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Rolfe Judd Planning
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21 October 2016

Dear Sir/Madam,

DRAFT DECISION NOTICE

Reference: PLAN/2016/0742

Application Type: Full Planning Application

Proposal: Demolition and clearance of the site and erection of a phased development comprising 560 residential units, 10,582 sqm of offices, 843 sqm of retail and gym use (A1-A4 and D2) with 395 parking spaces, public realm improvements and highway works to Goldsworth Road. Block A to comprise ground plus 34 storeys, Block B comprising ground plus 25 and 20 storeys, and Block C comprising ground plus 17, 14 and 10 storeys.

Location: 20 - 32 Goldsworth Road, Woking, Surrey, GU21 6JT,

The Local Planning Authority has resolved that planning permission for the above application be granted subject to the completion of a Legal Agreement. Please note that the planning permission will not be issued until the agreement has been completed. Until this time planning permission has **not** been granted.

I have advised the Head of Legal Services to prepare a draft Legal Agreement and he will be contacting you in due course.

I trust that this clarifies the situation.

Yours faithfully,

Christopher Dale
Development Manager

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Location: 20 - 32 Goldsworth Road, Woking, Surrey, GU21 6JT,

Conditions

01. The development hereby permitted shall be commenced not later than five years from the date of this permission.

Reason: To accord with the provisions of Section 91 (1) of The Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

02. The development hereby permitted shall be carried out in accordance with the approved plans and documents listed below:

Block A:

- TA(20)P01
- TA(20)P02
- TA(20)P03
- TA(20)P04-P23
- TA(20)P24-P30
- TA(20)P31-P34

Block B:

- TB(20)P01
- TB(20)P02
- TB(20)P03
- TB(20)P04
- TB(20)P05-P20
- TB(20)P21-P25

Block C:

- TC(20)P03
- TC(20)P04-P12
- TC(20)P13-P17

Cladding:

- T(21)D01
- T(21)D02
- T(21)D03
- T(21)D04
- T(21)D05
- T(21)D06

Existing:

- T(90)P100 rev A
- T(10)P100 rev A
- T10P00 rev A

External Works:

- T90P00
- T(90)100
- T(10)P200

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GAs Proposed:

- T(20)E01
- T(20)E02 Rev A
- T(20)E03 Rev A
- T(20)E04 Rev A
- T(20)E05 Rev A

- T(20)P00 Rev C
- T(20)P0M Rev A
- T(20)P01 Rev A
- T(20)P-1 Rev C
- T(20)P02 Rev A
- T(20)P03 Rev A
- T(20)P04 Rev A
- T(20)P05-P08 Rev A
- T(20)P09-P10 Rev A
- T(20)P11 Rev A
- T(20)P12 Rev A
- T(20)P13-P17 Rev A
- T(20)P18 Rev A
- T(20)P19-P20 Rev A
- T(20)P21-P23 Rev A
- T(20)P24-P25 Rev A
- T(20)P26 Rev A
- T(20)P27-P30 Rev A
- T(20)P31-P34 Rev A
- T(20)P35 Rev A
- T(20)P36 Rev A

- T(20)S01 Rev A
- T(20)S02 Rev A
- T(20)S03 Rev A
- T(20)S05 Rev A
- T(20)S06 Rev A
- T(20)S08 Rev A

- 70002248-SK-19 Rev G

- Planning Statement - Rolfe Judd Planning
- Design & Access Statement - Rolfe Judd Architecture
- Heritage, Townscape and Visual Impact Assessment - RPS CgMs
- Noise and Vibration Report - PBA
- Air Quality Report - PBA
- Energy and Sustainability Assessment - Waterstone Design
- Ecology Report - PBA
- Arboricultural Impact Assessment - Treework Environmental Practice
- Bat Surveys Technical Note - PBA
- Transport Assessment - WSP | Parsons Brinckerhoff
- Sunlight and Daylight Assessment - Point2 Surveyors
- Landscape Strategy - Standerwick Land Design
- Pedestrian Level Wind Microclimate Assessment - RWDI
- Flood Risk and Surface Water Drainage Strategy - Price & Myers
- Affordable Housing Viability - BNP Paribas

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- Ground Investigation Report - GEA
- Statement of Community Involvement - Curtin & Co
- Utilities Strategy - Waterstone Design
- Waste Management Strategy - WSP | Parsons Brinckerhoff

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

03. Prior to the commencement of any part of the development hereby permitted, including site clearance, a phasing plan shall be submitted to and approved in writing by the Local Planning Authority which illustrates in what order the development will be constructed. The development shall be constructed in accordance with the agreed phasing plan 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. Notwithstanding the material details outlined on the approved plans, prior to their installation, details and/or samples and a written specification of the materials to be used in the external elevations, hard surfaced areas and boundary walls shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter retained in accordance with the approved details unless otherwise agreed in writing by the local planning authority

Reason: In the interests of 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.

05. Development shall not begin until a scheme to deal with contamination of the site has been submitted to and approved in writing by the Local Planning Authority.
The above scheme shall include :-

- (a) a contaminated land desk study and suggested site assessment methodology;
- (b) a site investigation report based upon (a);
- (c) a remediation action plan based upon (a) and (b);
- (d) a "discovery strategy" dealing with unforeseen contamination discovered during construction;

The development shall not be occupied until a "validation strategy" identifying measures to validate the works undertaken as a result of (c) and (d) and with a verification report appended with substantiating evidence demonstrating the agreed remediation has been carried out.

Unless otherwise agreed in writing by the Local Planning Authority, the development shall be carried out and completed wholly in accordance with such details as may be agreed

Reason: To ensure that a satisfactory strategy is put in place for addressing contaminated land, making the land suitable for the development hereby approved without resulting in risk to construction workers, future users of the land, occupiers of nearby land and the environment generally in accordance with Policies CS9 and CS21 of the Woking Core Strategy 2012.

06. Excluding the lighting shown in the Lighting Enhancement Strategies in the Landscape Strategy, details of any external lighting including floodlighting (demonstrating compliance with the recommendations of the Institute of Lighting Engineers 'Guidance Notes for Reduction of Light Pollution' and the provisions of BS 5489 Part 9) shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. The lighting as approved shall be installed and maintained in accordance with the approved thereafter unless otherwise agreed in writing by the Local Planning Authority.

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.

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07. Each phase of the development hereby approved shall not be first occupied unless and until the proposed accesses to Goldsworth Road relevant to that phase have been constructed in accordance with the approved plans.

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

08. Each phase of the development hereby approved shall not be first occupied unless and until existing redundant vehicle access relevant to that phase from the site to Goldsworth Road has been permanently closed and the road kerbs and footway fully reinstated.

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

09. Each phase of the development hereby approved shall not be first occupied unless and until space has been laid out within that phase site in accordance with the approved plans for vehicles and cycles to be parked and for vehicles to turn so that they may enter and leave the Goldsworth Road forwards. 5 per cent of all car parking spaces for each phase should have active charging points and 15 per cent passive charging points.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to reflect the Climate Change SPD.

10. The part(s) of the development hereby approved that occupy public highway land in Goldsworth Road shall not be commenced unless and until the affected part(s) of that public highway have been stopped-up to extinguish the highway rights existing on that public highway land.

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

11. The part(s) of the development hereby approved that occupy public highway land in Goldsworth Road and remove the existing vehicle turning head located at the eastern end of Goldsworth Road, shall not be commenced unless and until the highway works that provide a replacement Goldsworth Road vehicle turning head and associated highway works, as shown on planning application drawing number 70002248-SK-19 revision G and produced by WSP - Parsons Brinckerhoff, have been constructed in accordance with a detailed design scheme to be submitted to and approved in writing by the Local Planning Authority. Any remaining highway works, shown on planning application drawing number 70002248-SK-19 revision G and produced by WSP - Parsons Brinckerhoff, not constructed as aforesaid, shall be constructed prior to the first occupation of the development hereby approved.

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

12. Prior to the first occupation of the residential part(s) of the development hereby approved a Full Residential Travel Plan shall be produced from the planning application Framework Travel Plan titled "20-32 Goldsworth Road, Woking Travel Plan", dated, June 2016 reference 70002248 and produced by WSP - Parsons Brinckerhoff and taking into account the County Highways Authority comments of 15 September 2016 shall be submitted for the written approval of the Local Planning Authority. And then the approved Full Residential Travel Plan shall be implemented, retained, maintained and developed in accordance with the approved details and 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.

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13. Prior to the first occupation of the Class B1(a) office part(s) of the development hereby approved, a Full Office Travel Plan shall be produced from the planning application Framework Travel Plan titled "20-32 Goldsworth Road, Woking Travel Plan", dated June 2016 (first issue) reference 70002248 and produced by WSP - Parsons Brinckerhoff and taking into account the County Highways Authority comments of 15 September 2016 shall be submitted for the written approval of the Local Planning Authority. And then the approved Full Office Travel Plan shall be implemented, retained, maintained and developed in accordance with the approved details and 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.

14. No development shall commence until a Construction Transport Management Plan, to include details of:

- a. loading and unloading of plant and materials within the site and/or to/from the public highway
- b. storage of plant and materials within the site and/or on the public highway
- c. provision of any boundary hoarding on the public highway frontage(s) of the site
- d. the routing of heavy goods vehicles to/from the site
- e. measures to prevent the deposit of earth or other construction-related materials from the site onto the public highway
- f. turning for heavy goods vehicles clear of the public highway
- g. any proposed temporary occupation of the public highway, associated with the construction of the development together with proposals to temporarily divert public highway users during any such highway occupation

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

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

15. Prior to the commencement of the above-ground superstructure for each phase of the development hereby approved details of the measures to be undertaken to provide an adequate acoustic performance of the party ceilings/floors and walls for the residential units within that phase shall be submitted to and approved by the Local Planning Authority in writing. The works shall be completed in accordance with the approved details prior to the first occupation of the development hereby permitted.

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

16. Prior to the first operation of the café element hereby approved, a scheme for the installation of equipment to control emissions from the premises shall be submitted to, and approved in writing by, the Local Planning Authority. These measures shall be implemented fully in accordance with the approved scheme prior to the occupation of the development (or commencement of the use hereby approved). All equipment installed as part of the scheme shall thereafter be operated and maintained in accordance with the approved details and retained as such thereafter.

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

17. 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.

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18. 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.

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

19. Prior to the first operation of the café, A4 use and gym hereby approved details of the measures to be undertaken to acoustically insulate and ventilate the premises for the containment of internally generated noise shall be submitted to and approved 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

20. Notwithstanding Part 16 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), no microwave antenna, equipment for the support of microwave antennae or electronic communications apparatus shall be installed, sited or placed on the development hereby approved without the permission of the Local Planning Authority.

Reason: To ensure a form of development compatible with Policy CS21 of the Woking Core Strategy 2012.

21. Prior to the commencement of each phase, a Construction Environmental Management Plan (CEMP) for that phase shall be submitted and approved and thereafter shall be constructed in accordance with the approved CEMP, unless otherwise agreed in writing with the Local Planning Authority. The approved CEMP shall be adhered to throughout the construction period unless otherwise agreed in writing. The CEMP shall provide for:

- i. demolition, earthworks and excavations
- ii. loading and unloading of plant and materials and measures to control spillage and storage of materials
- iii. temporary construction compound facilities and storage of plant and materials used in constructing the development
- iv. details of basement construction
- v. construction management control measures
- vi. construction traffic management plan including routings, access arrangements etc
- vii. dust management plan - measures to control the emission of dust and dirt during construction including wheel washing
- viii. noise and vibration control measures (including working hours, limits and control methods)
- ix. site hoardings - the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate

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.

22. No piling or any other foundation works using penetrative methods shall be undertaken unless and until a Piling and Foundation Risk Assessment has been submitted and approved in writing by Local Planning Authority. The development shall be carried out in accordance with the approved details.

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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.

23. Prior to the commencement of the development hereby permitted including any clearance works and demolition, a Site Waste Management Plan (SWMP) setting out the waste and recycling management arrangements shall be submitted to and approved in writing by the Local Planning Authority. The SWMP may be prepared on a phased basis and will quantify the volume of demolition, construction and excavation waste likely to be produced and determine appropriate waste management options for those items of waste. This covers the demolition and construction phases. Development, including site clearance works, shall proceed only in accordance with the approved SWMP unless otherwise agreed in writing.

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. (a) Prior to the construction of the foundations of the development hereby approved, evidence that the development is registered with a BREEAM certification body and a pre-assessment report (or design stage certificate with interim rating if available) for any BREEAM assessment shall be submitted indicating that the development can achieve final BREEAM "Very Good" level for non-domestic uses.

(b) Within 3 months of the occupation of each relevant 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

25. Prior to the commencement of any work above ground level for each building component hereby permitted, a fully detailed scheme based on the recommendations set out at Section 6 of the Peter Brett Associates Noise and Vibration Impact Assessment dated June 2016 for protecting the residential elements of development (including where appropriate any roof garden or outside amenity area) from noise has been 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.

26. The development hereby approved shall not commence until details have been submitted for the written approval of the Local Planning Authority demonstrating that the development will be constructed to achieve a water consumption standard of using not more than 105 litres per person per day maximum indoor water plus 5 litres external consumption and not less than a 19% CO₂ improvement over the 2013 Building Regulations TER Baseline (Domestic). Such details as may be approved shall be installed prior to the first occupation of the development and maintained and operated in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

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

27. The development hereby permitted shall be implemented in accordance with the approved plans and the approved Energy Statement. The Combined Heat and Power (CHP) plant and photovoltaic arrays shall be installed in accordance with the application details and shall thereafter be retained and maintained as operational unless otherwise agreed in writing by the Local Planning Authority.

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Reason: To ensure that the development complies with Policies CS6, CS21 and CS22 of the Woking Core Strategy 2012.

28. Prior to the first occupation of each phase of the development hereby permitted, the refuse and recycling facilities for that phase as shown on the approved plans and supporting reports shall be made available and thereafter be retained for use at all times.

Reason: To ensure the provision of satisfactory facilities for the storage and recycling of refuse and to protect the amenities of the area in accordance with Policy CS21 of the Woking Core Strategy 2012.

29. The Ecological mitigation proposals contained within the approved Ecology Report and Landscape Strategy shall be fully implemented and maintained in accordance with approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: to comply with the Natural Environment and Rural Communities Act 2006 and Policy CS7 of the Woking Strategy 2012.

30. Notwithstanding any indication in the Landscape Strategy hereby approved, prior to the commencement (excluding demolition and site clearance) of each phase of the development hereby permitted, a detailed landscaping scheme shall be submitted for that phase and approved in writing by the Local Planning Authority which shall specify species, planting sizes, spaces and numbers of trees/ shrubs and hedges to be planted. 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.

31. Notwithstanding any indications in the approved Design and Access Statement and Landscape Strategy, details of sculptures/public art proposed for the street-level public space shall be agreed in writing by the Local Planning Authority prior to their installation.

Reason: To reflect Policy CS21.

32. Notwithstanding any indications on the plans hereby approved, details of the rooting environments for the street level trees shall be provided for the written approval of the Local Planning Authority prior to the planting of the trees. Such details as may be agreed shall be implemented unless otherwise agreed in writing by the Local Planning Authority.

Reason: In view of the intrinsic importance of the street-level tree planting to the design of the scheme and to reflect Policy CS21 of the Woking Core Strategy 2012.

33. No development shall commence (excluding demolition and site clearance) until construction drawings of the agreed surface water drainage network, associated sustainable drainage components, flow control mechanisms and a construction method statement have been submitted to and approved in writing by the Local Planning Authority. The scheme shall then be constructed in accordance with the approved drawings, method statement and micro drainage calculations prior to the first occupation of the development hereby approved. No alteration to the approved drainage scheme shall occur without prior written approval of the Local Planning Authority.

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

34. The development hereby approved shall not be first occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:

I.a timetable for its implementation,

II. Details of SuDS features and connecting drainage structures and maintenance requirement for each aspect

III. A table to allow the recording of each inspection and maintenance activity, as well as allowing any faults to be recorded and actions taken to rectify issues; and

IV. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

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

35. No dwelling shall be first occupied until a verification report, (appended with substantiating evidence demonstrating the approved construction details and specifications have been implemented in accordance with the surface water drainage scheme), has been submitted to and approved (in writing) by the Local Planning Authority. The verification report shall include photographs of excavations and soil profiles/horizons, any installation of any surface water structure and Control mechanism.

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

36. Any existing hard surface (and its associated sub-base) within any area of the site to be utilised as gardens or public open space shall be demolished and all debris removed from that area of the site prior to the first occupation of the development hereby permitted. A verification report, appended with substantiating evidence shall be submitted to the Local Planning Authority within 3 months of the first occupation of the development hereby approved.

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

37. The development shall be carried out fully in accordance with the Arboricultural Impact Assessment dated 23 May 2016 by Treework Environmental Practice. The protection works shall adhere to the principles embodied in BS 5837 2012. Provision shall be made for the convening of a pre-commencement meeting between a suitably qualified and experienced Arboricultural Consultant and the Local Planning Authority's Arboricultural Officer.

Reason: To ensure the retention and protection of trees on and adjacent to the site in the interests of the visual amenities of the locality and the appearance of the development in accordance with Policy CS21 of the Woking Core Strategy 2012.

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38. The parking provision within the development shall be provided in accordance with para. 4.3.5 of the Transport Assessment (WSP Parsons Brinckerhoff document ref. 70002248-2 dated June 2016). Notwithstanding this, details of arrangements for the use of the Class B1(a) office car parking areas outside of normal office hours and details of the management of the unassigned car parking spaces within the residential parking areas shall be submitted for the further written approval of the Local Planning Authority prior to their first use. The spaces shall then be managed in accordance with such details as may be approved unless otherwise agreed in writing by the Local Planning Authority.

Reason: in order that the development should not prejudice highways safety nor cause inconvenience to other highways users

Informatives

01. In assessing this application, Officers have worked in a positive and proactive manner consistent with the requirements of paragraphs 186-187 of the NPPF. 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. 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.

04. 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.

05. The applicant is advised that an area of land within the curtilage of the application site may be required for future highway purposes, details of which may be obtained from the Transportation Development Control Division of Surrey County Council.

06. 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.

07. The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, or verge.

08. When an access is to be closed as a condition of planning permission a 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 to the existing adjoining surfaces at the developer's expense.

09. 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).

10. 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.

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11. 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. The development is likely to be amongst 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.

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 cranes 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.

12. 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.

13. For the avoidance of doubt, the following definitions apply to the above condition relating to contaminated land: -

Remediation plan: This plan shall include details of: -

- (i) all contamination on the site which might impact upon construction workers, future occupiers and the surrounding environment;
- (ii) appropriate works to neutralise and make harmless any risk from contamination identified in (i)
- (iii) supervision and documentation of the remediation and construction works to ensure that they are carried out in accordance with the agreed details;
- (iv) a procedure for identifying, assessing and neutralising any unforeseen contamination discovered during the course of construction
- (v) a procedure for reporting to the Local Planning Authority any unforeseen contamination discovered during the course of construction.

Discovery strategy: The strategy shall include details of: -

- (i) supervision and documentation of the remediation and construction works to ensure that they are carried out in accordance with the agreed details;
- (ii) a procedure for identifying, assessing and neutralising any unforeseen contamination discovered during the course of construction
- (iii) a procedure for reporting to the Local Planning Authority any unforeseen contamination discovered during the course of construction

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Validation strategy: This shall include : -

- (i) documentary evidence that all investigation, sampling and remediation has been carried out to a standard suitable for the purpose; and
- (ii) confirmation that the works have been executed to a standard to satisfy the planning condition (closure report).

All of the above documents, investigations and operations should be carried out by a qualified, accredited consultant/contractor in accordance with a quality assured sampling, analysis and recording methodology.

14. The applicant's attention is drawn to the information within Network Rail's consultation response of 4 August 2016 with regards to protection of Network Rail assets and train operation.

