233:2014 internal ambient noise levels for habitable rooms as follows:

Normal conditions

- 35 dB LAeq,T in all habitable rooms between the hours of 07:00 and 23:00;
- 30 dB LAeq,T and LAmax less than 45 dB in bedrooms between the hours of 23:00 and 07:00

Match day conditions

- 40 dB LAeq,T in all habitable rooms between the hours of 07:00 and 23:00;
- 35 dB LAeq,T and LAmax less than 50 dB in bedrooms between the hours of 23:00 and 07:00

must be submitted to and approved in writing by the Local Planning Authority.

b) A post completion verification report including acoustic test results, acoustic data for the glazing system and ventilation system to the residential units, and confirming that the above maximum noise standards have been complied with must be submitted to the Local Planning Authority for written approval prior to the expiry of the period of 3 months from first occupation of the relevant residential building within the development.

Residential buildings must thereafter be permanently maintained in accordance with the approved details for the lifetime of the development.

Reason: To safeguard the residential amenities of future occupiers in accordance with Policy CS21 of the Woking Core Strategy (2012), Policy DM7 of the DM Policies DPD (2016) and the NPPF.

43. ++ a) Prior to the commencement of superstructure works for a residential building details of:

- the design condition for overheating;
- how overheating shall be addressed through glazing and ventilation design; and
- that predicted levels do not lead to unacceptably high levels of noise when glazing and ventilation are operating to prevent overheating during normal and match day conditions

for that building must be submitted to and approved in writing by the Local Planning Authority.

Residential buildings must thereafter be permanently maintained in accordance with the approved details for the lifetime of the development.

Reason: To safeguard the residential amenities of future occupiers in accordance with Policy CS21 of the Woking Core Strategy (2012), Policy DM7 of the DM Policies DPD (2016) and the NPPF.

44. ++ Prior to the commencement of superstructure works for a residential building details demonstrating:

- that all external amenity spaces for that building meet 50 dB LAeq,T during normal conditions;
- that all external amenity spaces for that building (excluding private balconies) meet 55 dB LAeq,T during match day conditions;
- Where external amenity space(s) are predicted to be higher than the above criteria a scheme of mitigation to reduce external amenity space noise to a minimum, or access to/provision of suitable, alternative, external amenity space for affected residents

must be submitted to and approved in writing by the Local Planning Authority. Any approved noise mitigation must be implemented concurrently with the development of the external amenity space(s), fully implemented prior to first occupation of that building and thereafter be permanently maintained in accordance with the approved details for the lifetime of the development.

Reason: To safeguard the residential amenities of future occupiers in accordance with Policy CS21 of the Woking Core Strategy (2012), Policy DM7 of the DM Policies DPD (2016) and the NPPF.

External lighting / CCTV etc

45. ++ Notwithstanding the details submitted with the application prior to the occupation of any building hereby permitted details of:

- a) CCTV;
- b) general external lighting (including external walkway, carriageway, car parks, amenity lighting, security lighting and building facade lighting);
- c) floodlighting (stadium only); and
- d) access control measures for residential core entrances.

on or around the building and within the adjoining public realm must be submitted to and approved in writing by the Local Planning Authority. The details must include the location and specification of all lamps, light levels/spill, illumination, CCTV cameras (including view paths) and support structures including height, type, materials, colour (RAL) and manufacturer's specifications.

Evidence must be submitted to demonstrate that the final detailed external lighting design (including stadium floodlighting, external walkway, carriageway, car parks, amenity lighting and building facade lighting) is in line with recommendations within the Guidance Notes for the reduction of Obtrusive Light GN01:2011 (or any future equivalent) for Environmental Zone E3, with regards to sky glow, light intrusion into residential windows and luminaire intensity.

A Sensitive Lighting Management Plan – identifying how the final detailed external lighting design has had regard to the recommendations of the Bat Conservation Trusts' document

entitled “Bats and Lighting in the UK – Bats and The Built Environment Series” must also be submitted to and approved in writing by the Local Planning Authority.

Development must be carried out only in accordance with the approved details and be permanently maintained as such thereafter for the lifetime of the development.

Reason: To protect the general environment, the amenities of the area, the residential amenities of neighbouring and nearby existing and introduced properties and the habitat for bats and other nocturnal animals in accordance with Policies CS7 and CS21 of the Woking Core Strategy (2012), Policy DM7 of the Development Management Policies DPD (2016) and the NPPF.

Refuse / recycling

46. ++ a) The refuse and recycling bin storage and other associated facilities (including chutes, bin lifts etc) for a building shown on the approved plans must be provided prior to the occupation of that building and thereafter made permanently available for the lifetime of that building.

b) Notwithstanding the information submitted with the application details of the refuse and recycling collection arrangements (including points of collection and frequency of collection) for a building shown on the approved plans must be submitted to and approved in writing by the Local Planning Authority prior to the occupation of that building and thereafter permanently maintained for the lifetime of that building.

Reason: To ensure the provision of satisfactory facilities for the storage and recycling of refuse and to protect the general amenity of the area in accordance with Policy CS21 of the Woking Core Strategy (2012), SPD Design (2015) and the NPPF.

Biodiversity / ecology

47. Vegetation clearance must take place outside the bird breeding season (i.e. during the months of October to February). Any clearance of vegetation with the potential to support nesting birds must only occur following a check by a qualified ecologist. If any active nests are found an appropriate buffer zone must be established and works must cease within this buffer zone until such time as a qualified ecologist confirms the nest is no longer in active use.

Reason: To prevent birds being injured or killed during site works and to comply with Policy CS7 of the Woking Core Strategy (2012), Circular 06/05 Biodiversity and the NPPF.

48. Works on the application site must proceed strictly in line with the following methods of working / measures:

- Paragraphs 4.17 - 4.18 (inclusive) (Widespread reptiles) of the Preliminary Ecological Appraisal by The Ecology Consultancy, Version 6.0 dated 20/11/2019 (within the ES);
- Paragraphs 4.22 - 4.24 (inclusive) (Hedgehog) of the Preliminary Ecological Appraisal by The Ecology Consultancy, Version 6.0 dated 20/11/2019 (within the ES);
- Paragraphs 4.25 - 4.26 (inclusive) (Fox and rabbit) of the Preliminary Ecological Appraisal by The Ecology Consultancy, Version 6.0 dated 20/11/2019 (within the ES);
- Paragraph 4.27 (other protected species) of the Preliminary Ecological Appraisal by The Ecology Consultancy, Version 6.0 dated 20/11/2019 (within the ES);
- Paragraphs 4.28 - 4.30 (inclusive) (Environmental best practice) of the Preliminary Ecological Appraisal by The Ecology Consultancy, Version 6.0 dated 20/11/2019 (within the ES); and
- The Precautionary working methods for reptiles contained within the consultation response from Surrey Wildlife Trust dated 19 February 2020.

Reason: To prevent animals being injured or killed during site works and to comply with Policy CS7 of the Woking Core Strategy (2012), Circular 06/05 Biodiversity and the NPPF.

49. ++ No development must commence pursuant to this planning permission until full details of biodiversity enhancements have been submitted to and approved in writing by the Local

Planning Authority. The biodiversity enhancements across the development must be in accordance with the relevant recommendations of the Environmental Statement (ES) and must include the following:

- a) incorporation of areas of biodiverse roof where possible;
- b) predominantly native tree, shrub and wildflower planting, details of which must include locations, species and planting plans;
- c) landscaping to include a good diversity of nectar-rich plants to provide food for bumblebees and other pollinators for as much of the year as possible, details of which must include species lists and planting plans;
- d) provision of artificial bat roosting opportunities (located on any retained mature trees on the boundaries of the site, or incorporated into the design of the new buildings and positioned between 3-5m above ground level facing south-east to south-west), details of which must include number, locations and type of boxes;
- e) provision of bird boxes for appropriate bird species (including provision integral to the design of the new buildings), details of which must include number, locations and type of boxes;
- f) features for stag beetle and other invertebrates and fungi, details of which must include number, locations and type of feature; and
- g) creation of log piles and hibernacula, details of which must include number, locations and type of feature; and
- h) a scheme to ensure that any newly installed or replaced means of enclosure within, and/or surrounding, the application site contain holes/gaps approximately 10x10cm to allow for movement of hedgehogs, common toad, frogs and other wildlife.

The approved biodiversity enhancements must be implemented in full prior to the first occupation of the relevant phase of the development hereby permitted and must thereafter be permanently retained as such for the lifetime of the relevant phase of the development.

Reason: To contribute towards and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible in accordance with Policies CS21 and CS7 of the Woking Core Strategy (2012) and the NPPF.

50. ++ The development hereby permitted must not be commenced (other than site hoarding) until a Landscape and Ecological Management Plan (LEMP) based on the proposed impact avoidance, mitigation and enhancement measures specified in paragraphs 4.32 to 4.42 of the Preliminary Ecological Appraisal by The Ecology Consultancy, Version 6.0 dated 20/11/2019 (within the ES) has been submitted to and approved in writing by the Local Planning Authority. The LEMP must include (but not be limited to) adequate details of:

- Description and evaluation of features to be managed and created including measures to compensate for loss of proposed tree and hedge removal;
- Numbers, locations and specifications for bat and bird boxes, including provision integral to the design of the new buildings;
- Aims and objectives of management;
- Appropriate management options to achieve aims and objectives;
- Prescriptions for management actions;
- Preparation of a work schedule for permanently securing biodiversity enhancements;
- Details of the body or organisation responsible for implementation of the LEMP;
- Ongoing monitoring and remedial measures; and
- Details of legal / funding mechanisms.

The LEMP as approved must be carried out concurrently with the development hereby permitted and thereafter be permanently maintained unless otherwise first agreed in writing by the Local Planning Authority.

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

TBH SPA / Natural England

51. ++ No residential development within a phase of the development hereby permitted must commence pursuant to this planning permission until written confirmation has been obtained from the Local Planning Authority that Suitable Alternative Natural Green Space (SANGS) has been secured for that phase and no dwelling within a phase of the development hereby permitted must be first occupied before written confirmation has been obtained from the Local Planning Authority that the works required to bring the land up to acceptable SANGS standard for that phase have been completed.

Reason: To accord with the Habitat Regulations, Policy CS8 of the Woking Core Strategy (2012) and The Thames Basin Heaths Special Protection Area (TBH SPA) Avoidance Strategy.

Proposed Additional Condition

Strategic Access Management and Monitoring (SAMM)

Prior to the commencement of development, a scheme shall be submitted to and agreed in writing by the local planning authority to secure strategic access management and monitoring measures (as determined by the local planning authority) to mitigate the effects of the development on the Thames Basin Heaths Special Protection Area.

Thereafter, the scheme shall be implemented as approved.

Reason: To ensure satisfactory avoidance of impacts on the Thames Basins Heath Special Protection Area.

Arboriculture

52. ++ Prior to the commencement of the development hereby permitted (including demolition and all preparatory work), a scheme for the protection of the retained trees, in accordance with BS 5837:2012 (or any future equivalent(s)), including a Tree Protection Plan(s) (TPP) and an Arboricultural Method Statement (AMS) must be submitted to and approved in writing by the Local Planning Authority. The TPP and AMS must be in accordance with ES Volume 1, Chapter 15: Mitigation and Monitoring and include (but not be limited to) the following specific issues:
- a) Location, extent, depth, installation and full details of the method of construction of services/ utilities/ drainage within Root Protection Areas or that may impact on the retained trees;
 - b) Details of special engineering of foundations and specialist methods of construction within Root Protection Areas or that may impact on the retained trees;
 - c) A full specification for the construction of any roads, parking areas and driveways within Root Protection Areas or that may impact on the retained trees, including details of the no-dig specification and extent of the areas of the roads, parking areas and driveways to be constructed using a no-dig specification. Details must include relevant sections through them;

- d) Detailed levels and cross-sections to show that the raised levels of surfacing, where the installation of no-dig surfacing within Root Protection Areas is proposed, demonstrating that they can be accommodated where they meet with any adjacent building damp proof courses;
- e) A specification for protective fencing to safeguard trees during both demolition and construction phases and a plan indicating the alignment of the protective fencing;
- f) A specification for scaffolding and ground protection within tree protection zones;
- g) Tree protection during demolition and construction indicated on a Tree Protection Plan and demolition and construction activities clearly identified as prohibited in these area(s);
- h) Details of site access, temporary parking, on site welfare facilities, loading, unloading and storage of equipment, materials, fuels and waste as well concrete mixing;
- i) Details of any new / replacement boundary treatments within Root Protection Areas and methods of installation;
- j) Methodology and detailed assessment of any root pruning;
- k) Provision for the convening of a pre-commencement site meeting attended by the developers appointed arboricultural consultant, the site manager/foreman and a representative from the Local Planning Authority to discuss details of the working procedures and agree either the precise position of the approved tree protection measures to be installed OR that all tree protection measures have been installed in accordance with the approved tree protection plan;
- l) Provision for arboricultural supervision and inspection(s) by suitably qualified and experienced arboricultural consultant(s) where required, including for works within Root Protection Areas;
- m) Reporting of arboricultural inspection and supervision; and
- n) Methods to improve the rooting environment for retained and proposed trees and landscaping

No demolition, site clearance or building operations must commence until tree and ground protection has been installed in accordance with BS 5837: 2012 (or any future equivalent(s)) and as detailed within the approved TPP and AMS. The development must thereafter be carried out in accordance with the approved details or any variation as may subsequently be agreed in writing by the Local Planning Authority.

Reason: To ensure the retention and protection of trees on and adjacent to the site in the interests of the visual amenities of the locality and the appearance of the development in accordance with Policy CS21 of the Woking Core Strategy (2012), Policy DM2 of the Development Management Policies DPD (2016) and the NPPF. This condition is required to be addressed prior to commencement in order that the Local Planning Authority may be satisfied that the trees to be retained will not be damaged during development works.

Water management (SuDs)

53. The development hereby permitted must only be carried out in strict accordance with the submitted Flood Risk Assessment (Ref: RMA-RC19947 Issue 6 Dated 29th April 2020) unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To reduce the risk of flooding to the proposed development and future occupants and to prevent an increase in flood risk by ensuring that the compensatory storage of flood water is

provided in accordance with Paragraph 163 of the NPPF and Policy CS9 of the Woking Core Strategy (2012).

54. ++ No development must commence on the application site (with the exception of tree works and site hoarding) until construction drawings of the surface water drainage network, associated sustainable drainage components, flow control mechanisms and a detailed construction method statement have been submitted to and approved in writing by the Local Planning Authority. The scheme must then be constructed only in accordance with the approved drawings, method statement and Micro drainage calculations prior to the first use of the development hereby permitted. No alteration to the approved drainage scheme must occur without prior written approval of 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) and the policies in the NPPF. This condition is required to be addressed prior to commencement in order that the ability to discharge its requirement is not prejudiced by the carrying out of building works or other operations on the site.

55. ++ Prior to first occupation of the development hereby permitted details of the maintenance and management of the sustainable drainage scheme must be submitted to and approved in writing by the Local Planning Authority. The drainage scheme must be implemented and thereafter permanently managed and maintained in accordance with the approved details. The Local Planning Authority must be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval must include:

- i. a timetable for its implementation,
- ii. details of SuDS features and connecting drainage structures and maintenance requirement for each aspect
- iii. a table to allow the recording of each inspection and maintenance activity, as well as allowing any faults to be recorded and actions taken to rectify issues; and
- iv. a management and maintenance plan for the lifetime of the development which must 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) and the NPPF.

56. ++ Prior to first occupation of the development hereby permitted a verification report, (appended with substantiating evidence demonstrating the approved construction details and specifications have been implemented in accordance with the surface water drainage scheme), has been submitted to and approved (in writing) by the Local Planning Authority. The verification report must 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) and the NPPF.

Thames Water

57. ++ No development hereby permitted must be occupied until confirmation has first been provided in writing by the Local Planning Authority (following consultation with Thames Water) that:
1. All wastewater network upgrades required to accommodate the additional flows from the development have been completed; or
 2. A housing and infrastructure phasing plan has been agreed with Thames Water to allow properties to be occupied. Where a housing and infrastructure phasing plan is agreed,

no occupation(s) must take place other than in accordance with the agreed housing and infrastructure phasing plan.

Reason: Foul water network reinforcement works are likely to be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents in accordance with Policy CS16 of the Woking Core Strategy (2012) and the NPPF.

Environment Agency

58. ++ No residential dwellings as part of the development hereby permitted must be occupied until such time as sufficient upgrades to the existing foul water network have been completed and approved in writing by the Local Planning Authority and sewage undertaker (Thames Water). The scheme must be implemented as approved.

Reason: The Thames river basin management plan requires the restoration and enhancement of water bodies to prevent deterioration and promote recovery of water bodies. Without this condition, the impact could cause deterioration of a quality element to a lower status class in the Hoe Stream (GB106039017900) water body because it would result in the release of priority hazardous substances, such as raw foul sewage into the water body from an overwhelming of the sewage network in accordance with Policy CS16 of the Woking Core Strategy (2012) and the NPPF.

Land contamination

59. ++ Prior to the commencement of the development hereby permitted and any contaminated land site investigations on site and in follow-up to the environmental desktop study report a contaminated land site investigation proposal must be submitted to and approved in writing by the Local Planning Authority (including any additional requirements that it may specify). This proposal must provide details of the extent and methodologies of sampling, analyses and proposed assessment criteria required to enable the characterisation of the plausible pollutant linkages identified in the preliminary conceptual model. Following approval, the Local Planning Authority must be given a minimum of two weeks written prior notice of the commencement of site investigation works on site. The site investigation works must then be undertaken in accordance with the approved details.

Reason: To address any potential land contamination and make the land suitable for the development hereby permitted without resulting in risk to construction workers, future users of the land, occupiers of nearby land and the environment generally in accordance with Policy DM8 of the Development Management Policies DPD (2016) and the NPPF. This condition is required to be addressed prior to commencement in order that the ability to discharge its requirement is not prejudiced by the carrying out of building works or other operations on the site.

60. ++ Prior to the commencement of the development hereby permitted a contaminated land site investigation and risk assessment, undertaken in accordance with the approved site investigation proposal, that determines the extent and nature of contamination on site and reported in accordance with the standards of DEFRA's and the Environment Agency's Model Procedures for the Management of Contaminated Land (CLR 11) and British Standard BS 10175, must be submitted to and approved in writing by the Local Planning Authority (including any additional requirements that it may specify). If applicable, ground gas risk assessments should be completed in line with CIRIA C665 guidance.

Reason: To address any potential land contamination and make the land suitable for the development hereby permitted without resulting in risk to construction workers, future users of the land, occupiers of nearby land and the environment generally in accordance with Policy DM8 of the Development Management Policies DPD (2016) and the NPPF. This condition is required to be addressed prior to commencement in order that the ability to discharge its requirement is not prejudiced by the carrying out of building works or other operations on the site.

61. ++ Prior to the commencement of a phase of the development hereby permitted a detailed remediation method statement for that phase must first be submitted to and approved in writing by the Local Planning Authority (including any additional requirements that it may specify). The remediation method statement must detail the extent and method(s) by which that phase of the site is to be remediated, to ensure that unacceptable risks are not posed to identified receptors at the site and must detail the information to be included in a validation report. The remediation method statement must also provide information on a suitable discovery strategy to be utilised on for that phase should contamination manifest itself during site works that was not anticipated. The Local Planning Authority must be given a minimum of two weeks written prior notice of the commencement of the remediation works on site. The development must then be undertaken in accordance with the approved details.

Reason: To address any potential land contamination and make the land suitable for the development hereby permitted without resulting in risk to construction workers, future users of the land, occupiers of nearby land and the environment generally in accordance with Policy DM8 of the Development Management Policies DPD (2016) and the NPPF. This condition is required to be addressed prior to commencement in order that the ability to discharge its requirement is not prejudiced by the carrying out of building works or other operations on the site.

62. ++ Prior to the first occupation of a phase of the development hereby permitted, a remediation validation report for that phase must first be submitted to and approved in writing by the Local Planning Authority. The report must detail evidence of the remediation, the effectiveness of the remediation carried out and the results of post remediation works, in accordance with the approved remediation method statement and any addenda thereto, so as to enable future interested parties, including regulators, to have a single record of the remediation undertaken at the site. Should specific ground gas mitigation measures be required to be incorporated into a development the testing and verification of such systems must have regard to CIRIA C735 guidance document entitled 'Good practice on the testing and verification of protection systems for buildings against hazardous ground gases' and British Standard BS 8285 Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings.

Reason: To address any potential land contamination and make the land suitable for the development hereby permitted without resulting in risk to construction workers, future users of the land, occupiers of nearby land and the environment generally in accordance with Policy DM8 of the Development Management Policies DPD (2016) and the NPPF. This condition is required to be addressed prior to commencement in order that the ability to discharge its requirement is not prejudiced by the carrying out of building works or other operations on the site.

63. Contamination not previously identified by the site investigation, but subsequently found to be present at the site must be reported to the Local Planning Authority as soon as is practicable. If deemed necessary development must cease on site until an addendum to the remediation method statement, detailing how the unsuspected contamination is to be dealt with, has been submitted to and approved in writing to the Local Planning Authority (including any additional requirements that it may specify). The development must then be undertaken in accordance with the approved details. Should no further contamination be identified then a brief comment to this effect must be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of that phase of the development.

Reason: To address any potential land contamination and make the land suitable for the development hereby permitted without resulting in risk to construction workers, future users of the land, occupiers of nearby land and the environment generally in accordance with Policy DM8 of the Development Management Policies DPD (2016) and the NPPF. This condition is required to be addressed prior to commencement in order that the ability to discharge its requirement is not prejudiced by the carrying out of building works or other operations on the site.

Archaeology

64. ++ No development-related works must commence until the applicant (or their agents or successors in title) has secured the implementation of a programme of archaeological work to be conducted in accordance with an Archaeological Written Scheme of Investigation which must first be submitted to and approved in writing by the Local Planning Authority. For land that is included within the Archaeological Written Scheme of Investigation, no development must take place other than in accordance with the agreed Archaeological Written Scheme of Investigation, the programme and methodology of site investigation and the nomination of a competent person(s) or organisation to undertake the agreed works. The Archaeological Written Scheme of Investigation must accord with the appropriate Historic England guidelines and include:
- a) a statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works; and
 - b) a programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material.

The Archaeological Written Scheme of Investigation must be prepared and implemented by a suitably qualified professionally accredited archaeological person(s) or organisation.

Reason: To ensure that the potential for archaeological remains is properly addressed in accordance with Policy CS20 of the Woking Core Strategy (2012), Policy DM20 of the Development Management Policies DPD (2016) and the NPPF. This condition is required to be addressed prior to commencement in order that the ability to discharge its requirement is not prejudiced by the carrying out of building works or other operations on the site.

Energy and water

65. ++ Prior to the commencement of superstructure works on a building hereby permitted (including the stadium) full details of the Air Source Heat Pumps (ASHP), or any such alternative energy source as previously agreed in writing by the Local Planning Authority, (including manufacturers specifications, acoustic properties and location) to serve the building must be submitted to and approved in writing by the Local Planning Authority. Such approved details must be installed prior to the first occupation of the building and thereafter be permanently maintained and operated for the lifetime of the relevant building unless otherwise first 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 in accordance with Policy CS22 of the Woking Core Strategy (2012), SPD Climate Change (2014) and the NPPF.

66. ++ Notwithstanding the information submitted with the application prior to the commencement of superstructure works on a residential building hereby permitted written evidence must be submitted to, and approved in writing by, the Local Planning Authority (LPA) demonstrating that dwellings within the building will:
- a. Achieve a minimum of a 19% improvement in the dwelling emission rate over the target emission rate, as defined in the Building Regulations for England Approved Document L1A: Conservation of Fuel and Power in New Dwellings (2013 edition). Such evidence must be in the form of a Design Stage Standard Assessment Procedure (SAP) Assessment, produced by an accredited energy assessor; and,
 - b. Achieve a maximum water use of no more than 110 litres per person per day as defined in paragraph 36(2b) of the Building Regulations 2010 (as amended), measured in accordance with the methodology set out in Approved Document G (2015 edition). Such evidence must be in the form of a Design Stage water efficiency calculator.

Development must be carried out wholly in accordance with such details as may be approved and the approved details must be permanently maintained and operated for the lifetime of the relevant dwelling(s) unless otherwise first 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 in accordance with Policy CS22 of the Woking Core Strategy (2012), SPD Climate Change (2014) and the NPPF.

67. ++ No dwelling forming part of the residential development hereby permitted shall be first occupied until written documentary evidence has been submitted to and approved in writing by the Local Planning Authority, demonstrating that the relevant dwelling has:
- a. Achieved a minimum of a 19% improvement in the dwelling emission rate over the target emission rate, as defined in the Building Regulations for England Approved Document L1A: Conservation of Fuel and Power in New Dwellings (2013 edition). Such evidence must be in the form of an As Built Standard Assessment Procedure (SAP) Assessment, produced by an accredited energy assessor; and
 - b. Achieved a maximum water use of 110 litres per person per day as defined in paragraph 36(2b) of the Building Regulations 2010 (as amended). Such evidence must be in the form of the notice given under Regulation 37 of the Building Regulations.

Such approved details must be permanently maintained and operated for the lifetime of the relevant dwelling(s) unless otherwise first 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 in accordance with Policy CS22 of the Woking Core Strategy (2012), SPD Climate Change (2014) and the NPPF.

68. ++ (a) Prior to the commencement of superstructure works for the stadium evidence that the stadium development is registered with a BREEAM certification body and a pre-assessment report (or design stage certificate with interim rating if available) demonstrating that the stadium development can achieve not less than BREEAM "Very Good" in accordance with the relevant BRE standards (or the equivalent standard in such measure of sustainability for non-residential building design which may replace that scheme) must be submitted to and approved in writing by the Local Planning Authority.
- (b) Unless otherwise first agreed in writing by the Local Planning Authority within 3 months of first occupation of the stadium a final Certificate must be submitted to and approved in writing by the Local Planning Authority certifying that not less than BREEAM "Very Good" in accordance with the relevant BRE standards (or the equivalent standard in such measure of sustainability for non-residential building design which may replace that scheme) has been achieved for the stadium.

Reason: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources in accordance with Policy CS22 of the Woking Core Strategy (2012) and SPD Climate Change (2014).

Wind mitigation

69. ++ Prior to first occupation of a building hereby permitted (including the stadium), wind mitigation measures for that building, including the balconies, entry points and adjoining open spaces, must be provided to that building and adjoining open spaces in accordance with Environmental Statement (ES) Volume 1, Chapter 10: Wind Microclimate and ES Volume 3, Appendix 6: Wind Microclimate (Configuration 4). The wind mitigation measures shall thereafter be permanently retained for the lifetime of that building and adjoining open spaces.

Reason: To ensure no adverse wind microclimate conditions in accordance with Policy CS21 of the Woking Core Strategy (2012), SPD Design (2015) and the NPPF.

Sport England

70. ++ No development which restricts the operation and use of the Gymnastic Club must commence until the replacement facilities permitted under planning permission reference PLAN/2017/1063 (or as amended) are operational and available for use, unless alternative temporary facilities are provided as agreed in writing with the Local Planning Authority, following consultation with Sport England.

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

Amenity spaces

71. No residential unit must be first occupied until the private and/or communal amenity space provision (excluding public space) associated with the building within which the residential unit is located is available for use in accordance with the approved plans. Thereafter the private and/or communal amenity space provision for that building must be permanently maintained for the lifetime of that building.

Reason: To ensure a good standard of residential amenity in accordance with Policy CS21 of the Woking Core Strategy (2012) and the NPPF.

72. Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any orders amending or re-enacting that Order, or superseding equivalent Order, with or without modification(s)), other than where identified as such on the approved plans the flat roof areas of the residential blocks hereby permitted shall not be used as a roof terrace, sitting out area or similar amenity area.

Reason: In order to protect adjoining properties from overlooking and noise in accordance with Policy CS21 of the Woking Core Strategy (2012), Policy DM7 of the DM Policies DPD (2016) and the NPPF.

Telecoms equipment

73. Notwithstanding the provisions of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any equivalent Order(s) revoking and/or re-enacting that Order), the following development shall not be undertaken without prior specific express planning permission in writing from the Local Planning Authority:

The installation of any structures or apparatus for purposes relating to telecommunications on any part the development hereby permitted, including any structures or development otherwise permitted under Part 16 “Communications”.

Reason: To ensure that any structures or apparatus for purposes relating to telecommunications on the buildings do not adversely affect the appearance of the area in accordance with Policy CS21 of the Woking Core Strategy (2012) and the NPPF.

74. ++ Notwithstanding the provisions of Article 4 (1) and Part 25 of Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any equivalent Order(s) revoking and/or re-enacting and/or modifying that Order), no satellite antennae shall be erected or installed on the buildings hereby permitted. The buildings hereby permitted shall have a central dish or aerial system (for each relevant block) for receiving all broadcasts for the residential units created; details of such a scheme must be submitted to and approved in writing by the Local Planning Authority prior to first occupation of any relevant block, and the approved scheme shall be implemented and permanently retained thereafter.

Reason: To ensure that any satellite antennae on the buildings do not adversely affect the appearance of the area in accordance with Policy CS21 of the Woking Core Strategy (2012) and the NPPF.

75. ++ No development of the superstructure for the stadium building hereby permitted must commence until details of anti-terrorism measures for the stadium building and access thereto, including public realm areas, (to be developed/ refined in liaison with the Surrey Police Designing Out Crime Officer and Counter Terrorism Security Advisor) have been submitted to and approved in writing by the Local Planning Authority. Approved measures must be implemented prior to first use of the stadium hereby permitted and thereafter be permanently maintained for the lifetime of the stadium.

Reason: To ensure a safe development in accordance with Policy CS21 of the Woking Core Strategy (2012) and the NPPF.

76. ++ The installation of external materials above ground floor level to the north elevation of the stadium building hereby permitted must not commence until full details of glazing arrangements at first and second floor levels of the stadium building (including the position, extent and height of translucent glazing/material) have been submitted to and approved in writing by the Local Planning Authority. Such glazing arrangements as approved shall be installed prior to the first occupation of the first and second floor levels of the stadium building and shall thereafter be permanently maintained in that condition for the lifetime of the stadium building.

Reason: To protect the privacy of residential properties located to the north of the stadium building in accordance with Policy CS21 of the Woking Core Strategy (2012), SPD Outlook, Amenity, Privacy and Daylight (2008) and the NPPF.

Proposed Additional Condition:

Public Art

Prior to the commencement of development, a scheme shall be submitted to and agreed in writing by the local planning authority to secure the delivery of permanent public artwork that is integrated into the development; and the public art scheme shall include a timetable for delivery of the permanent public artwork.

Thereafter the public art scheme shall be implemented as approved.

Reason: In the interests of good design and a high quality public realm to accord with policy CS21.

Proposed Additional Condition:

Affordable Housing

Prior to the commencement of development, a scheme shall be submitted to and agreed in writing by the local planning authority to secure

- 1) to secure the delivery of 191 units (54 x 1 bedroom apartments and 137 x 2 bedroom apartments) as shared ownership housing and 277 units (57 x studio apartments, 88 x 1 bedroom apartments, 58 x 2 bedroom apartments, 20 x 1 bedroom townhouses/duplexes, 24 x 2 bedroom townhouses, 24 x 2 bedroom duplexes and 5 x 3 bedroom townhouses) as affordable rental housing (468 units in total); and*
- 2) to secure completion of all affordable housing units such that they are ready for occupation prior to occupation of any other residential units on-site.*

The scheme shall include details of the location of all affordable residential units within the development and the management of the residential units, the arrangements to ensure that such provision is affordable for both first and subsequent occupiers, the

occupancy criteria and the means by which such occupation should be enforced and a mechanism for the delivery of the scheme.

Thereafter the affordable housing scheme shall be implemented as approved.

Reason: To secure an adequate provision of affordable housing to accord with the objectives of policy CS12.