

Land South of Hoe Valley School and east of railway tracks, Egley Road, Woking, Surrey, GU22 0NH (APPEAL REF: APP/A3655/W/20/3265974 (APPEAL B))

Proposed Conditions Schedule – Appeal B

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

Conditions

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)385 B	Location Plan	05.11.19
7884 L(00)52 C	Existing Site Plan / Demolition Plan	05.11.19
7884 L(00)222 C	Site Edged Red Plan	05.11.19
7884 L(00)650 A	Proposed Site Ground Floor Plan	27.05.20
Z0351-NOV-Z1-ZZ-PL-A-0004	Barn building - Plan and Elevations as existing	January 2019
<i>Masterplan Layout Drawings</i>		
7884 L(00)103 P	Proposed Site - Ground Floor Plan	05.12.19
7884 L(00)104 F	Proposed Site - First Floor Plan	05.12.19
7884 L(00)105 E	Proposed Site - Second Floor Plan	05.11.19
7884 L(00)106 F	Proposed Site - Roof Plan	05.11.19
7884 L(00)404 A	Proposed Site - Boundary Treatment	05.11.19
<i>Health Club</i>		
7884 L(00)326 D	David Lloyd Ground Floor Plan	05.11.19
7884 L(00)327 D	David Lloyd First Floor Plan	31.10.19
7884 L(00)328 D	David Lloyd Roof Plan	05.11.19

7884 L(00)312 C	David Lloyd Elevations 1	05.11.19
7884 L(00)313 C	David Lloyd Elevations 2	05.11.19
7884 L(00)330 B	David Lloyd Section A	31.10.19
A-PL-05-011 P0	Proposed Air Dome	19.05.20
Residential		
7884 L(00)322 E	Residential Ground Floor Plan	05.12.19
7884 L(00)323 E	Residential First Floor Plan	05.12.19
7884 L(00)324 D	Residential Second Floor Plan	05.11.19
7884 L(00)325 D	Residential Roof Plan	05.11.19
7884 L(00)315 C	Residential - House Type 1 Plans - Two/Three Bedroom	05.11.19
7884 L(00)316 C	Residential - House Type 2 Plans - Three Bedroom	05.11.19
7884 L(00)317 C	Residential - House Type 3 Plans - Four Bedroom	05.11.19
7884 L(00)318 C	Residential - House Type 4 Plans - Five Bedroom	05.11.19
7884 L(00)304 C	Residential Street Elevations	05.11.19
7884 L(00)305 D	Residential - House Block Type 1 - Elevations	05.12.19
7884 L(00)306 D	Residential - House Block Type 2 - Elevations	05.12.19
7884 L(00)307 D	Residential - House Block Type 3 - Elevations	05.12.19
7884 L(00)308 D	Residential - House Block Type 4 - Elevations	05.12.19
7884 L(00)309 D	Residential - House Block Type 5 - Elevations	05.12.19
7884 L(00)310 D	Residential - House Block Type 6 - Elevations	05.12.19
7884 L(00)311 D	Residential - House Block Type 7 - Elevations	05.12.19
Landscape		
A241-ER-LA01	Landscape Masterplan	22.11.19
A241-ER-GA01 D	Landscape General Arrangement - Sheet 1 of 3	06.11.19
A241-ER-GA02 D	Landscape General Arrangement - Sheet 2 of 3	06.11.19
A241-ER-GA03 D	Landscape General Arrangement - Sheet 3 of 3	06.11.19
Highways		
183923a_A01 C	Site Access General Arrangement and Visibility Splays	04.10.19

Environmental Impact Assessment

Document Title	Document Ref	Date
Environmental Impact Assessment - Volume 1: Environmental Statement	-	November 2019
Environmental Impact Assessment - Volume 2: Technical Appendices	-	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 in accordance with Policies CS6, CS21 and CS24 of the Woking Core Strategy (2012) and the NPPF.

External materials

05. ++ 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:
- a) Sample panel(s) (of a size to be first agreed in writing by the Local Planning Authority) of all brickwork / masonry (including mortar colour and pointing), all cladding materials (including timber effect and metal effect), standing seam roofing material, glazing (including curtain wall glazing and window frames) and aluminium capping for the health club building;
 - b) Sample panel(s) (of a size to be first agreed in writing by the Local Planning Authority) of all brickwork (including mortar colour and pointing), cladding materials (including timber effect), roof covering materials, downpipes/gutters/soffits/fascias and glazing (including window frames) for the residential building(s);
 - c) Samples of all other external facing materials;

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.

Hard and soft landscape

06. ++ 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 on the relevant part of the development (as identified by the plan numbered/titled '7884 L(00)650 A - Proposed Site Ground Floor Plan') details of the hard and soft landscaping scheme for the relevant part of the development must 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 (including surrounding the outdoor tennis courts);
- e) hard landscaping, including samples and specifications of all ground surface materials, kerbs, edges, steps and any synthetic surfaces (including the artificial tennis courts);
- f) street furniture, including details of litter bins (including recycling option);
- g) details of the design and access controls for the health club car park gate(s);
- h) details (including plans and elevations at 1:100 scale and external finishes) of any outdoor structures and ground coverings located within the spa garden, swim area and terrace of the health club;
- i) details (including plans and elevations at 1:100 scale and external finishes) of the 'battle box' within the health club;
- j) any other hard and soft landscaping features forming part of the scheme;
- k) a wayfinding and signage strategy; and
- l) a landscape management plan for the public and private areas to include a maintenance schedule for all landscaped areas.

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 must be completed/planted in accordance with the approved details during the first planting season following practical completion of the relevant part of the development 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)

07. ++ Prior to any works being undertaken pursuant to either the health club or residential elements of this planning permission (as are identified by the plan numbered/titled '7884 L(00)650 A - Proposed Site Ground Floor Plan') (other than site hoarding) a Construction Environmental Management Plan (CEMP) for the relevant element (or a CEMP encompassing both elements) must first be submitted to and approved in writing by the Local Planning Authority. The details must be in accordance with the Environmental Statement (ES) and include (but not be limited to) the following:
- i. Measures to minimise visual impact during demolition, ground works and construction;
 - ii. Measures to minimise noise and vibration levels during demolition, ground works and construction;
 - iii. Measures to minimise dust levels during demolition, ground works and construction (in the form of a Dust Management Plan prepared in accordance with Section A6 (Construction Mitigation) of Appendix: Air Quality of the ES);
 - iv. Measures to control pollution during demolition, ground works and construction (including a Pollution Response Plan);

- v. Site works lighting strategy, including measures to minimise light spill;
- vi. Measures to reduce water usage during demolition, ground works and construction;
- vii. Measures to reduce energy usage during demolition, ground works and construction;
- viii. Neighbour and public relations strategy; and
- ix. 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

08. The health club development hereby permitted must not be first occupied unless and until space has been laid out within the relevant part of the application site in accordance with the approved plans for vehicles to be parked, and for vehicles to load and unload, and for vehicles to turn so that they may enter and leave the relevant part of the application site in forward gear. Thereafter the parking, loading and unloading 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.

09. The residential development hereby permitted must not be first occupied unless and until space has been laid out within the relevant part of the application site in accordance with the approved plans for vehicles to be parked, and for vehicles to load and unload, and for vehicles to turn so that they may enter and leave the relevant part of the application site in forward gear. Thereafter the parking, loading and unloading 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.

10. ++ The health club development hereby permitted must not be first occupied unless and until at least 10% of the available car parking spaces are provided with a fast charge socket (current minimum requirement: 7kw Mode 3 with Type 2 connector - 230v AC 32 amp Single Phase dedicated supply) and a further 10% of the available car parking spaces are provided with ducting to provide additional fast charge sockets (feeder pillar or equivalent permitting future connection) in accordance with a scheme to first be submitted to and approved in writing by the Local Planning Authority. Thereafter the approved facilities must be permanently maintained unless replaced by a more advanced technology with 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.

11. ++ No dwelling within the residential development hereby permitted must be first occupied unless and until that dwelling has been provided with at least 1 passive electric vehicle charging point per dwelling, in accordance with a scheme to first be submitted to and approved in writing by the Local Planning Authority. Thereafter the approved facilities must be permanently maintained unless replaced by a more advanced technology with 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.

12. ++ The health club development must not be first occupied unless and until facilities for the secure parking of cycles have been provided in accordance with a scheme to first be submitted to and approved in writing by the Local Planning Authority. Thereafter the approved facilities shall be permanently maintained.

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.

13. ++ No dwelling forming part of the residential development hereby permitted must be first occupied unless and until secure and covered cycle storage (to accommodate a minimum of x2 cycles per dwelling) has been provided for that dwelling in accordance with details to first be submitted to and approved in writing by the Local Planning Authority. The details to be submitted must include store plans and elevations (at 1:50 scale), location of store within the curtilage(s), and details of facing materials. Cycle storage facilities shall thereafter be permanently retained for use by the occupants of and visitors to the residential development.

Reason: To ensure that satisfactory facilities for the storage 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.

14. ++ Other than site preparation works (site hoarding, demolition, decontamination) no development shall commence pursuant to either the health club or residential elements of this planning permission (as are identified by the plan numbered/titled '7884 L(00)650 A - Proposed Site Ground Floor Plan') until a Construction Transport Management Plan (CTMP) for the relevant element (or a CTMP encompassing both elements) has first been submitted to and approved in writing by the Local Planning Authority. The details must be in accordance with the Environmental Statement (ES) and include (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;
- (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 shall take place between 08:15 - 08:45 hrs and 16:00 - 16:30 hrs nor shall the contractor permit any HGVs associated with the development at the site to be laid up, waiting, in local roads during these times; and
- (k) On-site turning for construction vehicles.

has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy CS18 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.

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

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.

16. ++ The development hereby permitted shall not be first occupied unless and until the kerb upstand at the dropped kerb for cyclists to get to and from the cycle path on Egley Road to Lilac Road has been dropped and made flush with the road, 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.

17. The health club service / delivery area shown on the approved plans shall be reserved exclusively for the loading and unloading of delivery and service vehicles and shall at no time be used as a general car parking area for other visitors or for employees.

Reason: To ensure that the health club servicing area is used for its intended purpose and not as a casual car park in accordance with Policy CS18 of the Woking Core Strategy (2012) and the NPPF.

Use and hours of operation for health club

18. Notwithstanding the provisions of The Town and Country Planning (Use Classes) Order 1987 (as amended) and the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any equivalent Order(s) revoking and/or re-enacting these Order(s) with or without amendment(s)) the use of the health club development hereby permitted (as identified by the plan numbered/titled '7884 L(00)650 A - Proposed Site Ground Floor Plan') shall only be for purposes falling within (e) of Class D2 (including ancillary uses ordinarily associated with the operation of a health & racquet club) as defined within The Town and Country Planning (Use Classes) Order 1987 (as amended), and for no other purpose(s) whatsoever without express planning permission from the Local Planning Authority first being obtained.

Reason: To protect the general amenities of the area and the residential amenities of neighbouring and nearby properties from undue noise and disturbance in accordance with Policy CS21 of the Woking Core Strategy (2012), Policy DM7 of the Development Management Policies DPD (2018) and the NPPF.

19. The indoor health club facilities (including the permanent air dome tennis courts) (as identified by the plan numbered/titled '7884 L(00)650 A - Proposed Site Ground Floor Plan') hereby permitted must only be open to customers between the following times:

06:00 hrs and 23:00 hrs Mondays to Saturdays (inclusive); and

07:00 hrs and 22:00 hrs on Sundays, Bank and Public Holidays.

Reason: In the interests of the character and appearance of the site, to safeguard the amenities of nearby existing and introduced residential occupiers and to comply with Policies CS6 and CS21 of the Woking Core Strategy (2012) and the NPPF.

20. The following outdoor health club facilities (excluding the permanent air dome tennis courts) (as identified by the plan numbered/titled '7884 L(00)650 A - Proposed Site Ground Floor Plan') hereby permitted must only be open to customers between the following times:

Outdoor swimming pool, spa and terrace areas:

06:00 hrs and 22:00 hrs Mondays to Sundays (inclusive) (including Bank and Public Holidays)

Southern-most tennis courts (not within permanent air domes):

07:30 hrs and 22:00 hrs Monday to Sundays (including Bank and Public Holidays)

Reason: In the interests of the character and appearance of the site, to safeguard the amenities of nearby existing and introduced residential occupiers and to comply with Policies CS6 and CS21 of the Woking Core Strategy (2012) and the NPPF.

21. 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 amendment(s)) no additional floors, including mezzanine floors, other than as shown on the approved plans shall be erected within the health club building hereby permitted without the prior written approval of the Local Planning Authority.

Reason: To avoid the potential over-intensification of use of the health club 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

22. 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.

23. Energy plant specifications and release conditions must adhere to the restrictions set out in Tables A3.3 and A5.1 in ES Volume 2, Appendix 2: 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 1.486 MW fuel input (distributed evenly between two boilers) will be installed; each boiler with its own individual flue outlet with a maximum internal diameter of 0.2 m at the exit point, terminating at least 3m above the roof level;
- a CHP with a maximum of 432 kW fuel input, with a maximum internal diameter of 0.2 m at the exit point, terminating at least 3m above the roof level; and
- all stacks must discharge vertically upwards and be unimpeded by any fixture on top of the stack (e.g., rain cowls or conical cowls).

If the energy plant specifications and release conditions deviate significantly from the modelled specification, 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.

24. ++ Prior to first occupation of the health club element of the development details must be submitted to and approved in writing by the Local Planning Authority confirming that the gas boilers conform to a maximum NO_x emission of 38.8 mg/kWh, and the CHP conform to an emission rate of 250 mg/Nm³ based on:

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

In order to attain these values, relevant catalyst or alternative abatement may be required. If the design of the health club energy plant deviates significantly from the modelled specification (within the ES), additional future modelling must be undertaken prior to first occupation 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.

25. ++ Prior to the commencement of superstructure works for the health club building hereby permitted a scheme for the installation of external equipment to control emissions from the building shall be submitted to and approved in writing by the Local Planning Authority. These measures shall be implemented fully in accordance with the approved scheme prior to the first occupation of the building. Any external flue ductwork must be supported using mountings fixed to the external structure of the building in such a way that any vibration or noise associated with mechanical

ventilation/extraction is reduced to a level which does not cause a nuisance. All external equipment installed as part of the scheme shall thereafter be operated and maintained in accordance with the approved details and permanently retained as such thereafter.

Reason: To protect the environment and amenities of the occupants of neighbouring properties and prevent nuisance arising from noise, fumes, smell, smoke, ash, grit or other emissions in accordance with Policy CS21 of the Woking Core Strategy (2012), Policy DM7 of the Development Management Policies DPD (2016) and the NPPF.

Noise

26. ++ Prior to any works being undertaken pursuant to either the health club or residential elements of this planning permission (as are identified by the plan numbered/titled '7884 L(00)650 A - Proposed Site Ground Floor Plan') (including demolition and site preparation works) a Noise and Vibration Management Plan (NVMP) (which may be a standalone document or form part of a wider Construction Environmental Management Plan (CEMP)) for the relevant element (or a NVMP encompassing both elements) 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 must only be undertaken in accordance with the approved Noise and Vibration Management Plan (NVMP) 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.

27. ++ a) Mechanical plant and building services equipment (including any air source heat pump(s)) 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:

- 43 dB LAeq,1hr between the hours of 07:00 and 23:00; and
- 34 dB LAeq,15mins between the hours of 23:00 and 07:00

as assessed 1 metre from the façade of residential dwellings

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.

28. ++ Prior to first occupation of the health club a health club Delivery Management Plan must be submitted to and approved in writing by the Local Planning. If health club deliveries are required between the hours of 23:00 and 07:00 the health club Delivery Management Plan must detail measures for protecting residential receptors (including those within the development pursuant to this planning permission) from noise (including, but not limited to, noise from vehicle movements) such as use of white noise reversing beepers, rubber mats to minimise noise from cages etc. The approved health club Delivery Management Plan must be implemented upon first occupation of the health club and permanently maintained and operated for the lifetime of the health club.

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.

29. ++ a) Prior to the commencement of superstructure works for a residential building a scheme of sound insulation, including details of glazing, ventilation (including how overheating shall be addressed through glazing and ventilation design) and roof/ceiling construction design demonstrating compliance with BS 8233:2014 internal ambient noise levels (providing source calculations and any corrections or error bands used) for habitable rooms within the new residential units to achieve the following:

- 35 dB $L_{Aeq,T}$ in all habitable rooms between the hours of 07:00 and 23:00; and
- 30 dB $L_{Aeq,T}$ and L_{Amax} less than 45dB 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.

The approved scheme of sound insulation must be implemented concurrently as part of the residential development and the 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.

30. ++ a) Prior to first occupation of the health club development (as identified by the plan numbered/titled '7884 L(00)650 A - Proposed Site Ground Floor Plan') details of the

reflective acoustic barrier to be installed in the general position and extent as shown on the plan numbered/titled '7884 L(00)650 A - Proposed Site Ground Floor Plan' as 'Acoustic Fence Line') must first be submitted to and approved in writing by the Local Planning Authority. The submitted details must include:

- a plan (at 1:50 scale) showing the position and extent of the reflective acoustic barrier; and
- manufacturers' specification of the reflective acoustic barrier

The selected acoustic barrier must be 2.5 metres in height and possess a minimum surface density of 15 kg/m².

b) Prior to first occupation of the health club development the approved acoustic barrier must be installed in the approved location and to the manufacturers' specification. The acoustic barrier must be permanently maintained for the lifetime of the development to ensure no gaps. Where gaps develop in the barrier, the affected panels must be replaced within fourteen days unless a longer timeframe is otherwise first agreed in writing by the Local Planning Authority.

Reason: To safeguard the residential amenities of neighbouring 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

31. ++ Notwithstanding the details submitted with the application prior to the installation of any external lighting on the relevant part of the development (as identified by the plan numbered/titled '7884 L(00)650 A - Proposed Site Ground Floor Plan') (other than temporary construction / site works related lighting) the final detailed external lighting design / CCTV design (if applicable), including:

- a) CCTV (if applicable); and
- b) general external lighting (i.e. external walkway, carriageway, car parks, amenity lighting, security lighting and building facade lighting).

on or around the building(s) and elsewhere within the relevant part of the development must be submitted to and approved in writing by the Local Planning Authority. The submitted 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 external walkway, 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 prior to the installation of any external lighting on the relevant part of the development (other than temporary construction / site works related lighting).

Development shall be carried out in accordance with the approved details and be permanently maintained as such thereafter.

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.

32. External lighting (other than security lighting) within the health club development hereby permitted shall be switched off at the latest 1 hour after the closure of the health club to customers and switched on at the earliest 1 hour before the opening of the health club to customers.

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

33. ++ Notwithstanding the information submitted with the application prior to the commencement of superstructure works for the residential development hereby permitted details (to include plans and elevations at 1:50 scale, locations within curtilage(s) and material finishes) of enclosures / screened facilities to be used for the storage of refuse and recycling containers, wheeled bins and any other containers where applicable must be submitted to and approved in writing by the Local Planning Authority. Refuse and recycling enclosures / screened facilities must be provided in accordance with the approved details before any relevant dwelling is first occupied and thereafter be permanently maintained for the lifetime of any relevant dwelling.

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

34. 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.

35. Works to trees (T3, T4 and T5) assessed as providing low potential to support roosting bats (within the Ground Level Tree Assessment by The Ecology Consultancy (within the ES)) must be timed for during either mid-March-April or September-October and completed under a 'soft fell' precautionary approach, whereby suitably qualified tree surgeons will cut and lower any substantial limbs to the ground to be left overnight to allow bats (if present) to make their way out.

Reason: To prevent bats 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.

36. Works on the application site must proceed strictly in line with the following methods of working / measures:
- Paragraphs 4.22 - 4.23 (inclusive) (Hedgehog) of the Preliminary Ecological Appraisal by The Ecology Consultancy, Version 5.0 dated 20/11/2019 (within the ES);
 - Paragraphs 4.24 - 4.25 (inclusive) (Fox and rabbit) of the Preliminary Ecological Appraisal by The Ecology Consultancy, Version 5.0 dated 20/11/2019 (within the ES);
 - Paragraph 4.26 (Invasive Species) of the Preliminary Ecological Appraisal by The Ecology Consultancy, Version 5.0 dated 20/11/2019 (within the ES);
 - Paragraph 4.27 (other protected species) of the Preliminary Ecological Appraisal by The Ecology Consultancy, Version 5.0 dated 20/11/2019 (within the ES);
 - Paragraphs 4.28 - 4.29 (inclusive) (Environmental best practice) of the Preliminary Ecological Appraisal by The Ecology Consultancy, Version 5.0 dated 20/11/2019 (within the ES); and
 - Paragraphs 5.3 - 5.13 (inclusive) of the Reptile Survey by The Ecology Consultancy, Version 3.0 dated 20/11/2019 (within the ES).

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.

37. ++ No development must commence 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 (but not be limited to) the following:
- a) predominantly native tree, shrub and wildflower planting, details of which must include locations, species and planting plans, as well as the total area of this planting which will be native woodland and length of mixed native hedgerow (including barriers to public access into the woodland in the form of scrub planting on the boundaries of the woodland);
 - b) 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;
 - c) at least 5 bat boxes (suitable for a variety of species and roost types to be installed on retained trees within the woodland at least 15m from the edge of the woodland), details of which must include number, locations and type of boxes;
 - d) at least 5 bird boxes for appropriate bird species to be installed within the woodland, details of which must include number, locations and type of boxes;
 - e) at least 10 bird boxes for house sparrow on (or integral to) 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;
- 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.

At least 5 bat boxes shall be provided on the site prior to works to any trees assessed as having low bat roosting potential (T3, T4 and T5) (within the Ground Level Tree Assessment by The Ecology Consultancy (within the ES)). The other approved biodiversity enhancements shall be implemented in full prior to the first occupation of the relevant part of the development (i.e. the health club or residential elements as identified by the plan numbered/titled '7884 L(00)650 A - Proposed Site Ground Floor Plan') hereby permitted and shall thereafter be retained as such for the lifetime of the relevant part 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.

38. ++ No development must commence on the application site until a Landscape and Ecological Management Plan (LEMP) 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 tree removal;
- Number, location and type of boxes 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 securing biodiversity enhancements in perpetuity;
- 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 relevant part of the development (i.e. the health club or residential elements as identified by the plan numbered/titled '7884 L(00)650 A - Proposed Site Ground Floor Plan') hereby permitted and shall thereafter be retained as such for the lifetime of the relevant part of the development 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. 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.

TBH SPA / Natural England

39. ++ No residential development must commence on the application site until written confirmation has been obtained from the Local Planning Authority that Suitable Alternative Natural Green Space (SANGS) has been secured and no dwelling 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 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 implanted as approved.

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

Arboriculture

40. ++ 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 following specific issues must be addressed within the TPP and AMS:
- 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 shall 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

Demolition, site clearance or building operations must not 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 first 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)

41. The development hereby permitted must be carried out in strict accordance with the submitted Flood Risk Assessment and Drainage Strategy (Ref: RMA-C1947 Issue Number 7 Dated 28th 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).

42. ++ No development shall commence (other than site hoarding, tree works, demolition, decontamination) 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 in accordance with the approved drawings, method statement and Micro drainage calculations prior to the first use of the development hereby approved. 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.

43. ++ 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 shall 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 shall 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 shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To ensure that the development achieves a high standard of sustainability continues to be maintained as agreed for the lifetime of the development and to comply with Policies CS9 and CS16 of the Woking Core Strategy (2012) and the NPPF.

44. ++ Prior to the first occupation of the development hereby permitted a surface water drainage scheme verification report, (appended with substantiating evidence demonstrating the approved construction details and specifications have been implemented in accordance with the surface water drainage scheme), must be

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

45. ++ No development hereby permitted must be first occupied until confirmation has 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.

Land contamination

46. ++ Prior to the commencement of development (other than site hoarding) a further contaminated land site investigation and risk assessment, undertaken in accordance with the conclusions and recommendations of the JOMAS Site investigation & risk assessment P1381J1459 / AMM v1.2, must take place. This investigation must investigate / assess the risk from ground gas around WS2 / the Barn area and the extent and nature of contamination on site in this area. The findings must be 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 replacement guidance and British Standard BS 10175, and be submitted to and approved in writing by the Local Planning Authority (including any additional requirements that it may specify). Ground gas risk assessments must be completed in line with CIRIA C665 guidance. The development must then be undertaken only 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.

47. ++ Prior to any works being undertaken pursuant to either the health club or residential elements of this planning permission (as are identified by the plan numbered/titled '7884 L(00)650 A - Proposed Site Ground Floor Plan') a detailed remediation method statement must be submitted to and approved in writing by the Local Planning Authority (including any additional requirements that it may specify) for that element. The

remediation method statement must detail the extent and method(s) by which 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 site 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.

48. ++ Prior to the first occupation of either the health club or residential elements of this planning permission (as are identified by the plan numbered/titled '7884 L(00)650 A - Proposed Site Ground Floor Plan'), a remediation validation report for that element must 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. Should specific ground gas mitigation measures be required to be incorporated into the 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.

49. 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 the relevant part of the site (as identified by the plan numbered/titled '7884 L(00)650 A - Proposed Site Ground Floor Plan') 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 shall be required to be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the relevant part 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.

Archaeology

50. ++ No development-related works must commence (other than site hoarding) 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.

Residential permitted development rights

51. Notwithstanding the provisions of Article 3, Schedule 2, Part 1, Classes A, B, D, E and F of The Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order(s) revoking and/or re-enacting that Order with or without modification(s)) no extension(s), alteration(s), detached building(s) or other work(s) permitted by Classes A, B, D, E and F of Part 1 of Schedule 2 of that Order shall be erected on the residential part of the development hereby permitted (other than as may be approved or required by details pursuant to the conditions of this planning permission) without the prior written approval of the Local Planning Authority of an application made for that purpose.

Reason: To protect the residential amenity of the occupants of all dwellings forming part of the development and to ensure adequate provision of private amenity space to serve those dwellings in accordance with Policy CS21 of the Woking Core Strategy (2012), SPDs Design (2015) and Outlook, Amenity, Privacy and Daylight (2008) and the NPPF.

Energy and water

52. ++ Prior to the commencement of superstructure works for a building hereby permitted 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 within the relevant curtilage(s)) 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 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.

53. ++ 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 forming part of 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.

54. ++ No dwelling forming part of the residential development hereby permitted must 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.

55. ++ (a) Prior to the commencement of superstructure works for the health club building hereby permitted evidence that the health club 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 health club 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 health club building 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 health club development.

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).

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

all 36 residential units as affordable rented housing; (5 x 2/3 bedroom houses, 13 x 3 bedroom houses, 16 x 4 bedroom houses and 2 x 5 bedroom houses).

The scheme shall include details of 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 shall 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.

Proposed Additional Condition:

Condition linking Appeal B with Appeal A

The development hereby approved shall only be begun once written confirmation is issued to and approved in writing by the local planning authority that the development permitted by planning permission ref. PLAN/2091/1176 has been begun.

Reason: In the interests of good planning, and to ensure the delivery of the development hereby approved is as a result of the delivery of the associated planning permission.