



Mr Mervyn McFarland
Turley
6th Floor North
2 Charlotte Place
Southampton
SO14 0TB

Civic Offices
Gloucester Square
Woking
Surrey GU21 6YL

Telephone (01483) 755855
Facsimile (01483) 768746
DX 2931 WOKING
Email wokbc@woking.gov.uk
Website www.woking.gov.uk

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

**DECISION NOTICE: GRANT PLANNING PERMISSION
(subject to conditions)**

Woking Borough Council, in pursuance of their powers under the above mentioned Act and Order **GRANTS** planning permission for the following development as shown on the drawings submitted and subject to the conditions specified in the Schedule below:-

SCHEDULE

- Reference:** PLAN/2018/0444 **Application Type:** Modification of Conditions / Planning P.
- Proposal:** Section 73 application to vary Condition 1 (approved plans) of permission ref: PLAN/2014/0014 (Erection of new shops (10,967 sq.m. in Use Classes A1, A2, A3, A5) and medical or commercial floorspace (526 sq.m. in Use Classes D1, D2, B1 or A2). 190 bed hotel of 23 storeys (including plant) (Class C1) with conference facilities, basement level spa and gym. 392 residential apartments (Class C3) with Tower 1, 34 storeys and Tower 2, 30 storeys. Construction of a new local energy centre at the Red Car Park, changes and extension to the Red and Yellow Car Park together with a new Green car park to provide 380 (net) new parking spaces. Creation of a new public square and new civic space and highway works including servicing to Wolsey Place and delivery provision. Closure of Cawsey Way and Church Street West, new all movements junction at Goldsworth Road/Victoria Way and High Street to be one way west with new bus stops and cycle lane. Demolition of the Fire Station, Globe House and part of the existing Wolsey Place Shopping centre) to allow: The provision of 37x additional residential units and associated alterations to housing mix, alterations to car parking provision and extension to Red Car Park, provision of additional stairwells to Towers 1 and 2 and alterations to external finishes, various internal and external alterations and alterations to the level of commercial floor space
- Location:** Land At Victoria Way And Church Street West, Church Street West, Woking, Surrey
- Conditions** (See next page.)





Conditions

01. The development for which permission is hereby granted must be commenced not later than 26th March 2020.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

02. The development hereby permitted shall be carried out in accordance with the approved plans listed below unless otherwise agreed in writing by the Local Planning Authority:

Highway Drawings

VD15278-05-0101 Woking Town Centre PHASES 3, 4, 5 PHASE 5 GENERAL ARRANGEMENT J
VD15278-02-0101 PHASE 2 GENERAL ARRANGEMENT SHEET 1 OF 6 K
VD15278-02-0102 PHASE 2 GENERAL ARRANGEMENT SHEET 2 OF 6 K
VD15278-02-0103 PHASE 2 GENERAL ARRANGEMENT SHEET 3 OF 6 N
VD15278-02-0104 PHASE 2 GENERAL ARRANGEMENT SHEET 4 OF 6 K
VD15278-02-0105 PHASE 2 GENERAL ARRANGEMENT SHEET 5 OF 6 F
VD15278-02-0106 PHASE 2 GENERAL ARRANGEMENT SHEET 6 OF 6 G
VD15278-04-010 PHASES 3, 4, 5 PHASE 4 GENERAL ARRANGEMENT SHEET 1 OF 2 E
VD15278-04-0102 PHASES 3, 4, 5 PHASE 4 GENERAL ARRANGEMENT SHEET 2 OF 2 F
VD15278-04-010 Woking Town Centre PHASES 3, 4, 5 PHASE 3 GENERAL ARRANGEMENT Sheet 1 of 3 E
VD15278-03-0102 PHASES 3, 4, 5 PHASE 3 GENERAL ARRANGEMENT SHEET 2 OF 3 F
VD15278-03-0102 PHASES 3, 4, 5 PHASE 3 GENERAL ARRANGEMENT SHEET 3 OF 3 F

Landscape Drawings

OX4721-12-100 Landscape Masterplan T03
OX4721-12-103 Landscape Plan (sheet 1 of 2) T13
OX4721-12-104 Landscape Plan (sheet 2 of 2) T17
OX4721-12-105 Tree Retention and Removal Plan T03
OX4721-12-200 Landscape Elevation Victoria Square T04
OX4721-12-201 Landscape Elevation Victoria Way T03
OX4721-12-202 Landscape Elevation New Court T03
OX4721-12-121 Cycle Parking T04

Existing Plans - Wolsey Place, Export House, Red Car Park & Yellow Car Park

BNYMA(02)B101 Existing Lower Ground Floor Plan of Export House, Toys R Us, Service Yard & Bandstand Mall C00
BNYMA(02)0001 Existing Ground Floor Plan of Export House, Wolsey Place, Globe house & Fire Station C00
BNYMA(02)0501 Existing Mezzanine Plan of Red Car Park, Bandstand Mall Roof & Mezzanine Level of Yellow Car Park C00
BNYMA(02)1001 Existing First Floor Plan of Export House, Wolsey Place, Globe House & Fire Station C00
BNYMA(02)1002 Existing Levels 1 & 2 of Red Car Park & Level 1 Yellow Car Park C00
BNYMA(02)2001 Existing Roof Plan of Wolsey Place & Export House Podium C00
BNYMA(02)2002 Existing Levels 3 & 4 of Red Car Park & Level 2 Yellow Car Park C00
BNYMA(02)3001 Existing Levels 5 & 6 of Red Car Park & Level 3 Yellow Car Park C00
BNYMA(02)4001 Existing Levels 7 & 8 of Red Car Park & Level 4 Yellow Car Park C00
BNYMA(02)5001 Existing Levels 9 & 10 of Red Car Park C00

Existing Elevations & Sections - Wolsey Place, Export House, Red & Yellow Car Park

BNYMA(02)GE01 Existing North, South & West Elevations of Export House & Wolsey Place C00
BNYMA(02)GE02 Existing Elevations of the Yellow Car Park & Part South Elevation of Blue Car Park C00



BNYMA(02)GE03 Existing Elevations of Wolsey Place Service Yard at Western End C00
BNYMA(02)GE04 Existing Elevations of Red Car Park C00
BNYMA(02)GS01 Existing Sections 1-1, 2-2 & 3-3 C00

Demolition Drawings

BNYMA(05)B101 Demolition: Lower Ground Floor Plan of Export House C00
BNYMA(05)0001 Demolition: Ground Floor Plan of Export House & Wolsey Place, Globe House & Fire Station E00
BNYMA(05)1001 Demolition: First Floor Plan of Export House & Wolsey Place, Globe house & Fire Station E00
BNYMA(05)2001 Demolition: Roof Plan of Wolsey Place & Podium of Export House E00
BNYMA(05)2002 Demolition: Existing Levels 1 & 2 of Red Car Park & Level 1 of Yellow Car Park E00
BNYMA(05)GE01 Demolition: North Elevation, South & West Elevations of Export House & Wolsey Place C00
BNYMA(05)GE02 Demolition: Exist Elevations of Yellow Car Park & Part South Elevation of Blue Car Park C00
BNYMA(05)GE03 Demolition: Existing Elevations of Wolsey Place Service Yard at Western End C00
BNYMA(05)GE04 Demolition: Existing Elevations of the Red Car Park C00

Application Boundary Drawings

BNY-SA(08)0001 Site Location Plan - Application Boundary - Ground Floor Level E00
BNY-SA(08)0002 Site Location Plan - Overall Application Boundary E00
BNY-SA(08)0101 Site Location Plan - Application Boundary - Above Ground Floor Level E00

Typical Bay Elevations

BNYMA(08)AL05 Bay Elevation 05 (Hotel) E01
BNYMA(08)AL06 Bay Elevation 06 (Hotel) E01
BNYMA(08)AL07 Typical Bay Elevation 13 - New Spiral Ramp to Red Car Park C01
BNYMA(08)AL11 Bay Elevation 11 (Victoria Way) E01
BNYMA(08)AL12 Bay Elevation 12 (Victoria Way) E01
BNYMA(08)AL17 Bay Elevation 17 Tower 1 E01
BNYMA(08)AL20 Bay Elevation 20 Tower 1 Typical Stone Cladding E01
BNYMA(08)AL22 Bay Elevation 22 (Commercial Way) E01
BNYMA(08)AL24 Bay Elevation 24 (Commercial Way) E01
BNYMA(08)AL25 Bay Elevation 25 (Victoria Way) E01

Energy Centre, Red Car Park & Yellow Car Park Plans

BNYYCP(08)G01 Elevation 01 - South Elevation Looking North at Red Car Park E00
BNYYCP(08)0001 Proposed Ground Floor Plan of Toys R Us, Energy Centre & with proposed UKPN substations E00
BNYYCP(08)M01 Proposed Mezzanine Plan Red Car Park, Bandstand Mall Roof & Mezzanine Level Yellow Car Park E00
BNYYCP(08)0101 Proposed Levels 1 & 2 of Red Car Park, Level 1 of Yellow Car Park & Level 1 of Energy Centre E00
BNYYCP(08)0201 Proposed Levels 3 & 4 of Red Car Park, Level 2 Yellow Car Park & Level 2 of Energy Centre E00
BNYYCP(08)0301 Proposed Levels 5& 6 of Red Car Park & Level 3 of Yellow Car Park E00
BNYYCP(08)0401 Proposed Levels 7 & 8 of Red Car Park, Level 4 Yellow Car Park & Level 3 of Energy Centre E00
BNYYCP(08)0501 Proposed Levels 9 & 10 of Red Car Park & Roof of Energy Centre E00
BNYYCP(08)0601 Proposed Level 11 of Red Car Park (New Half-deck) E02



GA Plans - Scheme Floor Plans

BNYMA(08)0001	GA Proposed Lower Ground Floor Plan E01
BNYMA(08)0010	GA Proposed Upper Ground Floor Plan E02
BNYMA(08)0101	GA Proposed 1st Floor Plan E02
BNYMA(08)0201	GA Plan 2nd Floor (Car Parking 01 with Residential Apartments)E01
BNYMA(08)0301	GA Plan 3rd Floor (Car Parking 02 with Residential Apartments) E01
BNYMA(08)0401	GA Plan 4th Floor (Car Parking 03 with Residential Apartments) E01
BNYMA(08)0501	GA Plan 5th Floor (Car Parking 04 with Residential Apartments) E01
BNYMA(08)0601	GA Plan 6th Floor (Hotel Ballroom with Residential Apartments) E01
BNYMA(08)0701	GA Plan 7th Floor (Hotel Lobby and Plant with Residential Apartments)E01
BNYMA(08)0801	GA Plan 8th Floor (Hotel Lobby and Plant with Residential Apartments)E01
BNYMA(08)0901	GA Plan 9th Floor (Hotel with Residential Apartments)E01
BNYMA(08)1001	GA Plan 10th Floor (Hotel with Residential Apartments) E01
BNYMA(08)1101	GA Plan 11th Floor (Hotel with Residential Apartments) E01
BNYMA(08)1201	GA Plan 12th Floor (Hotel with Residential Apartments) E01
BNYMA(08)1301	GA Plan 13th Floor (Hotel with Residential Apartments) E01
BNYMA(08)1401	GA Plan 14th Floor (Hotel with Residential Apartments) E01
BNYMA(08)1501	GA Plan 15th Floor (Hotel with Residential Apartments) E01
BNYMA(08)1601	GA Plan 16th Floor (Hotel with Residential Apartments) E01
BNYMA(08)1701	GA Plan 17th Floor (Hotel with Residential Apartments) E01
BNYMA(08)1801	GA Plan 18th Floor (Hotel with Residential Apartments) E01
BNYMA(08)1901	GA Plan 19th Floor (Hotel with Residential Apartments) E01
BNYMA(08)2001	GA Plan 20th Floor (Hotel with Residential Apartments) E01
BNYMA(08)2101	GA Plan 21st Floor (Hotel with Residential Apartments) E01
BNYMA(08)2201	GA Plan 22nd Floor (Hotel with Residential Apartments) E01
BNYMA(08)2301	GA Plan 23rd Floor (Hotel with Residential Apartments) E01
BNYMA(08)2401	GA Plan 24th Floor (Hotel with Residential Apartments) E01
BNYMA(08)2501	GA Plan 25th Floor (Hotel with Residential Apartments) E01
BNYMA(08)2601	GA Plan 26th Floor (Hotel with Residential Apartments) E01
BNYMA(08)2701	GA Plan 27th Floor (Hotel with Residential Apartments) E01
BNYMA(08)2801	GA Plan 28th Floor (Residential Apartments)E01
BNYMA(08)2901	GA Plan 29th Floor (Residential Apartments)E01
BNYMA(08)3001	GA Plan 30th Floor (Residential Apartments)E01
BNYMA(08)3101	GA Plan 31st Floor (Residential Apartments) E01
BNYMA(08)3201	GA Plan 32nd Floor (Residential Apartments)E01
BNYMA(08)3301	GA Plan 33rd Floor (Residential Apartments)E01
BNYMA(08)3401	GA Plan 34th Floor (Residential Apartments)E01

GA Elevations

BNYMA(08)GE01	Site Elevation - Victoria Way E02
BNYMA(08)GE02	Site Elevation - Commercial Way E02
BNYMA(08)GE03	Site Elevation - Church Street (East) (Sectional) E02
BNY-T2(08)GE02	Residential Tower T2 Elevations South & West E01
BNY-T2(08)GE01	Residential Tower T2 Elevations North & East E01
BNY-T1(08)GE02	Residential Tower T1 Elevations South & West E01
BNY-T1(08)GE01	Residential Tower T1 Elevations North & East E01
BNY-PS(08)0001	Proposed Ground Floor Plan, Elevations and Section of Proposed UKPN Substations E00

GA Sections

BNYMA(08)GS01	Site Section A-A (Victoria Way)E02
BNYMA(08)GS02	Site Section B-B (through Residential Towers 01 & 02 looking North) E02



BNYMA(08)GS03	Site Section C-C (showing West Elevation to Internal Plaza) E01
BNYMA(08)GS04	Site Section D-D (showing East Elevation to Internal Plaza) E01
BNYMA(08)GS05	Site Section E-E (through Hotel looking South) E02
BNYMA(08)GS06	Site Section F-F (showing South Elevation to Internal Plaza) E01
BNYMA(08)GS07	Site Section G-G (through Hotel Conference Facilities, Car Park & Retail Units looking North) E02
BNYMA(08)GS08	Site Section H-H (through Car Park, Retail Units & Residential Tower 02 Looking North) E02
BNYMA(08)GS09	Site Section I-I (through Car Park, Retail Units Looking West) E01
BNYMA(08)GS10	Site Section J-J (through Cores of Res Towers 01 & 02 looking North) E01
BNYMA(08)GS11	Site Section K-K (through retail podium & service yard) E01

Proposed Flat Layouts

BNY APT 08 AL 01	Typical Studio Apartment Layout - Studio Type A E00
BNY APT 08 AL 02	Typical Studio Apartment Layout - Studio Type B E00
BNY APT 08 AL 03	Typical 1-Bed Apartment Layout - 1 Bed Type C E00
BNY APT 08 AL 04	Typical 1-Bed Apartment Layout - 1 Bed Type D E00
BNY APT 08 AL 05	Typical 1-Bed Apartment Layout - 1 Bed Type E E00
BNY APT 08 AL 06	Typical 1-Bed Apartment Layout - 1 Bed Type F E00
BNY APT 08 AL 07	Typical 1-Bed Apartment Layout - 1 Bed Type P E00
BNY APT 08 AL 08	Typical 1-Bed Apartment Layout - 1 Bed Type Q E00
BNY APT 08 AL 09	Typical 2-Bed Apartment Layout - 2 Bed Type A E00
BNY APT 08 AL 10	Typical 2-Bed Apartment Layout - 2 Bed Type B E00
BNY APT 08 AL 11	Typical 2-Bed Apartment Layout - 2 Bed Type C E00

Reason: For the avoidance of doubt and in the interests of proper planning.

03. The development hereby approved shall be constructed in accordance with the agreed Phasing Plan received by the Local Planning Authority on 17/02/2017 and shall be complied with throughout the construction period unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the environment and general amenity of the area and to ensure a satisfactory form of development in accordance with Policy CS21 of the Woking Core Strategy 2012.

04. The development hereby approved shall be constructed in accordance with the agreed Construction Environmental Management Plan (CEMP) titled "Environmental Best Practice and Mitigation Measures" dated 17/05/2016 by Sir Robert McAlpine received by the Local Planning Authority on 22/11/2016. The approved CEMP shall be adhered to throughout the construction period unless otherwise agreed in writing by the Local Planning Authority. Deliveries of construction materials, plant and machinery and any removal of spoil from the site shall only take place between the hours of 0730 and 1800 Monday Friday and 0800 and 1300 on Saturdays. No deliveries shall take place on Sundays or public holidays. Construction work which is audible outside the site boundary shall only take place between 0730 -1800 hours, Monday to Friday, 0800-1300 hours on Saturday and not at all on Sundays, Bank or Public Holidays unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure appropriate mitigation of environmental impacts arising during construction and to protect the amenities of surrounding occupiers, road and public spaces users in accordance with Policies CS18 and CS21 of the Woking Core Strategy 2012.

05. The development hereby approved shall be constructed in accordance with the agreed Construction Transport Management Plan (CTMP) titled "Construction Transport Management Plan October 2016" by Sir Robert McAlpine and received by the Local Planning Authority on 22/11/2016. The approved CTMP shall be



adhered to throughout the construction period unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to accord with the NPPF, Woking Core Strategy, Saved Policies of the Woking Borough Local Plan 1999, and the Surrey Transport Plan.

06. The development hereby permitted shall take place in accordance with the 'Remediation and Discovery Plan for Contaminated Ground' document dated April 2016 and prepared by Doran. For the avoidance of doubt, any additional contamination which is discovered subsequent to the April 2016 Remediation and Discovery Plan will give rise to a requirement for the submission of addendum reports on further investigations to characterise contamination and for agreement of remedial methodologies by the LPA. The development shall be take place in accordance with these requirements.

Reason: In accordance with paragraph 109 of the National Planning Policy Framework (NPPF), to prevent the development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of contamination.

07. The development hereby approved shall take place in accordance with the Piling and Foundation Risk Assessment dated June 2016 (Doran Consulting), Analysis Report reference 640707-1A dated 23 March 2017 and Drawing reference 1C0103265-001 Tank Pull Sampling Plan unless otherwise agreed in writing by the Local Planning Authority.

Reason: There is a potential risk to groundwater within the Bagshot formation from Piling through the made ground into the aquifer. A Piling risk assessment should be completed to show that all measures are being taken to protect controlled waters.

08. The development hereby approved, including the demolition and site clearance works, shall take place in accordance with the agreed Site Waste Management Plan (SWMP) reference EMP05 FM01 Rev.2 by the Local Planning Authority on 22/11/2016 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the development satisfies the objectives of Surrey Waste Plan Policies CW1 and Surrey Minerals Plan Core Strategy Policies MC4 and MC5 and in the interests of amenity and to ensure the appropriate provision of infrastructure in accordance with Policies CS16 and CS21 of the Woking Core Strategy 2012.

09. Within 3 months of the occupation of each non-domestic phase of the approved development a final Certificate shall be submitted to the Local Planning Authority certifying that BREEAM rating "Very Good" has been achieved for the development hereby approved (or such equivalent national measure of sustainable building which replaces that scheme) unless otherwise agreed in writing by the Local Planning Authority.

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

10. The development hereby approved shall take place in accordance with the Code for Sustainable Homes Pre-Assessment Rev.P dated 4 October 2018 from Hoare Lea and in accordance with Methodology Statement to Adapt Bathrooms to Lifetime Homes Standard from Benoy dated July 2018. Within three months of the first occupation of the residential part of the development a Final Code Certificate confirming that it has achieved not less than Code for Sustainable Homes Level 4 shall be submitted to and acknowledged in writing by the Local Planning Authority.



Reason: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources and to comply with Policy CS22 of the Woking Borough Council Core Strategy Publication Document (July 2012).

11. The development hereby approved shall take place and be retained in accordance with the 'Note - CHP Ready Development Rev.B' document dated 15/11/2016 and received by the Local Planning Authority on 22/11/2016 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development achieves a high standard of sustainability and to comply with Policy CS22 of the Woking Core Strategy 2012.

12. The development hereby approved shall be carried out and retained strictly in accordance with the Sustainable Drainage scheme detailed in the following agreed documents:

'Surface Water Drainage Design Strategy' document by Doran Consulting dated 06/10/2017

Drainage Calculations from Vectos Infrastructure Ltd dated 25/07/2017 and received by the LPA on 12/09/2017

Drainage Calculations from Vectos Infrastructure Ltd dated 17/10/2017

Drainage Calculations from Doran Consulting Limited dated 12/01/2018 and received by the LPA on 15/01/2018

Drawings numbered:

- 132040-DCL-MA-GA-C-20-UG-001-C-1 (Podium Drainage, Drainage Layout Ground Floor North West)
- 132040-DCL-MA-GA-C-20-UG-002-C-1 (Podium Drainage, Drainage Layout Ground Floor - North East)
- 132040-DCL-MA-GA-C-20-UG-003-C-1 (Podium Drainage, Drainage Layout Ground Floor - South West)
- 132040-DCL-MA-GA-C-20-UG-004-C-1 (Podium Drainage, Drainage Layout Ground Floor - South East)
- 132040-DCL-MA-GA-C-20-UG-007-C-1 (Podium Drainage, Drainage Schedule Storm Connections)
- 132040-DCL-SW-GA-C-20-XX-003-C-10 (Ground Floor Drainage Layout)
- 132040-DCL-SW-GA-C-20-XX-005-P-6 (Red Car Park Spiral Ramp, Drainage Layout)
- 132040-DCL-SW-GA-C-20-XX-006-C-6 (Drainage Construction Details Sheet 1)
- 132040-DCL-SW-GA-C-20-XX-007-C-6 (Drainage Construction Details Sheet 2)
- 132040-DCL-SW-GA-C-20-XX-009-C-8 (Proposed Storm Manhole Schedule)

132040-DCL-SW-GA-C-2D-XX-003-C-13 received by the LPA on 15/01/2018

Drawing named 'Phase 2 Drainage Proposal Proposed Tank System (Victoria Square Link)' dated 28/03/2017 and received by the LPA on 12/09/2017

Reason: To prevent the increased risk of flooding, to improve and protect water quality and to ensure the future maintenance of these in accordance with Policies CS9 and CS16 of the Woking Core Strategy 2012

13. The sustainable drainage scheme referred to in Condition 12 of this decision notice shall be implemented, maintained and managed in accordance with the 'Surface Water Drainage Management and Maintenance Plan' prepared by Doran Consulting dated 06/10/2017 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development achieves a high standard of sustainability and to comply with Policies CS9 and CS16 of the Woking Core Strategy 2012

14. The development hereby permitted shall be constructed in accordance with the following detailed drawings of the following elements, approved under discharge of condition application ref COND/2018/0079, unless otherwise agreed in writing by the Local Planning Authority:



- facades
- parapets
- balconies
- heads, cills and jambs of all openings
- entrance lobbies
- junctions with existing buildings
- junctions between proposed buildings
- roof edges
- protective screens to terraces and balconies

Hotel:

Bay Elevation 08 - BNY-MA(26)0187 E00
BNY-MA(26)0011 E00
BNY-MA(26)0110 E00
BNY-MA(08)AL26 E00
Bay Elevation 06 - BNY-MA(26)0185 E04
BNY-MA(26)0008 E04
BNY-MA(08)AL27 E00
BNY-MA(26)0107 E03
BNY-MA(26)0108 E07

Podium:

Bay Elevation 10 - BNY-MA(26)0189 E04
BNY-MA(26)0013 E04
Bay Elevation 11 - BNY-MA(26)0190 E04
BNY-MA(26)0014 E04
BNY-MA(26)0113 E05
Bay Elevation 12 - BNY-MA(26)0191 E04
BNY-MA(26)0016 E04
BNY-MA(26)0015 E04
BNY-MA(26)0114 E05
Bay Elevation 14 - BNY-MA(26)0193 E04
BNY-MA(26)0019 E04
Bay Elevation 22 - BNY-MA(26)0202 E04
BNY-MA(26)0025 E04
BNY-MA(26)0124 E04
Bay Elevation 24 - BNY-MA(26)0204 E04
BNY-MA(26)0027 E04
BNY-MA(26)0125 E05

Glazed Screen Details:

BNY-MA(32)0201-E03
BNY-MA(32)0202-E03
BNY-MA(32)0203-E03
BNY-MA(32)0601-E00
BNY-MA(32)0701-E05
BNY-MA(32)0702-E03

Residential:

Bay Elevation 17 - BNY-MA(26)0196 E04
BNY-MA(26)0026 E04



BNY-MA(26)0021 E05
BNY-MA(26)0119 E04
Bay Elevation 18 - BNY-MA(26)0197 E04
Bay Elevation 19 - BNY-MA(26)0198 E04
BNY-MA(26)0023 E04
Bay Elevation 20 - BNY-MA(26)0199 E04
BNY-MA(26)0024 E04
BNY-MA(26)0122 E04

Conference Centre and Green Car Park:
Bay Elevation 25 - BNY-MA(26)0205 E05
BNY-MA(26)0028 E05
BNY-MA(26)0126 E04
BNY-MA(26)0215 E02
BNY-MA(26)0216 E02
BNY-MA(26)0135 E02
BNY-MA(26)0136 E02
BNY-MA(26)0137 E01
BNY-MA(26)0138 E02
BNY-MA(26)0139 E02
BNY-MA(26)0140 E02

Link Bridge:
BNY-MA(34)0100
BNY-MA(34)0005
BNY-MA(34)0006
BNY-MA(26)0130
BNY-MA(26)0131

Relationship with Existing Buildings:
BNY-MA(34)0205 E00
BNY-MA(26)3450 E00
BNY-M1(26)0108 E04

Reason: In order that the Local Planning Authority may be satisfied as to the design details in accordance with part 7 of the NPPF and Policy CS21 of the Woking Core Strategy 2012.

15. The external material finishes of the hotel and residential elements of the development shall be constructed using the materials specified in the "Schedule of Materials Submitted Pursuant to Condition 15" and "Sample Approval Form Bundle QMP14 FM04" received by the local planning authority on 7 November 2018 and approved on 10 December 2018 under discharge of condition application COND/2018/0180. The hotel and residential elements of the development shall be carried out and thereafter retained in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Notwithstanding the material details outlined on the approved plans, prior to the affixing of the final exterior material finishes to the retail and car park elements of the development hereby permitted, details including samples and a written specification of the materials to be used in the external elevations and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. Samples as agreed shall be presented on site. The retail and car park elements of the development shall be carried out and thereafter retained in accordance with the approved details unless otherwise agreed in writing by the local planning authority.



Reason: In the interests of the visual amenities of the area in accordance with the principles set out in paragraph 17 of the National Planning Policy Framework 2012 and Policy CS21 of the Woking Core Strategy 2012.

16. The development hereby permitted shall be constructed in accordance with the full scale mock ups of typical elements of the following facades which were presented on site to the LPA on 22 November 2018 and approved in writing by LPA on 10 December 2018:
- Towers 1 & 2 'planer' elevation
 - Tower 1 & 2 balcony elevation
 - Tower 1 & 2 core
 - Hotel tower typical elevation above level 7
 - Hotel tower Victoria Way car park elevation

Full scale mock ups of typical elements as agreed in writing with the Local Planning Authority, of the following facades, shall be presented on site and approved in writing by the Local Planning Authority, prior to the affixing of the final exterior material finishes to these facades of the development hereby permitted and the development shall not be carried out otherwise than in accordance with any such approval given:

- Car park elevation to Victoria Way
- Commercial Way retail frontage

Reason: In order that the Local Planning Authority may be satisfied as to the design details in accordance with part 7 of the NPPF and Policy CS21 of the Woking Core Strategy 2012.

17. Landscaping of the development hereby permitted shall be carried out in accordance with the following drawings, approved under discharge of condition application ref: COND/2018/0079, unless otherwise agreed in writing by the Local Planning Authority:

OX4721-12-103 Rev.T12 (Landscape Plan North - Sheet 1 of 2)
OX4721-12-104 Rev.T16 (Landscape Plan South - Sheet 2 of 2)
OX4721-12-400 Rev.T04 (Landscape Planting Plan - Victoria Square)
OX4721-12-401 Rev.02 (Landscape Planting Plan - New Court)
OX4721-12-409 Rev.T04 (Landscape Planting Plan - Commercial Way)
OX4721-12-410 Rev.T04 (Landscape Planting Plan - Victoria Way)
OX4721-12-869 Rev.01 (Tree Pit Location and Soil Volumes Plan)

All landscaping shall be carried out in the first planting season (November-March) following the occupation of the buildings or the completion of the development (in that phase) whichever is the sooner and maintained thereafter. Any retained or newly planted trees, shrubs or hedges which die, become seriously damaged or diseased or are removed or destroyed within a period of 5 years from the date of planting shall be replaced during the next planting season with specimens of the same size and species unless otherwise agreed in writing by the Local Planning Authority.

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

18. The landscaping scheme to be submitted and approved shall include biodiversity enhancements to be agreed with the Local Planning Authority. The landscaping scheme including the biodiversity enhancements should be designed to ensure it is well-adapted to climate change, whilst also providing for biodiversity.



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

19. Planting of the green/brown roofs of the development hereby permitted shall be carried out in accordance with the following drawings, approved under discharge of condition application ref: COND/2018/0079, unless otherwise agreed in writing by the Local Planning Authority:

OX4721-12-109 Rev.T05 (Planting Plan L8 Roof)
OX4721-12-119 Rev.T03 (Planting Plan L6 Private Terrace)

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

20. Hard landscaping of the development hereby permitted shall be carried out in accordance with the following drawings, approved under discharge of condition application ref: COND/2018/0079, unless otherwise agreed in writing by the Local Planning Authority:

OX4721-12-106 Rev.T08 (Level 2 Roof Garden - West)
OX4721-12-107 Rev.T08 (Level 2 Roof Garden - East)
OX4721-12-108 Rev.T03 (Planting Plan L4 Hotel Roof Terrace)
OX4721-12-118 Rev.T01 (L4 walkway)
OX4721-12-119 Rev.T03 (Planting Plan L6 Private Terrace)
OX4721-12-121 Rev.T03 (Cycle Stand Locations)
OX4721-12-300 Rev.C07 (Paving Type P1 & P18)
OX4721-12-301 Rev.C06 (Paving Type P20, P29 & P16)
OX4721-12-303 Rev.C05 (Paving Type P5, P6, & P35)
OX4721-12-304 Rev.C08 (Paving Type P19, P27 & P28)
OX4721-12-305 Rev.C05 (Paving Type P3, P4, P29 & P34)
OX4721-12-306 Rev.C05 (Paving Surround Type S1, S2, S11 & S12)
OX4721-12-307 Rev.C06 (Paving Type P9 & P25)
OX4721-12-308 Rev.C04 (Paving Type P32)
OX4721-12-310 Rev.T02 (Stretched Landmark Bus Shelter)
OX4721-12-311 Rev.C03 (Timber Bench with Armrests)
OX4721-12-312 (Double sided timber bench)
OX4721-12-313 Rev.03 (Recycling Litter Bin)
OX4721-12-314 Rev.C02 (Bollard Types B1 & B4)
OX4721-12-315 Rev.C03 (Cycle Stands)
OX4721-12-316 Rev.C02 (Informal Seat)
OX4721-12-317 Rev.C02 (Surrey Signage Suite)
OX4721-12-318 Rev.C01 (Typical Lighting Column Layout)
OX4721-12-319 Rev.T04 (Water Wall and Living Wall Sections)
OX4721-12-320 Rev.T00 (Paving Type P23)
OX4721-12-321 Rev.T00 (Water Wall and Living Wall Sections)
OX4721-12-323 Rev.T04 (Level 2 Roof Garden West & East Shrub in Planter Section)
OX4721-12-325 Rev.T04 (Paving Type P36)
OX4721-12-327 Rev.01 (New Court Seating & Steps)
OX4721-12-328 Rev.01 (New Court Stairs & Planter)
OX4721-12-329 Rev.01 (New Court: Upper Level Planter and Seat)
OX4721-12-331 Rev.04 (Victoria Square Furniture - Planter with Seating)
OX4721-12-332 Rev.T00 (Kerb Detail Type G1)



OX4721-12-336 (New Court: Upper Level Planter and Seat)
OX4721-12-340 Rev.T01 (Paving Type P15 & P17)
OX4721-12-341 Rev.T00 (Paving Type P41)
OX4721-12-402 Rev.03 (Typical Tree Pit Detail with Resin Surround)
OX4721-12-406 Rev.01 (Commercial Way Tree Planting)
Unnumbered plan showing a Landscaping Phasing Plan

The hard landscaping shall be carried out in accordance with the approved details and phasing plan and the works shall thereafter retained and maintained in accordance with the agreed details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of amenity and to preserve and enhance the character and appearance of the locality in accordance with Policies CS21 and CS24 of the Woking Core Strategy 2012.

21. The height and position of any flues associated with the energy centre hereby permitted shall be in accordance with the 'Planning Condition 21 Discharge Report 11001-TSW-XX-XX-RP-M-4000' dated October 2017, approved under discharge of condition application ref: COND/2018/0079, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual amenity of the building in accordance with Policy CS21 of the Woking Core Strategy 2012.

22. The drainage and wastewater infrastructure and related on and off site works, together with any phasing thereof, shall be carried out in accordance with 'Drainage Design Strategy' document prepared by Doran Consulting dated October 2017, approved under discharge of condition application ref: COND/2018/0079, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the development makes appropriate provision of drainage infrastructure in accordance with Policies CS16 and CS21 of the Woking Core Strategy 2012.

23. Prior to the commencement of any work above ground level for each building component hereby permitted, a Waste Strategy setting out the waste and recycling management arrangements including the provision of facilities for the storage of refuse and recycling and for collection / disposal shall be submitted to and approved in writing by the Local Planning Authority. The approved strategy shall be carried out in full prior to the first occupation of that part of the development to which each phase of the strategy relates and maintained thereafter and the refuse and recycling storage facilities shall be retained for use at all times. The Waste Strategy's purpose is to ensure sustainable waste management by minimising waste production, encouraging maximum recycling and providing details of the measures to efficiently manage, collect and dispose / recycle the waste that is produced.

Reason: To ensure the development satisfies the objectives of Surrey Waste Plan Policies CW1 and Surrey Minerals Plan Core Strategy Policies MC4 and MC5 and in the interests of amenity and to ensure the appropriate provision of infrastructure in accordance with Policies CS16 and CS21 of the Woking Core Strategy 2012.

24. Prior to the first occupation of the development hereby permitted, a fully detailed scheme for protecting development (including where appropriate any roof garden or outside amenity area) from noise shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out concurrently with the development of the site and shall then be implemented in full as agreed in writing by the Local Planning Authority before each dwelling is occupied and shall be retained thereafter.



Reason: To protect the occupants of the new development from noise disturbance in accordance with Policy CS21 of the Woking Core Strategy 2012.

25. Prior to the first occupation of the development hereby permitted, a scheme specifying the provisions to be made for protecting neighbouring residential properties from noise emanating from site shall be submitted to and approved in writing by the Local Planning Authority. Such measures as may be agreed in writing shall be fully implemented prior to the occupation of the premises and shall be retained thereafter.

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

26. Prior to the installation of any fixed plant and equipment associated with air moving equipment, compressors, generators or plant or similar equipment to be installed in connection with the development hereby approved details, including acoustic specifications shall be submitted to and approved in writing by the Local Planning Authority. Noise rating of any plant shall not exceed the prevailing background noise level. The development shall be carried out strictly in accordance with the approved details and retained as such unless otherwise agreed in writing by the Local Planning Authority.

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

27. Prior to the first occupation of each building component of the development hereby permitted, measures to control emissions from the premises shall be implemented fully in accordance with the following agreed details, approved under discharge of condition application ref: COND/2018/0079, unless otherwise agreed in writing by the Local Planning Authority:

'Planning Condition 27 Discharge Report 11001-TSW-XX-XX-RP-M-4001' dated October 2017
'Planning Condition 27 Kitchen Extract Emissions 11001-TSW-XX-XX-RP-MEP-002' dated July 2017
UVI Capture Jet Canopy Specification

Drawings Numbered:
HL-MA-50-LG-M-DR-7001 Rev.T2
HL-MA-50-04-M-DR-7007 Rev.T1
HL-MA-57-AL-M-SM-3005 Rev.T2

All equipment installed as part of the scheme shall thereafter be operated and maintained in accordance with the approved details and retained as such thereafter.

Reason: To protect the environment and amenities of the occupants of the proposed and neighbouring properties and prevent nuisance arising from fumes, smell, smoke, ash, grit or other emissions in accordance with Policy CS21 of the Woking Core Strategy 2012.

28. The external lighting installed as part of the development hereby permitted shall be installed and operated in accordance with the following agreed details, approved under discharge of condition application ref: COND/2018/0079, unless otherwise agreed in writing by the Local Planning Authority:

Public Realm Lighting Report by TUV SUD ref: 1101-TSW-00-EX-SH-E-002
Public Schedule of Luminaires by TUV SUD ref: 1101-TSW-00-EX-SH-E-003

Drawings Numbered:
1101-TSWXX-XX-XX-DR-E-60-2018 Rev.P1
1101-TSWXX-XX-XX-DR-E-60-2019 Rev.P1



1101-TSWXX-XX-XX-DR-E-60-2020 Rev.P1
1101-TSWXX-XX-XX-DR-E-60-2021 Rev.P1
1101-TSWXX-XX-XX-DR-E-61-1037 Rev.P1
1101-TSWXX-XX-XX-DR-E-61-1037 Rev.P1

The lighting, as approved, shall be installed prior to the first use/occupation of each component of the development hereby approved and maintained in accordance with these standards thereafter.

Reason: To protect the appearance of the surrounding area and the residential amenities of the neighbouring properties in accordance with Policies CS18 and CS21 of the Woking Core Strategy 2012.

29. Prior to the first occupation of the development hereby permitted, for each building component a scheme indicating the provision to be made for disabled people to gain access to all publicly accessible buildings and spaces shall be submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be fully implemented before that part of the development hereby permitted is (a) occupied or (b) brought into use and shall be retained thereafter unless otherwise agreed in writing.

Reason: To ensure the development is accessible to all members of the community regardless of any disability and to comply with Policy CS21 of the Woking Core Strategy 2012.

30. No new development shall be occupied until parking spaces have been laid out within the site in accordance with the approved phasing documents titled 'Parking spaces required to facilitate Red Car Park Works' and 'Cycle spaces to be displaced during development' received by the Local Planning Authority on 22/11/2016, for cars to be parked and manoeuvred and for loading and unloading of vehicles. These areas shall be used and retained exclusively for the designated purpose unless the prior written approval of the local authority is given to any variation.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to accord with the NPPF, Woking Core Strategy, Saved Policies of the Woking Borough Local Plan 1999, and the Surrey Transport Plan.

31. No new development shall be occupied until cycle parking spaces have been laid out within the site in accordance with the approved phasing plan drawing numbered OX4721-12-121 Rev.T01 received by the Local Planning Authority on 22/11/2016. The cycle parking area shall be used and retained exclusively for its designated purpose.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to accord with the NPPF, Woking Core Strategy, Saved Policies of the Woking Borough Local Plan 1999, and the Surrey Transport Plan.

32. No new development shall be occupied until space has been laid out within the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority to provide:
- (a) Secure cycle parking, changing facilities, safe pedestrian & cycle routes
 - (b) Facilities for public transport i.e.: bus stops, bus shelters, lay-bys, real-time information
 - (c) Information for residents, staff and visitors regarding public transport, walking and cycling to the satisfaction of the Local Planning Authority and shall thereafter be permanently maintained.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to accord with the NPPF, Woking Core Strategy, Saved Policies of the Woking Borough Local Plan 1999, and the Surrey Transport Plan.



33. Twenty (20x) disabled parking spaces shall be provided as part of the development hereby approved in accordance with approved plans numbered BNY-MA(08)0501 E00, BNY- MA(08)0401 E00, BNY-MA(08)0301 E00, BNY-MA (08)0201 E00, YCP(08)MZ01 E00 and BNY-YCP(08) 0101 E00 received by the Local Planning Authority on 20/12/2016. The parking areas shall be constructed, surfaced and marked out in accordance with the approved plans before any part of the development is occupied and shall be retained solely for such purposes thereafter.

Reason: To provide suitable parking provision for the disabled in accordance with Woking Borough Council's Parking Standards SPD and Policy CS18 of the Woking Core Strategy 2012 and the Council's adopted parking standards

34. Prior to first occupation of that part of the development the applicant shall:

(a) Submit for the written approval of the Local Planning Authority a Travel Plan for that part in accordance with the aims and objectives Surrey County Council Travel Plan Good Practice Guide July 2010, and in general accordance with the submitted Travel Plan, dated February 2014, to promote sustainable transport and the retail offer in the town to develop this aspect of the town centre travel plan to ensure promotion of the town during the construction phase, and to include for the monitoring and auditing of the Travel Plan.

(b) The applicant shall implement the approved travel plan and thereafter maintain and develop the travel plan to the satisfaction of the Local Planning Authority.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to accord with the NPPF, Woking Core Strategy, Saved Policies of the Woking Borough Local Plan 1999, and the Surrey Transport Plan.

35. The development shall not be occupied until a Servicing Management Plan setting out provisions to control the management of deliveries to each of the commercial uses and the residential use of the site. The Plan will provide details of hours of delivery and access arrangements. The development shall be implemented in compliance with the approved plan at all times.

Reason: To ensure appropriate servicing arrangements in accordance with the Policies CS18 and CS21 of the Woking Core Strategy 2012.

36. The development shall not be occupied until a Car Parking Management Plan setting out provisions for the management and use of the existing/proposed parking have been submitted to and agreed in writing by the Local Planning Authority, this will include provision for the residential, hotel, retail and other uses as well as disabled, electric vehicle and car club parking. These details shall be submitted for approval by the Local Planning Authority or included in a Travel Plan and only the approved details shall be implemented and retained as approved unless otherwise agreed.

Reason: To ensure appropriate and sustainable parking arrangements in accordance with the principles set out in paragraph 17 of the National Planning Policy Framework and Policies CS18 and CS21 of the Woking Core Strategy 2012.

37. Prior to the first occupation of the residential development the location and layout of the parking spaces and charging points (where required) for the use of a Car Club shall be provided in accordance with details to be submitted to and approved by the Local Planning Authority. The spaces and charging points shall be provided and maintained in accordance with the details so approved unless otherwise agreed in writing.

Reason: In the interests of promoting sustainable modes of transport in accordance with Policy CS18 of the Core Strategy 2012.



38. Prior to the first occupation of the residential development the location and details of the charging points for the use of occupiers shall be provided in accordance with details to be submitted to and approved by the Local Planning Authority. The charging points shall be provided and maintained in accordance with the details so approved unless otherwise agreed in writing. It is recommended that the electric vehicle charging points be in accordance with the Surrey County Council Vehicular and Cycle Parking Guidance Jan 2012.

Reason: In the interests of promoting sustainable modes of transport in accordance with Policy CS18 of the Core Strategy 2012.

39. The development shall not be occupied until a Signage Strategy setting out provisions for way finding signs, shop front signs and building signs, to include locations for all principle signs and design guidelines, has been submitted to an approved by the Local Planning Authority, and thereafter adhered to in the development.

Reason: To protect the appearance of the surrounding area and the residential amenities of the neighbouring properties in accordance with Policies CS18 and CS21 of the Woking Core Strategy 2012.

40. The development shall not be occupied until arrangements to ensure maximum permeability through the development and to connect to the existing Town Centre streets and civic spaces has been submitted to and approved by the Local Planning Authority and thereafter adhered to in the development. The details shall include access routes and any restrictions in terms of time of use, closures etc. including information on the public conveniences to be provided within the scheme.

Reason: To maintain a permeability in the Town Centre in accordance with Policies CS18 and CS21 of the Woking Core Strategy 2012.

41. The residential development hereby approved shall not be occupied prior to the practical completion of Victoria Square public realm.

Reason: In the interests of amenity and to meet the objectives for Woking Town Centre in accordance with Policies CS2 and CS21 of the Woking Core Strategy 2012.

42. Prior to the occupation of the development hereby permitted, a Landscape Management Plan, including a phased programme of works, long term design objectives, management responsibilities and maintenance schedules for all landscaped areas shall be submitted to and approved in writing by the Local Planning Authority. The strategy should encompass all areas of open space and green infrastructure on the site and an on-going management plan for common spaces. The proposals shall be carried out and maintained as approved unless otherwise agreed in writing by the Local Planning Authority.

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

43. The plant room sited on the second floor shall be designed to be fully enclosed and screened, to minimise the visual impact of plant machinery on the residential properties above.

Reason: In the interests of privacy and amenity and in accordance with Policy CS21 of the Woking Core Strategy 2012.

44. The residential and hotel elements of the development shall not be occupied until a TV / Communications Signal Mitigation Strategy setting out provisions for undertaking a post development survey to establish any interference caused by the development on TV or other communications signals and to set out provisions for



mitigation. The mitigation provisions as approved shall be carried out prior to the occupation of the residential development hereby permitted and maintained as such unless otherwise agreed in writing.

Reason: To ensure appropriate mitigation of any adverse impact on TV reception and communications signals to surrounding occupiers.

45. Following the first beneficial occupation of the new development, the air quality in its immediate vicinity shall be monitored for a period of 6 months with the full details of the monitoring to be submitted to and agreed by the Local Planning Authority. Any mitigation works as may be identified as necessary as a result of the monitoring shall be provided within a timescale to be agreed with the Local Planning Authority.

Reason: To ensure acceptable air quality.

46. No sound reproduction equipment which conveys messages, music or other sound by voice or otherwise which is audible outside the premises shall be installed on the site without the prior written consent of the Local Planning Authority.

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

47. The dwellings hereby permitted shall be designed to ensure that the following noise levels are not exceeded due to environmental noise:
Living rooms 35dB LAeq, T night Bedrooms 30dB LAeq, T night Night time 8 hours between 23.00 to 07.00
Daytime 16 hours between 07.00 to 23.00

Reason: To ensure that occupiers and users of the development do not suffer loss of amenity due to excess noise from environmental and transportation sources in accordance with in accordance with Policy CS21 of the Woking Core Strategy 2012.

48. The community accommodation in Tower 2 and the west and east roof gardens at second floor level including children's play area shall be maintained for communal residential use (other than that shown on drawing BNY-MAY (20) 2002 C 04) and for no other purpose and shall not be assigned to any of the flats on an individual basis.

Reason: To ensure that the requirements for some outdoor amenity space are met in accordance with Policy CS21 of the Woking Core Strategy 2012.

49. Prior to the first occupation of the development hereby approved, a Verification Report, appended with substantiating evidence, demonstrating that the agreed construction details and specifications for the sustainable drainage scheme have been implemented, shall be submitted to and approved in writing by the Local Planning Authority. This report will include photos 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

50. The residential element of the development hereby permitted shall not be occupied until the parking provision as indicated on plan numbered BNYYCP(08)0601 Rev.E02 has been provided and made available to use or until details indicating the alternative provision of at least an equal amount of parking has been submitted to and agreed in writing by the Local Planning Authority; development shall thereafter be carried out and retained in accordance with the agreed details unless otherwise agreed in writing by the Local Planning Authority.



Reason: In order that the development should not prejudice highway safety nor should it inconvenience other highway users.

51. Notwithstanding any indication otherwise given by the plans listed in this notice, the development hereby permitted shall not be occupied until the detailed design of the junction of Church Street West and Victoria Way, designed to allow access for maintenance and emergency vehicles, shall be submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be carried out and maintained in accordance with the agreed details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to maintain adequate vehicular access to the development for emergency vehicles and maintenance of the approved SUDS scheme.

Informatives

01. In assessing this application, Officers have worked in a positive and proactive manner consistent with the requirements of the NPPF (2019). In this instance the applicant was provided with pre-application advice and ongoing discussion through the course of the application.
02. Please note that this decision must be read in conjunction with the associated Section 106 Agreement.
03. Aviation safeguarding: There is a potential need for aviation obstruction lighting. If the structure constitutes an 'aerodrome obstruction' it is the aerodrome operator that will review the lighting requirement. For civil aerodromes, they will, in general terms, follow the requirements of CAP 168 - Licensing of Aerodromes. This document can be downloaded from the Civil Aviation CAA website at www.caa.co.uk/docs/33/CAP168.PDF - Chapter 4 (12.8). It would appear that the 3 towers are likely to be the tallest structures in the immediate vicinity and therefore, even in the event that there proves to be no mandated aerodrome-requirement for lighting, the 'by virtue of their location and nature' argument would make lighting at the top of each structure a sensible consideration. Cranes will need aviation warning lighting as set out in the CAA guidance material.
04. Aviation Notification. In the UK all structures of a height of 300ft (91.4m) or more are published for civil aviation purposes. It follows that at least the tallest tower would need to be appropriately highlighted to the aviation community. To that end, when the construction timeframes are known the developer will need to pass related details (precise location, maximum height and associated timescales) to the Defence Geographic Agency (DGA) which maintains the UK's master database of tall structure (the Digital Vertical Obstruction File) via 0208 818 2702 / icgdge-aero@mod.uk. Additionally, short term aviation notification of any temporary aspect of the development (e.g. the use of cranes at a height of 300ft or more) can be achieved through the publication of a Notice to Airmen (NOTAM). To arrange an associated NOTAM, the developer should contact the CAA's Airspace Utilisation Section (ausops@caa.co.uk / 0207 453 6599); they will need an accurate location, an accurate maximum height (including any craneage that might extend above the height of the building itself), a completion date and (if cranes do extend above the height of the building) an estimate on when the cranes will be removed.

Emergency Services Helicopter Activity. Due to the unique nature of associated operations in respect of operating altitudes and potentially unusual landing sites, it would be sensible to establish the related viewpoint of local emergency services air support units.

Other Aviation Stakeholders. The Ministry of Defence and NATS should be notified.

05. Drainage from hardstanding areas that have the potential to be contaminated by fuels, chemicals or other polluting material must be connected to the foul sewer. The Environmental Permitting Regulations make it an



offence to cause or knowingly permit any discharge that will result in the input of pollutants to ground or surface waters.

06. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the options available at this site.
07. With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.
08. The Highway Authority has no objection to the proposed development, subject to the above conditions but, if it is the applicant's intention to offer any of the roadworks included in the application for adoption as maintainable highways, permission under the Town and Country Planning Act should not be construed as approval to the highway engineering details necessary for inclusion in an Agreement under Section 38 of the Highways Act 1980. Further details about the post-planning adoption of roads may be obtained from Transportation Development Planning at Surrey County Council.
09. Details of the highway requirements necessary for inclusion in any application seeking approval of reserved matters may be obtained from the Transportation Development Planning Division of Surrey County Council.
10. Notwithstanding any permission granted under the Planning Acts, no signs, devices or other apparatus may be erected within the limits of the highway without the express approval of the Highway Authority. It is not the policy of the Highway Authority to approve the erection of signs or other devices of a non-statutory nature within the limits of the highway.
11. All bridges, buildings or apparatus (with the exception of projecting signs) which project over or span the highway may be erected only with the formal approval of the Transportation Development Planning Division of Surrey County Council under Section 177 or 178 of the Highways Act 1980.
12. The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the Highway Authority Local Highways Service.
13. The permission hereby granted shall not be construed as authority to carry out works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a highways licence or section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice.
14. When a temporary access is approved or an access is to be closed as a condition of planning permission an agreement with, or licence issued by, the Highway Authority Local Highways Service will require that the redundant dropped kerb be raised and any verge or footway crossing be reinstated to conform with the





existing adjoining surfaces at the developers expense. (Note: It is preferable where possible to arrange for the adjacent highway to be included in the area edged red on the application when Circular 11/95 provides that conditions may be suitable to control this).

15. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
16. When access is required to be 'completed' before any other operations, the Highway Authority may agree that surface course material and in some cases edge restraint may be deferred until construction of the development is complete, provided all reasonable care is taken to protect public safety.
17. The developer is advised that as part of the detailed design of the highway works required by the above condition(s), the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
18. Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.
19. The evidence required to address the Code for Sustainable Homes condition should be in the form of a Design Stage Certificate in accordance with the Code. The Council recommends that this information be submitted online via C-Plan (available at www.sustainabilityplanner.co.uk). Use of C-Plan is free of charge and ensures this information is submitted in an appropriate format.
20. If any waste is to be used on or removed off site, the applicant may be required to obtain the appropriate waste exemption or permit from the Environment Agency (EA). The applicant is advised to contact the EA or refer to guidance on their website for more information. www.environment-agency.gov.uk/subjects/waste
21. All new food premises are required by the Food Safety Act 1990 to register with the Local Authority, at least 28 days before the food business opens. Please contact the Environmental Health Service on 01483 743664, for the appropriate registration form.
23. Notwithstanding Condition 4, the applicant's attention is drawn to Sections 60 and 61 of the Control of Pollution Act 1974 and the associated British Standard Code of Practice BS 5228 1984 "Noise Control on Construction and Open Sites" with respect to the statutory provision relating to the control of noise on construction and demolition sites.
24. Natural England has published Standing Advice on protected species. The Standing Advice includes a habitat decision tree which provides advice to planners on deciding if there is a 'reasonable likelihood' of protected species being present. It also provides detailed advice on the protected species most often affected by development, including flow charts for individual species to enable an assessment to be made of a protected species survey and mitigation strategy.

You should apply our Standing Advice to this application as it is a material consideration in the determination of applications in the same way as any individual response received from Natural England following consultation.



The Standing Advice should not be treated as giving any indication or providing any assurance in respect of European Protected Species (EPS) that the proposed development is unlikely to affect the EPS present on the site; nor should it be interpreted as meaning that Natural England has reached any views as to whether a licence may be granted.

25. The applicant is advised that in seeking to discharge Condition 32, the LPA will expect the applicant to comply with the Council's cycle parking standards as set out in the Council's Parking Standards Supplementary Planning Document (2018).

Date Decision Notice Issued: 29 March 2019

Douglas Spinks
Deputy Chief Executive



NOTES

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If this is a decision to refuse planning permission for a Householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse planning permission for a minor commercial application (as defined in the Development Management Procedure Order) if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
- If you want to appeal against your local planning authority's decision regarding a planning application, then you must do so within 6 months of the date of this notice.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice [reference], if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.



Mr Mervyn McFarland
Turley
6th Floor North
2 Charlotte Place
Southampton
SO14 0TB

Civic Offices
Gloucester Square
Woking
Surrey GU21 6YL

Telephone (01483) 755855
Facsimile (01483) 768746
DX 2931 WOKING
Email wokbc@woking.gov.uk
Website www.woking.gov.uk

Dear Sir/Madam,

You have now obtained Planning Permission please remember that separate approval under Building Regulations is also usually required. If you have not already made a Building Regulations application, or you are not sure whether you require regulations consent please visit our website for advice or contact us. In order to receive the most from our services please make your application in advance of works commencing.

Whatever the works you are carrying out, we can offer the following services:

- comprehensive information and application forms
- prompt registration of applications that are checked within ten days
- you will have ready access to our experienced, qualified Surveyors each of whom is contactable by fax, personal email and direct dial telephone, they have first class local knowledge and access to unique and invaluable historic records
- same weekday inspections when notified before 10am and
- your completion certificate will be issued within 24 hours of authorisation.

Our previous customers say that we offer a first rate service, see comments below:

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

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

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

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

‘Excellent knowledge and practical advice have been invaluable’ Aug 2015

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

We look forward to working with you.

Yours faithfully,

David Edwards
Chief Building Control Surveyor

Email: buildingcontrol@woking.gov.uk
Tel: 01483 743841
Fax: 01483 756842