
Statement of Common Ground

Land South of Hoe Valley School and East of
Railway Tracks, Woking, Surrey, GU22 0NH

Ref: PLAN/2019/1177

April 2021

Prepared by Savills (UK) Limited acting as planning consultant for the agent for the Appeal, GolDev Woking Ltd and DMH Stallard Planning acting as planning consultant to Woking Borough Council.

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1. Introduction

- 1.1. This Statement of Common Ground (SOCG) has been agreed by Savills (UK) Limited, acting as planning consultant to the agent for the Appeal, GolDev Woking Ltd ('the Appellant') and DMH Stallard acting as planning consultant for Woking Borough Council (WBC) as the local planning authority ('LPA')
- 1.2. It follows the refusal by Woking Borough Council (WBC) of a planning application under reference: PLAN/2019/1177 at Land South Of Hoe Valley School And East Of Railway Tracks, Egley Road, Woking, Surrey, GU22 0NH ('the proposed development').
- 1.3. The description of development, as described on the decision notice dated 2 July 2020, is:

Redevelopment of site following demolition of existing building to provide health club building (Class D2) also incorporating external swimming pool, spa garden, terrace and tennis courts (including tennis court airdomes), provision of 36 dwelling houses (Class C3) up to a maximum of 3 storeys in height, vehicle parking, hard and soft landscaping, ancillary works including ancillary structures and fencing/gates and new vehicular access from existing road serving Hoe Valley School (Environmental Statement submitted)

- 1.4. The application was refused for the following three reasons:

01. The proposed development constitutes inappropriate development in the Green Belt, which is by definition harmful, would result in loss of Green Belt openness and cause harm to one of the purposes of the Green Belt, by reason of encroachment into the countryside. Very special circumstances do not exist which would clearly outweigh these Green Belt harms. The proposed development is therefore contrary to Policy CS6 of the Woking Core Strategy (2012), Policy DM13 of the Development Management Policies DPD (2016) and Section 13 of the National Planning Policy Framework (NPPF).

02. The proposed development would result in the loss of protected trees, including part of the woodland on the application site, causing harm to the visual and environmental amenity of the area, the effects of which would not be outweighed by other considerations. The proposed development is therefore contrary to Policy CS21 of the Woking Core Strategy (2012), Policy DM2 of the Development Management Policies DPD (2016) and Section 12 of the National Planning Policy Framework(NPPF).

03. In the absence of an Executive Undertaking no mechanism exists to secure the requirements set out in the Planning Committee report. The proposed development is therefore contrary to Policies CS8, CS12 and CS18 of the Woking Core Strategy (2012), SPD Affordable Housing Delivery (2014), Saved Policy NRM6 of the South East Plan 2009, the Thames Basin Heaths Special Protection Area Avoidance Strategy, the Conservation of Habitats and Species Regulations 2017 and the National Planning Policy Framework (NPPF).

- 1.5. The Application was initially recommended for approval by the LPA's planning officers, although this recommendation was changed following the previous refusal of a related planning application (discussed in Section 3 below). Refusal was then confirmed by the LPA's planning committee on 23 June 2020.

2. Site Description

- 2.1. The total site area is 41,404sqm or 4.14 hectares ('the site').
- 2.2. The site currently comprises open fields. The site is accessed via a small road of Egley Road (A320) and benefits from a large area of trees in the southern portion of the site.
- 2.3. The site is located within the Green Belt. It is not within the Area of Outstanding National Beauty (AONB) or Area of Great Landscape Value (AGLV).
- 2.4. Whilst there are no listed buildings on the site area, it is noted that there are two Grade II listed buildings within 200m of the site – Sunhill House and Hunts Farm House. Furthermore, the site is not listed within any heritage designation including a conservation area.
- 2.5. The site sits within Flood Zone 1 (low risk of flooding), with Hoe Stream (Flood Zone 3) located approximately 250m to the east of the site. An area of Flood Zone 2 land is approximately 160m to the east of the site. None of the site is within Flood Zone 2 or 3.
- 2.6. To the north of the site is Hoe Valley School and Woking Sportsbox. This recent development includes a running track, football pitches and tennis courts and first opened in September 2015.
- 2.7. The site is located 2.5k from Woking Station/town centre.

3. Related Appeal

- 3.1. This Appeal is closely related to another separate application that was submitted to Woking Borough Council for determination:

Reference: PLAN/2019/1176

Location: Land South of Kingfield Road and East of Westfield Avenue, Westfield Avenue, Westfield, Woking, Surrey, GU22 9PF.

Proposal: Redevelopment of site following demolition of all existing buildings and structures to provide replacement stadium with ancillary facilities including flexible retail, hospitality and community spaces, independent retail floorspace (Classes A1/A2/A3) and medical centre (Class D1) and vehicle parking plus residential accommodation comprising of 1,048 dwellings (Class C3) within 5 buildings of varying heights of between 3 and 11 storeys (plus lower ground floor and partial basement levels) on the south and west sides of the site together with hard and soft landscaping, highway works, vehicle parking, bin storage, cycle storage, plant and other ancillary works including ancillary structures and fencing/gates and provision of detached residential concierge building (Environmental Statement submitted).

- 3.2. This application was also determined and refused by Woking Borough Council following a planning committee dated 23 June 2020 and decision notice dated 2 July 2020.
- 3.3. This separate application proposed development that results in a requirement to relocate an existing David Lloyd health club facility to an alternative location. The proposal that is the subject of this Appeal constitutes the development of the David Lloyd facility to another location.
- 3.4. Given this, there is a clear link between the two applications and thus the determination of each application.
- 3.5. This refused application (PLAN/2019/1176) has also been submitted for Appeal and it is proposed that the two cases should be determined together given the links between the two. Woking Borough Council agrees that the Inquiry should be co-joined.

4. Relevant Planning Policy

- 4.1. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act (2004), planning applications are to be determined in accordance with the development plan unless other material considerations indicate otherwise.
- 4.2. The development that is the subject of this application has been considered in light of the National Planning Policy Framework (NPPF, adopted February 2019), which provides a direction for planning on a national scale and the expectation that all local planning documents will be in general conformity with the NPPF and decisions made on that basis.
- 4.3. The 'golden thread' running through the NPPF is a presumption in favour of sustainable development across economic, social and environmental characteristics.
- 4.4. One key parameter running through the NPPF is that the purpose of the planning system is to contribute to the achievement of sustainable development. The objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own need. In putting this in to practice, paragraph 2 of the NPPF notes that the planning system has three overarching and interdependent objectives as follows:

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

- 4.5. To reach these three objectives, the NPPF details how to address these. Chapter 6 sets out how planning should support Building a Strong, Competitive Economy, with paragraph 80 stating:

Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential.

- 4.6. With regard to design, Chapter 12 of the NPPF addresses Achieving Well-Designed Places. Paragraph 127 and 128 specifically note:

Planning policies and decisions should ensure that developments:

(a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

(b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

(c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

(d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

(e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

(f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.

4.7. Previously developed land is defined in annex 1 of the NPPF as follows:

Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape

4.8. Chapter 5 of the NPPF seeks to deliver a sufficient supply of homes, with paragraph 59 detailing:

To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay"

4.9. Chapter 13 of the NPPF outlines the importance which is given to Green Belt land, and that its fundamental aim is to prevent urban sprawl. Inappropriate development is harmful to the Green Belt and should only be allowed in exceptional circumstances. Paragraph 144 outlines the general approach to assessing planning

applications within Green Belt land.

When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

- 4.10. The NPPF requires there to be a continuous supply of deliverable sites with the provision of an additional 5% buffer to ensure a wide choice of housing. A higher buffer of 20% is to be applied where an LPA has a record of persistent under-delivery.
- 4.11. Paragraph 59 outlines that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.
- 4.12. For decision-taking, paragraph 11 of the NPPF is clear that this means:

*c) approving development proposals that accord with an up-to-date development plan without delay;
or*

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed ; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

The Development Plan

- 4.13. The 2004 Planning & Compulsory Purchase Act requires that determination of any planning application must be in accordance with the Development Plan unless material considerations indicate otherwise.
- 4.14. The Development Plan within Woking Borough comprises:

Adopted Woking Core Strategy 2012

- 4.15. The Woking Core Strategy covers the period up to 2027 and sets out the overall spatial development strategy, development management policies and sets out the overall approach to managing development and change in the Borough.
- 4.16. Woking's Core Strategy was adopted in 2012 and includes a housing requirement of 292 homes per annum up until 2027. Housing development is focused predominantly on previously developed land in Woking town centre; however, the Core Strategy also recognises that Green Belt land will be required to make up any shortfall in supply after 2022.
- 4.17. Concerning the development, the following policies are relevant considerations to the application:
- ***Policy CS1 sets out the spatial strategy for Woking Borough in order to make provision for the delivery of additional dwellings, office space and retail floorspace..***

- **Policy CS6** *Green Belt ensures that the Green Belt should continue to serve its fundamental aim and purpose and main its essential characteristics. Green Belt land should only be developed in Very Special Circumstances or for limited infilling.*
- **Policy CS7** *Biodiversity and Nature Conservation establishes the principle of conserving and protecting existing biodiversity assets within the Borough.*
- **Policy CS10** *Housing provision and distribution outlines that the Council will make provision for at least 4,964 net additional dwellings in the Borough between 2010 and 2027, with most dwellings planned for the Town Centre.*
- **Policy CS11** *Housing Mix cites that all residential properties will be expected to provide a mix of dwellings which are indicative of local need.*
- **Policy CS12** *Affordable housing sets out that Woking Borough Council have a target of 35% affordable housing on all new homes, and 40% on brownfield sites providing 15 or more dwellings.*
- **Policy CS18** *Transport and accessibility commits to ensuring that new development is close to existing sustainable travel links, jobs and community facilities..*
- **Policy CS19** *Social and community infrastructure seeks to achieve a sustainable community within Woking, requiring a provision of adequate community facilities and social and community infrastructure.*
- **Policy CS21** *Design details that all forms of development should make a positive contribution to the environment and strengthen the character and distinct identity of the area. All new development should create buildings and places that are attractive with their own identity.*
- **Policy CS22** *Sustainable construction encourages all development on previously developed land to meet national energy and emissions standards and, where possible, facilitate the reduction of construction waste.*
- **Policy CS23** *Renewable and low carbon energy generation encourages all applicants to utilise renewable energy installations within the borough and to mitigate any adverse impacts of the proposed development.*
- **Policy CS24** *Woking's landscape and townscape requires all development proposals to provide a positive benefit in terms of landscape and townscape character, to protect local landscape and to protect and encourage the planting of new trees.*
- **Policy CS25** *Presumption in favour of sustainable development ensures that the Council will take a positive approach that reflects the NPPF and where policies accord with the Development Plan, will be approved without delay.*

Adopted Woking Development Management Policies DPD 2016

- 4.18. The Development Management Policies DPD, 2016 is designed to be read alongside the Core Strategy and contains detailed management policies to help determine day to day planning applications.
- 4.19. Whilst the Core Strategy sets out a strategic directive for Woking, the Development Management DPD seeks to clarify or explicate those policies within the Core Strategy.

4.20. Concerning the development, the following policies are relevant considerations to the application:

- **Policy DM2** *Trees and landscaping sets out more detailed criteria to maintain existing trees and landscaping during construction and through new development.*
- **Policy DM3** *Facilities for outdoor sport and outdoor recreation establishes that the council supports, in principle, facilities which enable people to participate in outdoor sport and recreation.*
- **Policy DM5** *Environmental Pollution states that in order to maintain and improve air and water quality, development proposals should ensure that there will be no unacceptable impacts on air quality, surface and ground water quality, land quality and health and safety to the public.*
- **Policy DM7** *Noise and light pollution requires that noise generating forms of development that would affect noise-sensitive uses to be accompanied by a statement detailing potential noise generation levels, and how these are to be mitigated.*
- **Policy DM13** *Buildings in and adjacent to the Green Belt further details when building would be seen to be appropriate within the Green Belt and the policies in regard to replacement, reuse and adjacent.*
- **Policy DM16** *Servicing development should be read in conjunction with CS21 and requires servicing facilities to be well designed, built to accommodate the demands of new development and sensitively integrated into the development and the surrounding townscape.*
- **Policy DM17** *Public realm contains more detailed information for assessing the public realm element of new development proposals, ensuring well-designed public spaces which add to the attractiveness and competitiveness of the Borough's hierarchy of centres. This policy is to be read in conjunction with CS2 and CS5.*

Emerging Site Allocations DPD

- 4.21. WBC submitted its Draft Site Allocations DPD to the Planning Inspectorate in 2019, and Hearings were undertaken in December 2019 – February 2020, with the Inspector providing initial written feedback in February 2020. The Main Modifications consultation was undertaken in the period October – December 2020. This Examination process will determine soundness and is a key stage in the DPD moving towards adoption. Adoption is presently anticipated to be later in 2021. [update timeframes as required].
- 4.22. The site subject to the Appeal is identified for Green Belt release for development under policy GB7/SA1 of the DPD, for 'Residential including affordable housing, recreational/open space and education.' This includes the land currently occupied by Hoe Valley School and the Nursery land to the north. As part of this policy, certain requirements for development are stipulated once the plan has been adopted. On adoption, the DPD will remove the site from the Green Belt.
- 4.23. It is recognised that Woking Site Allocations DPD is at an advanced stage and is due to be adopted in 2021. As part of this DPD, the 'sister-site' – Woking Football Club, Woking Gymnastic Club and Woking Snooker Club is allocated for development under policy UA42. The site is allocated for mixed use development to include a replacement football stadium, residential including affordable housing and commercial retail uses.
- 4.24. The Draft Site Allocations DPD identifies and allocates specific land for development within Woking Borough in order to meet future development needs and enable the delivery of Woking Core Strategy.
- 4.25. Due to the advanced stage of which the Site Allocations Document has progressed to, it should therefore be given material weight in the decision making process.

5. Matters Agreed

Reason for Refusal 03

- 5.1. This reason for refusal relates to the need to complete an Executive Undertaking to secure measures to address the following matters:
- Egley Road dwellings to be rented affordable dwellings.
 - Travel plan – prior to first occupation a travel plan for the Health Club will be submitted to and approved in writing by the Council to promote non-car modes of travel. The approved travel plan will be implemented prior to first occupation of the Health Club centre and thereafter maintained and developed to the satisfaction of the Council.
 - Highway works – requirement to enter into S278 agreement(s) to secure the carrying out of highway works required by the Highway Authority, including pedestrian crossing improvements on Egley Road.
 - Strategic Access Management and Monitoring (SAMM) contribution in line with the Thames Basin Heaths Special Protection Area (TBH SPA) Avoidance Strategy tariff (including index linking based on RPI annual inflation).
- 5.2. In the event that the appropriate Executive Undertaking was to be completed in accordance with the terms noted at paragraph 285 within the Officer's Report to planning committee, all of these matters would be addressed and Reason for Refusal 03 would fall away.
- 5.3. The Executive Undertaking is a form of Unilateral Undertaking. As the Council is the owner of part of the land the subject of this application, it would prefer to not enter into a Section 106 legal agreement to secure any planning obligations which may be required to mitigate the effects of the proposed development and which cannot be secured by planning condition.
- 5.4. The Council's Executive, acting separately from the Local Planning Authority, resolved on 22 June 2020 to give effect to measures required. This resolution provides certainty that such measures will be given effect to if planning permission is granted and implemented for the proposed development and that the Council will ensure obligations are passed to any successor in title or leaseholder as appropriate to give effect to the mitigation required).
- 5.5. It is agreed that the proposed Executive Undertaking is an appropriate format to secure the obligations noted above and that the content is in accordance with the requirements of Regulation 122 of the Community Infrastructure Levy Regulations 2010 (as amended). A new document called a Planning & Development Agreement (PDA) had been drafted and the WBC executive committee considered this on the 25th March 2021 and authority was given to allow WBC to continue entering into the PDA – which the Inquiry will be updated of.
- 5.6. The Appellant will also supply a Section 106 as a Unilateral Undertaking (UU), as an alternative to the Executive Undertaking/PDA, for use in the event that either the Inspector or the Secretary of State require this in addition, or as an alternative, should further assurance be required that the agreed obligations/

conditions can be secured. A UU will be provided in the event WBC cannot agree to the proposed Executive Undertaking/ PDA.

Very Special Circumstances

- 5.7. The proposed development requires Very Special Circumstances, as the site is in the Green Belt.

Land Uses

- 5.8. The mix of land uses proposed is acceptable in this location, but only if an acceptable development is approved on the Kingfield site..

Demolition of Existing Building

- 5.9. The demolition of the existing building on the site is acceptable.

Design

- 5.10. The design of all elements of the development is acceptable.

Materials

- 5.11. The materials proposed for each building and structure are acceptable, subject to final details being agreed through the discharge of conditions.

Affordable Housing

- 5.12. The proposed quantum, mix and tenure of affordable housing is acceptable, subject to this being secured through an appropriate legal agreement.

Landscaping

- 5.13. No objection was raised to the proposed landscaping provisions, subject to final details being agreed through the discharge of conditions. However, objections are raised by the LPA in relation to the loss of some existing trees at the site due to resulting harm to visual and environmental amenity.

Highways

- 5.14. The proposed development raises no highway concerns, subject to this being secured through an appropriate legal agreement.

Heritage

- 5.15. The impact of the proposed development on nearby designated and non-designated assets has been appropriately assessed in terms of the significance of the buildings and the impact on their setting. The proposed development would not diminish the significance of the assets and would preserve their immediate settings.

Biodiversity and Ecology

- 5.16. With the exception of a consideration of the removal of some existing trees, the proposed development raises no concerns in respect of impact on biodiversity and ecology, subject to final details being agreed through the discharge of conditions.

Informal and Formal Open Space

- 5.17. The proposed development incorporates sufficient open space for residents' use.

Impact on Neighbouring Amenities

- 5.18. The proposed development raises no concerns in respect of impacts on the amenities of existing properties subject to final details being agreed through the discharge of conditions.

Nationally Described Space Standards (NDSS)

- 5.19. All homes proposed would either meet or exceed the total NDSS gross internal area (GIA) requirement. There would be satisfactory space for storage furniture and circulation space.

Refuse, Recycling and Servicing

- 5.20. Provision for collection of refuse and recycling, plus servicing, to all elements of the proposed development are acceptable.

Air Quality

- 5.21. The proposed development raises no air quality concerns subject to final details being agreed through the discharge of conditions.

Drainage and Flood Risk

- 5.22. The proposed development is acceptable in terms of flood risk and drainage strategy, subject to final details being agreed through the discharge of conditions.

Energy and Sustainability

- 5.23. The proposed development will achieve the required standards in terms of energy and sustainability, subject to demonstration of efficiency in accordance with final details being agreed through the discharge of conditions.

6. Matters in dispute

- 6.1. Whether or not Very Special Circumstances to justify the proposed development in the Green Belt exist, with specific reference to the related development proposed for Land South of Kingfield Road and East of Westfield Avenue (LPA Ref: PLAN/2019/1176).
- 6.2. Whether or not the loss of some trees from the site would be harmful to the visual and environmental amenity of the area given both the proposal for replacement planting and the range of other planning benefits that the delivery of the proposed development would bring.

7. List of Possible Planning Conditions

- 7.1. A total of 55 planning conditions were proposed and noted within the Officers Report to Planning Committee dated 23 June 2020, as amended by a note issued to the committee in advance of the meeting.
- 7.2. The exceptions to this are the following, where wording of the conditions was updated in a separate report to the committee that was presented on 23 June 2020. Updated conditions were proposed to read as follows:

Condition	Agreed Updated Wording
29	<p><i>++ 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:</i></p> <ul style="list-style-type: none"> <input type="checkbox"/> <i>35 dB LAeq,T in all habitable rooms between the hours of 07:00 and 23:00; and</i> <input type="checkbox"/> <i>30 dB LAeq,T and LMax,5 min less than 45 dB exceeded no more than 10 times in bedrooms between the hours of 23:00 and 07:00</i> <p><i>must be submitted to and approved in writing by the Local Planning Authority.</i></p> <p><i>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.</i></p> <p><i>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.</i></p> <p><i>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.</i></p>

- 7.3. The pre-commencement conditions were agreed with the appellants prior to the publication of the relevant papers in accordance with Notice under Regulation 2 of The Town and Country Planning (Pre Commencement Conditions) Regulations 2018.
- 7.4. Each of these conditions, included those specifically noted above that were updated and separately reported to the planning committee, were agreed between the Appellant and Officers prior to the committee.
- 7.5. As such, it is proposed that each condition should be replicated as set out in the Officers Report (or as noted as agreed amendments above) in the event of an Appeal being allowed.
- 7.6. For the avoidance of doubt, the Appellant and the LPA agree to the original conditions in the Officers Report and the additional conditions.
- 7.7. A separate list of these conditions in full will be provided as part of the Core Documents.

8. Agreement

Sign on behalf of Appellant	Sign on behalf of Local Planning Authority
Date:	Date:
Position:	Position: