

Written Update – 20 March 2023

Egley Road PLAN/2022/0694 – Conditions

Further engagement has taken place between the applicant and the LPA and it has been agreed that a number of changes to the conditions is appropriate.

These changes relate to re-wording to a number of conditions. This is to provide clarity on:

- Conditions 2, 3, 4, 7, 13, 14, 16, 17, 21 and 22

A number of conditions have also been split to allow for a distinction between the Care Home and the Dwellings including apartments for the;

- Materials
- EV Charging Points
- Construction Transport Management Plan
- Boundary Treatments
- Foul Water

With regards to the off-site highways works, this condition has been re-worded and split to allow for alternative triggers and temporary operational footway/cycleway. These changes are reflected in Conditions 9-12 below.

Additional plans reflecting handed versions of Housetypes are also included in Condition 6. None of these depart from the versions originally attached and are purely handed versions or not materially different to base version.

The full revised schedule is set out below.

Time Limit

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

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

Materials

2. Notwithstanding the details submitted with the application prior to the commencement of superstructure works for a building hereby permitted, full details (including samples) of all external facing materials of that building must be submitted to and approved in writing by the Local Planning Authority. The submitted details must include:
 - A. Sample panel(s) (of a size to be first agreed in writing by the Local Planning Authority) of all brickwork / masonry (including mortar colour and pointing), all cladding materials (including any timber effect and metal effect), roofing material, glazing (including curtain wall glazing and window frames) and downpipes/gutters/soffits/fascias;

B. Samples of all other external facing materials;

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

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

3. Prior to the occupation of any dwelling, full details of all street furniture and hard standing (in general accordance with Landscape Masterplan Drawing No. DE429-20 Rev G (Amended Plan) (Received 02.03.2023)) shall be submitted to and approved in writing by the Local Planning Authority. The submitted details must include:

- A. hard landscaping, including samples and specifications of all ground surface materials, kerbs, edges, steps and any synthetic surfaces;
- B. street furniture, including details of litter bins and benches (including recycling option);
- C. detailed design of the children's play space(s), including equipment and structures, key dimensions, materials and manufacturer's specifications, appropriate play space screen planting and boundary treatments, play space signage, play space litter bins (including recycling option) and any other play space street furniture;
- D. any other landscaping features forming part of the scheme, including private amenity spaces (and any associated outdoor structures) and green roofs; and

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

Reason: In the interests of visual amenity and to ensure a high-quality development in accordance with Policy CS21 of the Woking Core Strategy 2012, Policy DM2 of the Development Management Policies DPD 2016, SPD Design 2015 and the NPPF.

4. Prior to the occupation of the Care Home, full details of all street furniture and hard standing (in general accordance with Care Home Landscape Masterplan Drawing No. DE429-21 Rev G (Amended Plan) (Received 02.03.2023)) shall be submitted to and approved in writing by the Local Planning Authority. The submitted details must include:

- A. hard landscaping, including samples and specifications of all ground surface materials, kerbs, edges, steps and any synthetic surfaces;
- B. street furniture;
- C. any other landscaping features forming part of the scheme, including private amenity spaces (and any associated outdoor structures) and green roofs.

The details must generally accord with the type of materials indicated within the application. The development must thereafter be carried out and permanently

maintained in accordance with the approved details unless otherwise first agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and to ensure a high-quality development in accordance with Policy CS21 of the Woking Core Strategy 2012, Policy DM2 of the Development Management Policies DPD 2016, SPD Design 2015 and the NPPF

Levels

5. ++ Notwithstanding the details submitted, the development, hereby approved, must not commence until details of proposed finished floor levels and proposed ground levels have been submitted to and approved in writing by the Local Planning Authority. The development must thereafter be carried out in complete accordance with the approved plans.

Reason: To ensure a satisfactory form of development and in the interests of visual amenity of the site in accordance with Policies CS21 and CS24 of the Woking Core Strategy 2012 and the NPPF. This condition is required to be addressed prior to commencement in order that the ability to discharge its requirement is not prejudiced by the carrying out of building works or other operations on the site.

Approved Plans

6. The development hereby permitted should be carried out in accordance with the approved plans listed in this notice:

Site Wide Plans

- Location Plan Drawing No. DE429-03A
- Proposed Site Masterplan Drawing No. DE429-10L (Amended Plan) (Received 21.12.2022)
- General Arrangement Drawing No. DE429-19 Rev G (Amended Plan) (Received 02.03.2023)
- Housing Layout Drawing No. DE429-11N (Amended Plan) (Received 03.03.2023)
- Open Space Typologies Drawing No. DE429-12C (Amended Plan) (Received 12.12.2022)
- Storey Heights Drawing No. DE429-15C (Amended Plan) (Received 12.12.2022)
- Boundary Treatments Drawing No. DE429-16G (Amended Plan) (Received 17.01.2023)
- Tenure Plan Drawing No. DE429-14D (Amended Plan) (Received 21.12.2022)
- Landscape Masterplan Drawing No. DE429-20 Rev G (Amended Plan) (Received 02.03.2023)
- Parking Layout Drawing No. DE429-13C (Amended Plan) (Received 12.12.2022)
- Refuse Plan Drawing No. DE429-17C (Amended Plan) (Received 12.12.2022)
- Tree Soil Volume Plan Drawing No. DE429-51 Rev C (Received 02.03.2023)

Sections

- Landscape Sections A-C Drawing No. DE429-22B (Amended Plan) (Received 12.12.2022)
- Landscape Sections D-F Drawing No. DE429-23B (Amended Plan) (Received 12.12.2022)
- Landscape Sections G-H Drawing No. DE429-24B (Amended Plan) (Received 12.12.2022)

Care Home

- Site Plan Drawing No. 0102 Rev P8 (Amended Plan) (Received 12.12.2022)
- Care Home Landscape Masterplan Drawing No. DE429-21 Rev G (Amended Plan) (Received 02.03.2023)
- GF General Arrangement Drawing No. 0201 Rev P5 (Amended Plan) (Received 12.12.2022)
- FF General Arrangement Drawing No. 0211 Rev P5 (Amended Plan) (Received 12.12.2022)
- SF General Arrangement Drawing No. 0221 Rev P5 (Amended Plan) (Received 12.12.2022)
- North and East Elevation Drawing No. 0301 Rev P4 (Amended Plan) (Received 12.12.2022)
- South and West Elevation Drawing No. 0302 Rev P4 (Amended Plan) (Received 12.12.2022)
- Courtyard Elevations Drawing No. 0303 Rev P3 (Amended Plan) (Received 12.12.2022)

Residential

- HT1 Housetype Drawing No. DE429-33C (Amended Plan) (Received 03.03.2023)
- HT1 v1 Housetype Drawing No. DE429-51 (Received 03.03.2023)
- HT2 v1 Housetype Drawing No. DE429-34C (Amended Plan) (Received 03.03.2023)
- HT2 v2 Housetype Drawing No. DE429-47A (Amended Plan) (Received 03.03.2023)
- HT2 v3 Housetype Drawing No. DE429-52 (Received 03.03.2023)
- HT3 Housetype Drawing No. DE429-35D (Amended Plan) (Received 03.03.2023)
- HT3 v1 Housetype Drawing No. DE429-55 (Received 03.03.2023)
- HT4 v1 Housetype Drawing No. DE429-36E (Amended Plan) (Received 03.03.2023)
- HT4 v2 Housetype Drawing No. DE429-48 (Received 14.03.2023)
- HT4 v3 Housetype Drawing No. DE429-56 (Received 03.03.2023)
- HT5 v1 Housetype Drawing No. DE429-37D (Amended Plan) (Received 03.03.2023)
- HT5 v2 Housetype Drawing No. DE429-50A (Amended Plan) (Received 03.03.2023)
- HT6 Housetype Drawing No. DE429-38D (Amended Plan) (Received 03.03.2023)
- HT7 Housetype Drawing No. DE429-39D (Amended Plan) (Received 03.03.2023)
- HT7 v1 Housetype Drawing No. DE429-57 (Received 03.03.2023)
- HT8 Housetype Drawing No. DE429-30D (Amended Plan) (Received 03.03.2023)
- HT8 v1 Housetype Drawing No. DE429-53 (Received 03.03.2023)

- HT9 Housetype Drawing No. DE429-31C (Amended Plan) (Received 03.03.2023)
- HT10 Housetype Drawing No. DE429-32D (Amended Plan) (Received 03.03.2023)
- HT11 v1 Housetype Drawing No. DE429-58A (Amended Plan) (Received 14.03.2023)
- HT11 v2 Housetype Drawing No. DE429-49A (Amended Plan) (Received 03.03.2023)
- HT11 v3 Housetype Drawing No. DE429-54 (Amended Plan) (Received 03.03.2023)
- Apartment Building 1 – Elevations Drawing No DE-429-41C (Amended Plan) (Received 23.02.2023)
- Apartment Building 1 – Plans Drawing No DE-429-40C (Amended Plan) (Received 23.02.2023)
- Apartment Building 2 – Elevations Drawing No DE-429-43B (Amended Plan) (Received 23.02.2023)
- Apartment Building 2 – Plans Drawing No DE-429-42C (Amended Plan) (Received 23.02.2023)
- Apartment Building 3 – Elevations Drawing No DE-429-45B (Amended Plan) (Received 23.02.2023)
- Apartment Building 3 – Plans Drawing No DE-429-44C (Amended Plan) (Received 23.02.2023)
- Housing Detail Drawing No. DE-429-80 (Received 12.12.2022)
- Apartment Detail 1 Drawing No. DE-429-81 (Received 12.12.2022)
- Apartment Detail 2 Drawing No. DE-429-82 (Received 12.12.2022)
- Carport, Garage and Sub Station Drawing No. DE429-46E (Amended Plan) (Received 03.03.2023)

Street Scenes

- Street Scene 1 Drawing No. DE429-50A (Amended Plan) (Received 12.12.2022)
- Street Scene 2 Drawing No. DE429-51A (Amended Plan) (Received 12.12.2022)
- Street Scene 3 Drawing No. DE429-52A (Amended Plan) (Received 12.12.2022)
- Street Scene 4 Drawing No. DE429-53A (Amended Plan) (Received 12.12.2022)
- Street Scene 5 Drawing No. DE429-54A (Amended Plan) (Received 12.12.2022)

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

Highway Safety and Parking

7. No part of the development shall be occupied unless and until the main proposed vehicular access to Egley Road has been constructed and provided with a means within the private land of preventing private water from entering the highway and visibility zones in accordance with the approved plans and thereafter the visibility zones must be kept permanently clear of any obstruction over 1.05m high.

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

8. No part of the development shall be first occupied unless and until the proposed emergency vehicular / pedestrian / cycle access to Egley Road has been constructed and provided with a means within the private land of preventing private water from entering the highway, visibility zones in accordance with the approved plans and thereafter the visibility zones must be kept permanently clear of any obstruction over 1.05m high.

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

9. The development, hereby approved, must not be first occupied unless and until the works detailed below for the provision of the following improvements to the public highway in accordance with the approved plans have been undertaken:
 - i) The improvement of the bus stops located at on the western and eastern side of Egley Road with a new cantilever shelter on the East and relocated shelter and realignment of the layby on the West as shown on drawing ITB14061-GA-004
 - ii) The provision of pedestrian/cycleway refuge Island to assist safe crossing of Egley Road north of the Bus lay-by as shown on drawing ITB14061-GA-004
 - iii) The provision of an informal crossing point comprising dropped kerbs and tactile paving at the emergency access point south of the main access as shown on drawing ITB14061-GA-009
 - iv) The provision of a new footway from the emergency access to the Hoe Valley School as shown on drawing ITB14061-GA-006

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

10. Prior to the occupation of the 1st (first) dwelling or apartment, hereby approved, details of a temporary operational footway/cycleway through the development site North to South must be provided and have been made available for use, in accordance with details which must have first been submitted to and approved in writing by the Local Planning Authority. The temporary operational footway/cycleway must be implemented in accordance with the approved details.

Reason: To ensure that the development should not prejudice highway safety nor cause inconvenience to other highway users and to promote sustainable modes of transport and connectivity of the development to the locality.

11. Prior to the occupation of the 30th (thirtieth) dwelling or apartment, hereby approved, the temporary operational footway/cycleway through the development site North to South must be removed and the land reinstated in accordance with approved Drawing No. DE429-20 Rev G (Amended Plan) (Received 02.03.2023).

Reason: To ensure that the development should not prejudice highway safety nor cause inconvenience to other highway users and to promote sustainable modes of transport and connectivity of the development to the locality

12. Prior to the occupation of the 30th (thirtieth) dwelling or apartment, hereby approved, a 3.0m wide pedestrian footway/cycleway through the development site North to South as shown on Drawing ITB14061-GA-009 must be provided and be available for public use. Thereafter the pedestrian footway/cycleway must be retained and maintained in accordance with the approved details.

Reason: To ensure that the development should not prejudice highway safety nor cause inconvenience to other highway users and to promote sustainable modes of transport and connectivity of the development to the locality.

13. The amended submitted Travel Plans (Ref: TW/RS/MSe/ITB14061-006c dated 30 November 2022 and TW/RS/CM/ITB18092-001c R dated 30 November 2022) (including measures to promote sustainable modes of transport, and provisions for the maintenance, monitoring and review of the impact of the Plan and its further development) of the development hereby approved must be implemented upon first occupation of the relevant (residential and care home) part of the development, and must thereafter be maintained, monitored, reviewed and developed to the satisfaction of the Local Planning Authority and County Highways Authority.

Reason: To promote sustainable modes of transport in accordance with Policy CS18 of the Woking Core Strategy 2012 and Policies in the NPPF.

14. No dwelling(s), hereby approved, should not be occupied unless and until that dwelling(s) are provided with a fast-charge Electric Vehicle charging point (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason: In order that suitable provision for electric vehicle charging points is made in accordance with SPDs Parking Standards 2018 and Climate Change 2013 and the NPPF

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

Reason: In order that suitable provision for electric vehicle charging points is made in accordance with SPDs Parking Standards 2018 and Climate Change 2013 and the NPPF.

16. No residential dwelling, hereby approved, should be occupied unless and until the designated vehicle parking spaces for that dwelling, as shown on Parking Layout Drawing No. DE429-13C (Amended Plan) (Received 12.12.2022) have been laid out within the site. Suitable space must also be provided at all times

to enable vehicles to turn so that they may enter and leave the site in a forward gear from the occupied dwelling. Thereafter, the parking/turning areas must be retained for their designated purposes.

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

17. The care home, hereby approved, should not be occupied unless and until the designated vehicle parking spaces for the care home, as shown on Care Home – Site Plan Drawing No. 0102 (amended), have been laid out within the site. Suitable space must also be provided at all times to enable vehicles to turn so that they may enter and leave the site in a forward gear from the care home. Thereafter the parking/turning areas must be retained and maintained for their designated purposes.

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

Construction Management

18. ++ No development associated with the residential element of the development compromising of dwellings and apartments should commence until a Construction Transport Management Plan (CTMP), to include details of:
- (a) parking for vehicles of site personnel, operatives and visitors
 - (b) loading and unloading of plant and materials
 - (c) storage of plant and materials
 - (d) programme of works (including measures for traffic management)
 - (e) provision of boundary hoarding behind any visibility zones
 - (f) HGV deliveries and hours of operation
 - (g) vehicle routing
 - (h) measures to prevent the deposit of materials on the highway
 - (i) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused
 - (j) no HGV movements to or from the site should take place between the hours of 8.15 am and 9.15 am and 3.00 pm and 4.00 pm nor should the contractor permit any HGVs associated with the development at the site to be laid up, waiting, in adjoining to the site during these times
 - (k) on-site turning for construction vehicles

Only the approved details should be implemented during the construction of the development.

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

19. ++ No development associated with the care home element of the development should commence until a Construction Transport Management Plan (CTMP), to include details of:
- (a) parking for vehicles of site personnel, operatives and visitors
 - (b) loading and unloading of plant and materials
 - (c) storage of plant and materials
 - (d) programme of works (including measures for traffic management)
 - (e) provision of boundary hoarding behind any visibility zones
 - (f) HGV deliveries and hours of operation
 - (g) vehicle routing

- (h) measures to prevent the deposit of materials on the highway
- (i) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused
- (j) no HGV movements to or from the site should take place between the hours of 8.15 am and 9.15 am and 3.00 pm and 4.00 pm nor should the contractor permit any HGVs associated with the development at the site to be laid up, waiting, in adjoining to the site during these times
- (k) on-site turning for construction vehicles

Only the approved details should be implemented during the construction of the development.

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

Secured by Design

20. No above ground development associated with the development hereby permitted should commence until details of crime prevention and security measures for the dwellings, car parking areas, hard and soft landscaping areas and bin storage area have been submitted to and approved in writing by the Local Planning Authority. The details must comply with the aims and objectives of the Police requirements of Secured by Design. The approved details must be implemented before the first occupation of the development and thereafter permanently retained.

Reason: To ensure the development achieves the required crime prevention elements and in the interests of the safety and amenities of occupants of the development and neighbouring properties.

Boundary Treatments

21. No above ground works should take place in association with the residential element of the development compromising of dwellings and apartments (excluding ground works and construction up to damp proof course (dpc) and the construction of the access) until details (in general accordance with Boundary Treatments Drawing No. DE429-16G (Amended Plan) (Received 17.01.2023)) have first been submitted to and approved in writing by the Local Planning Authority. The boundary treatments must thereafter be retained and maintained in accordance with the approved plans and must not be altered in any way without the prior written approval of the Local Planning Authority.

Reason: In the interests of visual and neighbouring amenity and to comply with Policy CS21 of the Woking Core Strategy 2012 and the NPPF.

22. No above ground works should take place in association with the care home element of the development (excluding ground works and construction up to damp proof course (dpc) and the construction of the access) until details (in general accordance with Boundary Treatments Drawing No. DE429-16G (Amended Plan) (Received 17.01.2023)) have first been submitted to and approved in writing by the Local Planning Authority. The boundary treatments must thereafter be retained and maintained in accordance with the approved plans and must not be altered in any way without the prior written approval of the Local Planning Authority.

Reason: In the interests of visual and neighbouring amenity and to comply with Policy CS21 of the Woking Core Strategy 2012 and the NPPF.

Environment

23. ++ Prior to the commencement of superstructure works for the care home, a scheme for the installation of equipment to control the emission of fumes and smell from the premises must be submitted to and approved in writing by the Local Planning Authority. The approved scheme must be fully implemented in accordance with the approved details prior to the first use/occupation of the premises. All equipment installed as part of the approved scheme must 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 and smell in accordance with Policy CS21 of the Woking Core Strategy 2012 and policies in the NPPF.

24. No fixed plant and equipment associated with air moving equipment, compressors, generators or plant or similar equipment should be installed until details, including acoustic specifications have been submitted to and approved in writing by the Local Planning Authority. Any equipment must be implemented and retained in accordance with the approved details.

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

25. ++Prior to the commencement of superstructure works on the residential buildings, hereby approved, details of the measures to be undertaken to acoustically insulate and ventilate the building for the containment of internally generated noise must be submitted to and approved in writing by the Local Planning Authority. The approved measures must be implemented in full prior to the first occupation of the development and must be retained in perpetuity thereafter.

Reason: To protect the environment and amenities of the occupants of neighbouring properties.

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

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

on or around the building(s) and elsewhere within the relevant part of the development must be submitted to and approved in writing by the Local Planning Authority. The submitted details must include the location and specification of all lamps, light levels/spill, illumination, CCTV cameras

(including view paths) and support structures including height, type, materials, colour (RAL) and manufacturer's specifications.

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

A Sensitive Lighting Management Plan – identifying how the final detailed external lighting design has had regard to the recommendations of the Bat Conservation Trusts' document entitled "Bats and Lighting in the UK – Bats and The Built Environment Series" must also be submitted to and approved in writing by the Local Planning Authority prior to the installation of any external lighting on the relevant part of the development (other than temporary construction / site works related lighting).

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

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

27. The development shall be carried out in accordance with the recommendations and mitigation measures proposed within Section 5 of the 'Ecological Survey Report (RPS, July 2022) and Section 5 Preliminary Ecological Appraisal (RPS, July 2022). Should any of the recommendations and mitigation measures require updating, then an update report(s) should be prepared by a suitably qualified ecologist and submitted to the LPA, with appropriate justification and reasoning.

Reason: In the interest of preserving and enhancing protected species and biodiversity in compliance with Policy CS7 of the Woking Core Strategy 2012 and the National Planning Policy Framework.

28. ++ The development hereby permitted shall not be occupied until a Landscape and Ecological Management Plan (LEMP), has been submitted to and approved in writing by the Local Planning Authority. This should be based on the Mitigation measures and ecological enhancements specified in the Preliminary Ecological Appraisal, ECO00250_871, Version B (RPS, July 2022) Ecology Survey Report, ECO00250, Version B (RPS, July 2022) and the Biodiversity Net Gain Assessment Report, ECO00250_873_F (RPS, February 2023) and Biodiversity Metric Calculation Tool 3.1 Rev5LP (RPS, February 2023), onsite landscaping and habitat creation in plan Post Development Metric Habitat Plan 5589/BIA2a dated October 2020 and biodiversity offsetting delivery proposals in the Technical Briefing Note dated 3 November 2020 .Should any of the recommendations and mitigation measures require updating, then an update report(s) should be prepared by a suitably qualified ecologist and submitted to the LPA, with appropriate justification and reasoning. The LEMP must include (but not be limited to) adequate details of:

- Description and evaluation of features to be managed and created including measures to compensate for tree removal;
- Number, location and type of boxes for bat and bird boxes, including provision integral to the design of the new buildings;
- Aims and objectives of management (which will include the provision for a measurable net gain in biodiversity units as calculated by a Biodiversity Metric Calculation Tool);
- Appropriate management options to achieve aims and objectives;
- Prescriptions for management actions;
- Preparation of a work schedule for securing biodiversity enhancements in perpetuity;
- Details of the body or organisation responsible for implementation of the LEMP;
- Ongoing monitoring, auditing and remedial measures;
- A suitably qualified ecologist– will provide a baseline biodiversity audit and survey of the on-site and off-site habitat(s) and locations as recommended by RPS BNG assessment (ECO00250_873 F, dated February 2023) to monitor the habitats present in both on and off site locations in compliance with the Environment Act (2021) and all future amendments or secondary legislation that may come forth;
- Details and evidence of the implementation measures and management of proposals including a timetable of delivery for a period of not less than 30 years from the commencement of the scheme;
- A timetable of ecological monitoring to assess the success of all habitats creation/enhancement. The timetable should detail that Ecological monitoring reports should be submitted to the LPA every 5 years;
- Details of legal / funding mechanisms; and
- A Protected Species Mitigation and Enhancement Strategy.

The LEMP as approved must be carried out as approved.

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

Trees and Landscaping

29. Protective measures must be carried out in strict accordance with the arboricultural Information provided by RPS (Arboricultural Survey Impact Assessment and Method Statement Ref: JSL4004_770 Rev C Dated February 2023) (Amended) received on 15 February 2023 including the convening of a pre-commencement meeting on site to include the project manager, project Arboriculturalist and the LA tree officer to agree monitoring frequency and supervision for all works within RPA's. No works or demolition shall take place until the tree protection measures have been implemented. Any deviation from the works prescribed or methods agreed in the report will require prior written approval from the Local Planning Authority.

Reason: To ensure reasonable measures are taken to safeguard trees in the interest of local amenity and the enhancement of the development itself.

30. Tree Planting must be carried out in strict accordance with Drawing No. DE429-20 Rev G (Amended Plan) (Received 02.03.2023), Drawing No. DE429-20 Rev

G (Amended Plan) (Received 02.03.2023) and Drawing No. DE429-51 Rev C (Received 02.03.2023). Prior to any planting associated with the above details, details of a monitoring regime for the construction of all rootcells beneath hard surfacing must be submitted to and approved, in writing, by the Local Planning Authority. Development must be carried out in accordance with the approved details.

Reason: To ensure the provision, establishment and maintenance of an appropriate landscape scheme in the interests of the visual amenities of the locality and the enhancement of the development itself.

31. Soft landscaping must be carried out wholly in accordance with Drawing No. DE429-20 Rev G (Amended Plan) (Received 02.03.2023) and Drawing No. DE429-20 Rev G (Amended Plan) (Received 02.03.2023), hereby approved. All landscaping must be planted in the first planting season (November-March) following the occupation of the buildings or the completion of the development 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: To ensure the provision, establishment and maintenance of an appropriate landscape scheme in the interests of the visual amenities of the locality and the enhancement of the development itself.

Care Home

32. Notwithstanding the provisions of Article 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) and the Town and Country Planning (Use Classes) Order 1987 (or any Order revoking and re-enacting that Order with or without modification) the care home building, hereby approved, (as are identified by the Tenure Plan Drawing No. DE429-14D (Amended Plan) (Received 21.12.2022)) must only be used for as a Care/Nursing home for elderly infirm residents by reason of dementia or nursing or other care needs and for no other purposes either within or outside Class C2 (Residential Institution) without the prior written permission of the Local Planning Authority.

Reason: To restrict the use of the development in accordance with the nature of the facilities proposed to ensure the development has no adverse impact on the integrity of the Thames Basin Heaths Special Protection Area and to comply with Policy CS8 of the Woking Core Strategy 2012, the policies in the NPPF and the Conservation of Habitats and Species Regulations 2010.

Archaeology

33. ++ No development should take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work, to be conducted in accordance with a written scheme of investigation which has been submitted to and approved, in writing, by the Local Planning Authority.

Reason: The site lies in an area of archaeological potential, particularly for, but not limited to, Prehistoric and Medieval remains. The potential impacts of the development can be mitigated through a programme of archaeological work in accordance with Policy CS20 of the Core Strategy 2012 and the NPPF.

Drainage

34. ++ The development, hereby approved, must not commence until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the planning authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non- Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS. The required drainage details should include:

- a) Evidence that the proposed final solution will effectively manage the 1 in 30 (+35% allowance for climate change) & 1 in 100 (+45% allowance for climate change) storm events and 10% allowance for urban creep, during all stages of the development. The final solution should follow the principles set out in the approved drainage strategy. Associated discharge rates and storage volumes shall be provided using a maximum discharge rate of 3.9 l/s.
- b) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.).
- c) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected from increased flood risk.
- d) Details of drainage management responsibilities and maintenance regimes for the drainage system.
- e) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.

Reason: To ensure the design meets the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site and in accordance with Policy CS9 of the Core Strategy 2012 and NPPF.

35. Prior to the first occupation of the development, hereby approved, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority. This must demonstrate that the surface water drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls), and confirm any defects have been rectified.

Reason: To ensure the Drainage System is constructed to the National Non-Statutory Technical Standards for SuDS and in accordance with Policy CS9 of the Core Strategy 2012 and the NPPF.

Foul Water

36. ++ Prior to commencement of the residential element of the development comprising of dwellings and apartments, hereby approved, confirmation must be submitted to and approved by the Local Planning Authority that demonstrates:
1. Foul water Capacity exists off site to serve the dwellings and apartments; or
 2. A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water. Where a development and infrastructure phasing plan is agreed, no occupation of the dwellings or apartments should take place other than in accordance with the agreed development and infrastructure phasing plan; or
 3. All Foul water network upgrades required to accommodate the additional flows from the development have been completed.

Reason: Network reinforcement works may be required to accommodate the proposed development. Any reinforcement works identified will be necessary to avoid sewage flooding and/or potential pollution incidents

37. ++ Prior to commencement of the care home element of the development, hereby approved, confirmation must be submitted to and approved by the Local Planning Authority that demonstrates:
1. Foul water Capacity exists off site to serve the care home; or
 2. A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water. Where a development and infrastructure phasing plan is agreed, no occupation of the care home should take place other than in accordance with the agreed development and infrastructure phasing plan; or
 3. All Foul water network upgrades required to accommodate the additional flows from the development have been completed.

Reason: Network reinforcement works may be required to accommodate the proposed development. Any reinforcement works identified will be necessary to avoid sewage flooding and/or potential pollution incidents

Waste Provision

38. ++ Notwithstanding the information submitted with the application, prior to the commencement of superstructure works for the residential development hereby permitted details of enclosures / screened facilities to be used for the storage of refuse and recycling containers, wheeled bins and any other containers where applicable must be submitted to and approved in writing by the Local Planning Authority. Refuse and recycling enclosures / screened facilities must be provided in accordance with the approved details before any relevant dwelling is first occupied and thereafter be permanently maintained for the lifetime of any relevant dwelling.

Reason: In the interests of amenity and to ensure the provision of satisfactory facilities for the storage and recycling of refuse in accordance with Policy CS21 of the Woking Core Strategy 2012 and policies in the NPPF.

39. The care home, hereby permitted, must not be occupied until details have been submitted to and approved in writing by the Local Planning Authority indicating the how the clinical waste will be stored/presented for clinical collection.

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

Sustainability

40. ++ Notwithstanding the information submitted with the application, prior to the commencement of superstructure works on a residential buildings, hereby approved, written evidence must be submitted to, and approved in writing by, the Local Planning Authority demonstrating that the dwellings within the development will achieve a maximum water use of no more than 110 litres per person per day as defined in paragraph 36(2b) of the Building Regulations 2010 (as amended), measured in accordance with the methodology set out in Approved Document G (2015 edition). Such evidence must be in the form of a Design Stage water efficiency calculator.

Development must be carried out wholly in accordance with such details as may be approved and the approved details must be permanently maintained and operated for the lifetime of the relevant dwelling(s) unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources in accordance with Policy CS22 of the Woking Core Strategy 2012, the Climate Change SPD 2013 and the provisions of the National Planning Policy Framework (NPPF).

41. Unless otherwise first agreed in writing by the Local Planning Authority, within 3 months of first occupation of the care home building a final Certificate must be submitted to and approved in writing by the Local Planning Authority certifying that not less than BREEAM "Very Good" in accordance with the relevant BRE standards (or the equivalent standard in such measure of sustainability for non-residential building design which may replace that scheme) has been achieved for the care home development.

Reason: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources in accordance with Policy CS22 of the Woking Core Strategy 2012, the Climate Change SPD 2013 and the provisions of the NPPF.

Other (Residential)

42. The balconies on the flats as shown on the plans, hereby approved, must not be enclosed and must be maintained in accordance with the approved drawings.

Reason: In the interests of visual amenity and to preserve the character and design of the development in accordance with Policy CS21 of the Core Strategy 2012.

43. No more than 50 per cent of the residential units hereby approved must be occupied until the play area (LEAP) as shown on the approved plans has been fully laid out in accordance with a scheme for the play area (including details of all play equipment to be installed) that has been submitted to and approved in

writing by the Local Planning Authority. The area must not thereafter be used for any purposes other than as a play area.

Reason: To ensure the provision of play and outdoor recreational facilities for children and young people in accordance with Policies CS17 and CS21 of the Woking Core Strategy 2012.

44. Notwithstanding the plans hereby approved, any window shown at first floor level or above on the north-western side elevations of Apartment Building 1, hereby approved, must be non-opening and glazed entirely with obscured glass. Once installed the window must be permanently maintained in that condition, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the residential amenity of the occupants of all residential units forming part of the development in accordance with Policy CS21 of the Woking Core Strategy 2012, SPDs Design 2015 and Outlook, Amenity, Privacy and Daylight 2022 and the NPPF.

45. Prior to the first occupation of the development, hereby approved, details of balcony screening for Apartment Building 1 and 2 must be submitted to and approved in writing by the Local Planning Authority. The development must then be implemented in accordance with the approved details and the balcony screens and must thereafter be maintained to the height and position as approved.

Reason: To protect the residential amenity of the occupants of all residential units forming part of the development in accordance with Policy CS21 of the Woking Core Strategy 2012, SPDs Design 2015 and Outlook, Amenity, Privacy and Daylight 2022 and the NPPF.

46. Notwithstanding the plans hereby approved, the western most windows of the two windows shown to serve 'sitting areas' shown at first floor level or above on the northern side elevation of Apartment Building 2, as identified on submitted plans (Apartment Building 2 – Plans Drawing No DE-429-42C (Amended Plan) (Received 23.02.2023), must be non-opening and glazed entirely with obscured glass. Once installed the window must be permanently maintained in that condition, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the residential amenity of the occupants of all residential units forming part of the development in accordance with Policy CS21 of the Woking Core Strategy 2012, SPDs Design 2015 and Outlook, Amenity, Privacy and Daylight 2022 and the NPPF

47. The window in the first-floor rear (southern) elevation shown to serve a bathroom of the dwelling on Plot 67, hereby permitted, must be glazed entirely with obscure glass and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed. Once installed the window must be permanently retained in that condition unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the residential amenity of the occupants of all residential units forming part of the development in accordance with Policy CS21 of the

Woking Core Strategy 2012, SPDs Design 2015 and Outlook, Amenity, Privacy and Daylight 2022 and the NPPF.

48. The window(s) in the first floor side elevation(s) on dwellings on Plots 39, 58, 70, 72, 73, 74, 76, 80, 82 and 83 and the first floor southern side elevation on Plot 64 and the first floor northern side elevation on Plot 75, hereby permitted, must be glazed entirely with obscure glass and non-opening unless the parts of the windows which can be opened are more than 1.7 metres above the floor of the room in which the window is installed. Where such window(s) are on a staircase or landing the 1.7 metre measurement must be made from the stair or point on a landing immediately below the centre of the window(s), upwards to the opening part of the window(s). Once installed the window must be permanently retained in that condition unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the residential amenity of the occupants of all residential units forming part of the development in accordance with Policy CS21 of the Woking Core Strategy 2012, SPDs Design 2015 and Outlook, Amenity, Privacy and Daylight 2022 and the NPPF.

49. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification) no additional openings must be inserted at first floor level or above on the rear elevations of Plots 64 and 67 hereby approved without the prior permission of the Local Planning Authority on an application made for the purpose.

Reason: To protect the residential amenity of the occupants of all dwellings forming part of the development, in particular Plots 70 and 73, and in accordance with Policy CS21 of the Woking Core Strategy 2012, SPDs Design 2015 and Outlook, Amenity, Privacy and Daylight 2022 and the NPPF

50. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification) no building, structure or other alteration permitted by Class A, B, C, D, E and F of Part 1 of Schedule 2 of the Order must be erected on the application site without the prior written permission of the Local Planning Authority on an application made for that purpose.

Reason: To prevent the overdevelopment of the site and to protect the residential amenity of the occupants of all dwellings forming part of the development and to ensure adequate provision of private amenity space to serve those dwellings in accordance with Policy CS21 of the Woking Core Strategy 2012, SPDs Design 2015 and Outlook, Amenity, Privacy and Daylight 2022 and the NPPF.

51. The garages, hereby approved, must only be used for the parking of vehicles and storage ancillary and incidental to the residential use of the dwelling houses and must be retained thereafter solely for that purpose and made available to the occupiers of the property or visitors at all times for parking purposes unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To preserve the amenities of the development and ensure provision of off-street parking facilities in accordance with Policies CS18, CS20 and CS21 of the Woking Core Strategy.