

LOCATION: 24 & GREENWAYS 26 LONDON ROAD, BAGSHOT, GU19 5HN

PROPOSAL: Erection of a three storey building to provide 15 No. one bedroom and 10 No. two bedroom retirement apartments with associated communal facilities, vehicular access, car parking and landscaping.

TYPE: Full Planning Application

APPLICANT: Churchill Retirement Living

OFFICER: Duncan Carty

RECOMMENDATION: GRANT subject to conditions

1.0 SUMMARY

- 1.1 This planning application relates to the erection of three storey building (including accommodation at second floor level partly in the roof) to provide 15 no one bedroom and 10 no two bedroom retirement apartments with associated communal facilities, vehicular access, car parking and landscaping. The site is located on the east side of A30 London Road located in the defined settlement of Bagshot. The site lies about 500 metres from the Thames Basin Heaths Special Protection Area (SPA).
- 1.2 It is considered that the current proposal would have an acceptable relationship with adjoining properties and would not have an adverse visual impact on character and trees, residential amenity nor highway safety. There would be a requirement for a contribution towards SANG, which is considered by condition, and SAMM, which is the subject of a Section 106 legal agreement to be provided. The current proposal is recommended for approval.

2.0 SITE DESCRIPTION

- 2.1 The application site is a roughly rectangular shaped site, within the settlement of Bagshot. The application site has an area of about 0.25 hectares. The application site comprises two residential properties and their associated gardens. The site includes mature vegetation (including a number of larger trees), particularly to the front and rear boundaries but no trees on the site are protected under a Tree Preservation Order. The site adjoins the Bagshot Park Care Home to the south and a public footpath (FP26) to the north flank boundary with the residential property 22 London Road further to the north (with the Sunrise Care Home beyond).
- 2.2 On the opposite side of A30 London Road are the grounds associated with Bagshot Park and forms a part of its Conservation Area. Residential properties in Lory Ridge lie to the rear of the site.

3.0 RELEVANT HISTORY

- 3.1 There is no relevant planning history for the application site.

4.0 THE PROPOSAL

- 4.1 The current proposal is to erect a three storey building to provide 10 two bedroom and 15 one bedroom units of retirement residential accommodation. Associated communal facilities including a shared lounge with tea making facilities and office/reception area are also proposed within this accommodation. The proposed block is roughly T-shaped in plan form, with an angled rear wing. The general width of the front part of the building would be 37.9 metres, reducing to 15.6 to 19.9 metres for the rear section with a maximum depth of 34.8 metres reducing to 32.3 metres at first floor (and above); and between 9 and 10.8 metres for the flank wings. The proposed building would have a pitched roof over to a maximum height of 10.6 metres but a predominant ridge height of 10.1 metres, reducing to between 5.5 and 6.5 metres at the eaves.
- 4.2 The proposed building, whilst a three storey development, would include roof accommodation in part, at the second storey level. The proposed building would be finished in a range of traditional materials; tile hanging, render, brick with quoin and window hood/sill detailing. Dormers and rooflights are to be provided with the accommodation within the roof.
- 4.3 A total of 12 car parking spaces would be provided to the front of the proposed building with the widening of an existing access provided onto A30 London Road. The proposal would result in the loss of landscaping on the site, including trees, with opportunities within the site for replacement.
- 4.4 The proposed building is set back a minimum of about 13.6 metres from the front boundary of the site with the A30 London Road and 7 metres from the rear boundary. The proposed building would be 2.5 and 2.9 metres from the north and south flank boundaries, respectively.
- 4.5 The application has been supported by a planning statement which confirms the proposal occupancy as follows:

"The accommodation is specifically designed to meet the needs of independent retired people, and provides self-contained apartments for sale contained within a single block. The apartments are sold with a lease containing an age restriction which ensures that only people of 60 years or over, or those with a partner of at least 55 years, can live in the development...Whilst the age restriction contained in the lease is 60, from recent research...it is found that the average age of occupiers is 79.

Sheltered housing provides many benefits which can reduce the demands exerted on health and social services and other care facilities – not only in terms of the fact that many residents remain in better health, both physically and mentally, but also doctors, physiotherapists, community nurses, hairdressers and other essential practitioners can all attend visit several occupiers at the same time. This lead to a far more efficient use of public resources."

Further to the communal facilities indicated in Paragraph 4.1 above, the statement also indicates the community facilities include a resident lodge manager, with an office at the site and working normal office hours, to oversee the maintenance of the site and general security/assistance to occupiers, a video entry system, a treatment room, communal lift, and overnight guest suite.

4.6 In support of the application, the further documents have been submitted:

- design and access statement;
- planning and heritage statement;
- transport assessment report;
- contamination site investigation report;
- ecological appraisal report and Phase 2 bat assessment;
- drainage impact statement;
- arboricultural assessment and method statement;
- viability report (supported by further assessment); and
- supporting stakeholder engagement statement.

5.0 CONSULTATION RESPONSES

5.1	County Highway Authority	No objections.
5.2	Natural England	No objections to the principle. Comments regarding the SANG position are awaited. Any formal comments will be reported to the Committee.
5.3	Arboricultural Officer	Comments awaited. Any formal comments will be reported to the Committee.
5.4	Surrey Wildlife Trust	No objections.
5.5	Local Lead Flood Authority	No objections.
5.6	The Council's Viability Adviser (DixonSearle)	Comments awaited on further information. Any further comments will be reported to the Committee.
5.6	Environmental Health	No objections.
5.7	Windlesham Parish Council	An objection is raised on parking grounds and overdevelopment of the site.

6.0 REPRESENTATION

At the time of preparation of this report, no representations in support and 5 representations raising objections which raise the following objections:

- 6.1 Impact of construction phase on traffic and parking in surrounding area [See *proposed Condition 8*]

- 6.2 Insufficient parking and impact of overflow parking on the local public highway network [*See Paragraph 7.3*]
- 6.3 Loss of light from the retained trees on the rear boundary and requests their removal. Previous agreements and actions to keep the rear boundary trees at a manageable height have been reneged [*See Paragraph 7.3*]
- 6.4 Impact of roots of, and debris falling from, retained trees on the rear boundary on neighbouring property/land [*Officer comment: This would not be a reason to refuse this application*]
- 6.5 Loss of privacy [*See Paragraph 7.3*]
- 6.6 Impact on property value/resale [*Officer comment: This is not a material planning consideration*]
- 6.7 Impact from noise from plant accommodation [*See Paragraph 7.6*]
- 6.8 Three large trees (proposed to be retained) in the south east corner of the site are seriously overgrown and could be a danger to adjoining residential properties [*See Paragraph 7.4*]
- 6.9 Loss of light [*See Paragraph 7.6*]
- 6.10 Too many care homes in the area [*Officer comment: Each application has to be assessed on its own merits*]

7.0 PLANNING CONSIDERATION

- 7.1 The application proposal is located within the settlement of Bagshot and lies opposite the Bagshot Park Conservation Area. The proposal relates to the provision of retirement (sheltered) residential development. Policies CP1, CP2, CP5, CP6, CP12, CP14, DM9, DM10, DM11 and DM17 of the Surrey Heath Borough Core Strategy and Development Management Policies 2012 (CSDMP); Policy NRM6 of the South East Plan 2009 (as saved) (SEP); Thames Basin Heath Special Protection Area SPD 2012; along with the National Planning Policy Framework (NPPF) and guidance in the Planning Practice Guidance (PPG) are relevant.
- 7.2 The site is located within a settlement area and relatively sustainable location. Such a location is, in principle, generally a preferable location than an open rural or green belt site. This is subject, however, to the following considerations which will be addressed in determining this application:
 - the impact on character and trees;
 - the impact on residential amenity;
 - the impact on the highway;
 - the impact on the SPA;
 - the impact on local infrastructure and financial considerations;
 - the impact on affordable housing provision; and
 - the impact on drainage and flood risk.

7.3 Impact on character, trees and conservation

- 7.3.1 Paragraph 56 of the NPPF indicates that good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places better for people. Paragraph 58 of the NPPF indicates that development should respond to local character and be visually attractive as a result of good architecture and appropriate landscaping.
- 7.3.2 Policy CP2 of the CSDMP states that all land should be efficiently used within the context of its surroundings and respect and enhance the quality of the urban, rural, natural and historic environments. Policy DM9 indicates that development should respect and enhance the local, natural or historic character of the environment; be it in a rural or urban setting. Policy DM17 relates to development which, if it is considered to affect a Heritage Asset, should establish and take into account its individual significance and seek to promote the conservation and enhancement of the asset and its setting.
- 7.3.3 The proposed building would provide a three storey building across the two residential plots, which currently contain two storey dwellings, extending the width and depth of development on the site. The current proposal would provide a significant increase in the amount of development on the site. However, noting the setting (with an adjoining care home to the south and very close care home to the north, which are both significant buildings); the setback and set-ins from both flank boundaries; the design which breaks up the built form and provides relief; and the detailing provided to add interest to the proposal, it would not significantly have an adverse impact on the setting or local character.
- 7.3.4 The south wing of the proposal would line up with the flank wall of the adjoining care home at Bagshot Park Care Home, and with heavy landscaping to the front of that site, the proposed development would not be clearly visible from the southern approach on the A30 London Road. The proposed north wing would be positioned in front of the adjoining residential property, 22 London Road, and would be clearly visible on the northern approach to the site on the A30 London Road. However, this part of the development is narrower in depth and, at a two storey height (with accommodation in the roof), this relationship would not have an adverse visual impact on the streetscene.
- 7.3.5 The proposal would result in the loss of some landscaping, including significant trees on the site. These trees are not protected and most are in a poor condition, particularly to the site frontage. The applicant has provided amended landscaping details which show opportunities to provide improved landscaping to the site boundaries, including the frontage. These include landscaping to the front boundary including an instant evergreen hedge and fastigate heavy standard trees and trees/shrubs to flank boundaries. The proposal would provide amenity space of about 900 square metres to the rear. This level of provision is considered to be acceptable in terms of its location and proposed use, and would help provide a setting for the building which would not appear cramped.
- 7.3.6 Noting the distance from the Bagshot Park Conservation Area and the built development around the application site within the settlement, it is considered that the proposal does not affect the Conservation Area or its setting.
- 7.3.7 As such, no objections are therefore raised to the proposal on character, tree and conservation grounds with the proposal complying with Policies CP2, DM9 and DM17 of the CSDMP and the NPPF.

7.4 Impact on residential amenity

- 7.4.1 The proposed buildings would have a two storey height with accommodation in the roof and balconies. The nearest dwelling, to the north flank, is 22 London Road which would be set about 21 metres from the flank wall of the rear wing (13 metres to the flank boundary of this property) and 10.5 metres from the flank wall about 6 metres for the flank boundary of this property), an end elevation, with this property. This level of separation would limit any adverse impact on the amenities of the occupiers of this property.
- 7.4.2 The proposed development would be provided with an end elevation facing the rear boundary. Noting the separation distance, of 11 metres at first floor level and above to the rear boundary, and dense landscaping retained with the residential properties in Lory Ridge to the rear, no adverse impact on residential amenities of the occupiers of these properties is envisaged.
- 7.4.3 No objections are therefore raised on residential amenity, with the development complying, in this respect, with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

7.5 Impact on the highway

- 7.5.1 The proposal would provide an increase in traffic generation and parking would be provided for 12 spaces, which is considered to be acceptable on the basis of the proposed occupation for which only a limited amount of car ownership would be expected. The increased traffic generation will have an impact on traffic movements on London Road but the transport statement considers that the proposed development would not have a significant impact on the operation of the local highway network, particularly during peak periods. The transport assessment indicates that over a typical day, parking surveys at other comparable sheltered housing developments in the South East, indicate a usage at an average level of 0.3 spaces per residential unit, compared with 0.6 spaces proposed to be provided per residential unit. In addition, the site is fairly sustainable, close to bus routes, the rail station and the Bagshot centre.
- 7.5.2 The County Highway Authority has raised no objections to the proposal in relation to its impact on highway safety and level of parking provision indicating:

"Sheltered housing developments are generally low traffic generators and car ownership/use amongst residents is very low. The parking provision is lower than the recommended maximum standards, however, the applicant has carried out parking surveys at other sheltered housing sites to demonstrate that the proposed parking will meet demand."

The proposed use would provide one member of staff, the site manager, and visitors such as doctors and other practitioners during the working day with family more likely to visit out of office hours and at weekends. Noting the age restrictions on occupancy and the type of accommodation, which would be a low dependency accommodation (in contrast to the nearby care homes), the parking demand would be relatively low.

- 7.5.3 No objections are raised on impact of the proposal on the local highway network with the development complying with Policies CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the NPPF.

7.6 Impact on the SPA

- 7.6.1 Policy CP14 of the CSDMP indicates that all new (net) residential development within 5 kilometres of the SPA is considered to give rise to the possibility of likely significant effect on the SPA. The application site lies about 500 metres from the SPA. Development between 400 metres and 5 kilometres, such as the application site, will be required to provide appropriate measures to avoid adverse effects on the SPA, which includes the contribution towards the provision of Suitable Alternative Natural Greenspaces (SANGs). For proposals of over 10 (net) residential units, the application site would need to be located within the catchment of these SANGs. In terms of the public SANGs, this part of the Borough falls outside of the catchment of these SANGs and an alternative solution is required.
- 7.6.2 The current proposal would provide self-contained retirement apartments with limited shared accommodation (owners' lounge) and it is anticipated that future occupiers would be active and mobile. As such, the proposed development would have to provide SANG mitigation against the impact of the proposal on the integrity of the SPA.
- 7.6.3 The applicant has put forward a case for providing a contribution towards the existing private SANG at Notcutts and the applicant is also aware that there is a proposal for a SANG at Windlemere Golf Club which is currently under consideration under application SU/16/1207. The application site falls within the catchments of both of these sites. However, clearly neither option is secured and may be extremely problematic to secure. The Notcutts SANGS was one of the first SANGS in Surrey Heath and dates back to a 2009 permission (SU/07/0702) in connection with the Earlswood Park estate. This includes a S106 Legal Agreement and management company responsibilities, with the current homeowners of Earlswood Park tied into the SANG through their deeds. There are currently unresolved issues with this SANG. Moreover, there is no guarantee that the Windlemere application will be granted. In the officer's opinion limited weight must therefore be given to the use of these SANGS.
- 7.6.4 However, notwithstanding this, in the appeal 2198634 for a development in Ash in the Guildford Borough, the Inspector took the view that:
- "I accept that there is no certainty that a suitable SANG will become available within the lifetime of a planning permission if the appeal were to succeed. However following the Judgement in Merritt v SSETR & Mendip DC..., it would be wrong of me refuse to impose a Grampian, or pre-condition, solely because there is no reasonable prospect of the action in question being performed within the time limit of the permission. Rather, so long as the condition would prevent any development until it was satisfied, refusal should only follow if there would be adverse planning implications from granting a permission which was not subsequently implemented."*
- On this basis, it is therefore considered that there would be no such adverse implications, imposing such a Grampian condition (see Condition 2), which limits the commencement of the approved development until the Council confirms in writing that the proposal has provided satisfactory arrangements for a SANG contribution to be provided.
- 7.6.5 Policy CP14B requires that all net new residential development provide contributions toward Strategic Access Management and Monitoring (SAMM) measures. A payment of £8,889 has been received in respect of SAMM and, as such, the proposal would accord with Policy CP14B of the CSDMP and the Thames Basin Heaths Special Protection Area Avoidance Strategy SPD 2012.

7.6.6 No objections are therefore raised to the proposal in relation to its impact on SPA grounds, with the development complying with Policy CP14 of the CSDMP, Policy NRM6 of the SEP and the Thames Basin Heath Special Protection Area Avoidance Strategy SPD 2012.

7.7 Impact on local infrastructure and financial considerations

7.7.1 Surrey Heath's Community Infrastructure Levy (CIL) Charging Schedule was adopted by Full Council on the 16th July 2014. As the CIL Charging Schedule came into effect on the 1st December 2014 an assessment of CIL liability has been undertaken. Surrey Heath charges CIL on residential and retail developments where there is a net increase in floor area of 100 square metres or more. This development would be CIL liable and the final figure would need to be agreed following the submission of the necessary forms. For example, the applicant is claiming part exemption due to the provision of affordable housing and at the time of writing the final amount of social housing relief is unknown. However, on the basis of the information submitted to date the amount of CIL payable is likely to be in the region of £111,720. Informatives would be added to the decision advising the applicant of the CIL requirements.

7.7.2 The CIL scheme provides for funding for SANG; open space; local transport projects and pedestrian safety improvements; play areas and equipped play space; indoor sports and leisure facilities; community facilities; waste and recycling; strategic transport projects; and flood defence and drainage improvements.

7.7.3 Any development proposal for new residential development attracting New Homes Bonus payments as set out in Section 70 of the Town and Country Planning Act (as amended by Section 143 of the Localism Act) is a local financial consideration which must be taken into account, as far as they are material to an application, in reaching a decision. Whilst the implementation and completion of the development, if it were approved, would result in a local financial benefit, for reasons as already outlined it has been concluded that this proposal does not accord with the Development Plan as it would give rise to significant harm.

7.8 Impact on affordable housing

7.8.1 Policy CP5 of the CSDMP indicates that affordable housing provision for 10 residential units would need to be provided on the site. This policy also confirms that this policy applies to private retirement homes. The current proposal has been supported by a viability report which indicates that the development would not be viable, if it were to provide any affordable housing at this site (or payment in lieu of such provision). The Council's Viability Advisers have indicated a payment in lieu of on-site provision is necessary on the basis of the evidence provided. The level of this contribution has been disputed by the applicant who has provided further evidence which has been provided by the applicant to support their position. An update will be provided by officers for the Committee.

7.8.2 Subject to the advice of the Council's Viability Advisers, there are no objections on these grounds with the proposal complying with Policy CP5 of the CSDMP and the NPPF.

7.9 Impact on drainage and flood risk

7.9.1 The application site falls within a Flood Zone 1 (low risk as defined by the Environment Agency) and the proposal has been supported by a drainage impact assessment. The assessment indicates that it may not be possible to provide an infiltration system and volume storage would be provided with surface water discharged through a gravity system to the public network. The LLFA raise no objections subject to the imposition of conditions.

7.9.2 No objections are therefore raised on these grounds with the development complying with Policy DM10 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the NPPF.

8.0 ARTICLE 2(3) DEVELOPMENT MANAGEMENT PROCEDURE (AMENDMENT) ORDER 2012 WORKING IN A POSITIVE/PROACTIVE MANNER

In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of Paragraphs 186-187 of the NPPF. This included the following:-

- a) Provided or made available pre application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.
- b) Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be registered.
- c) Have proactively communicated with the applicant through the process to advise progress, timescale or recommendation.

9.0 CONCLUSION

9.1 The proposed development is considered to be acceptable in relation to its impact on character, SPA, residential amenity, highway safety, and drainage/flood risk. The application is recommended for approval.

10: RECOMMENDATION:

GRANT, subject to the following conditions:

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: To prevent an accumulation of unimplemented planning permissions and in accordance with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

2. The proposed development shall be built in accordance with the following approved plans: JBA 17-002SK1 Rev A, 2006BS/P02 (except where varied by drawing no JBA 17-002SK1 Rev A), 2006BS/P03, 2006BS/P04, 2006BS/P05, 2006BS/P06, 2006BS/P07, 2006BS/P08, 2006BS/P09, and 2006BS/P10, unless the prior written approval has been obtained from the Local Planning Authority.

Reason: For the avoidance of doubt and in the interest of proper planning and as advised in ID.17a of the Planning Practice Guidance.

3. No development shall take place until written confirmation has been obtained from the Local Planning Authority that an appropriate contribution has been secured towards a Suitable Alternative Natural Greenspace (SANG) and no dwelling shall be occupied before written confirmation has been obtained from the Local

Planning Authority that the works required to bring the land up to an acceptable SANG standard have been completed.

Reason: To avoid significant effects of the development on the Thames Basin Heaths Special Protection Area and in the interests of nature conservation and to comply with Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies 2012, Policy NRM6 of the South East Plan 2009 (as saved), the National Planning Policy Framework and advice in Thames Basin Heaths Special Protection Area SPD 2012.

4. No development shall take place until details and samples of the external materials to be used shall be submitted to and approved in writing by the Local Planning Authority. Materials to be agreed will include the proposed brick, tile, guttering and fenestration. Once approved, the development shall be carried out using only the agreed materials.

Reason: In the interests of visual amenities of the area and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

5. The premises shall be used for retirement apartments occupied by persons aged no less than 60 years of age (with partners aged no less than 55 years of age) and for no other purpose (including any other purposes in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order), unless the prior written approval has been approved by the Local Planning Authority.

Reason: To ensure the provision of on-site parking accommodation and to accord with Policies CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012.

6. The parking spaces shown on the approved site plan no. 2006BS/P02 shall be made available for use prior to the first occupation of the development and shall not thereafter be used for any purpose other than the parking of vehicles.

Reason: To ensure the provision of on-site parking accommodation and to accord with Policies CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012.

7.
 1. No development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved, and implemented prior to first occupation. The submitted details should also include an indication of all level alterations, hard surfaces, walls, fences, access features, the existing trees and hedges to be retained, together with the new planting to be carried out and shall build upon the aims and objectives of the supplied **BS5837:2012 – Trees in Relation to Design, Demolition and Construction** Arboricultural Method Statement [AMS].
 2. All hard and soft landscaping works shall be carried out in accordance with the approved details. All hard and soft landscaping works shall be carried out in accordance with the approved details. All plant material shall conform to

BS3936:1992 Parts 1 – 5: Specification for Nursery Stock. Handling, planting and establishment of trees shall be in accordance with **BS 8545:2014 Trees: from nursery to independence in the landscape**

3. A landscape management plan including maintenance schedules for all landscape areas shall be submitted to and approved in writing by the Local Planning Authority before first occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The schedule shall include details of the arrangements for its implementation. The landscape areas shall be managed and maintained thereafter in accordance with the agreed landscape management plan for a minimum period of five years.

Reason: To preserve and enhance the visual amenities of the locality in accordance with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

8. Retained tree means an existing tree, group of trees or hedge which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the first occupation of the development unless otherwise subject to a Statutory Control such as a Tree Preservation Order or Conservation Area.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. All tree works shall be carried out by a professionally qualified Arboriculturist in accordance with the submitted Arboricultural Impact Assessment and Arboricultural Method Statement, unless otherwise agreed in writing with the Local Planning Authority. All facilitation and management tree works shall be carried out in accordance with **British Standard 3998: 2010 Tree Works - Recommendations**.

(b) If any retained tree is removed, uprooted or destroyed or dies or becomes seriously damaged or defective, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

Reason: To preserve and enhance the visual amenities of the locality in accordance with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

9. No development shall take place until a Method of Construction Statement, 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
 - (f) hours of construction

- (g) method for keeping the highway clean
- (h) confirmation that there will be no on-site burning of material

has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the site clearance, demolition and construction periods.

Reason: The condition above is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to accord with Policies CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

10. No development shall take place until further on-site ground investigation is undertaken in accordance with BRE 365 to confirm ground conditions including infiltration rate and ground water levels and if ground conditions are confirmed to be suitable for infiltration SuDS, an updated drainage strategy with infiltration SuDS using actual infiltration rates shall be submitted to and approved by the Local Planning Authority. If infiltration SuDS are not feasible due to ground conditions, runoff will be required to discharge offsite; details of the level of discharge and evidence of approval from the receiving body shall be submitted to and approved by the Local Planning Authority.

Reason: To ensure that surface water runoff does not lead to runoff onto adjoining land and to comply with Policy DM10 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

11. No development shall take place until details of the design of a surface water scheme has been submitted to and approved by the Local Planning Authority. Details of the surface drainage scheme shall include:

- (a) a design which is compliant with the national Non-Statutory Technical Standards for SuDS, National Planning Policy Framework and Ministerial Statement on SuDS;
- (b) evidence that the proposed solution will effectively manage the 1 in 30 & 1 in 100 (+ 30% climate change allowance) for storm events;
- (c) Details of how the sustainable drainage scheme will cater for system failure or exceedance events, both on and off-site;
- (d) Finalised drawings ready for construction to include: a finalised, scaled drainage layout detailing the location of SuDS elements, pipe diameters, levels, details of how SuDS elements will be protected from root damage and cross sections of each SuDS element and including details of any flow restrictions; and
- (e) a maintenance plan/regime including details of the asset manager/owner and their responsibilities.

Reason: To ensure that surface water runoff does not lead to runoff onto adjoining land and to comply with Policy DM10 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

12. No construction of the development hereby approved shall take place until details of how the sustainable drainage scheme, to be provided under Conditions 10 and 11 above, will cater for system failure or exceedance events both on and off-site and how the sustainable drainage scheme will be protected and maintained during

the construction of the development shall be submitted to and approved by the Local Planning Authority.

Reason: To ensure that surface water runoff does not lead to runoff onto adjoining land and to comply with Policy DM10 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

13. Prior to the development hereby approved is occupied, a verification report carried out by a qualified drainage engineer shall be submitted to and approved by the Local Planning Authority

Reason: To ensure the Sustainable Drainage scheme has been constructed as agreed under Conditions 9 and 10 of this permission and to comply with Policy DM10 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

Informative(s)

1. CIL Liable CIL1
2. Party Walls (etc) Act 1996 DE3