



Surrey Heath Borough Council
Surrey Heath House
Knoll Road
Camberley
Surrey GU15 3HD
Telephone: (01276) 707100
Facsimile: (01276) 707177
DX: 32722 Camberley
Web Site: www.surreyheath.gov.uk

Department: Democratic Services
Division: Corporate
Please ask for: Katharine Slmpson
Direct Tel: 01276 707157
E-Mail: democratic.services@surreyheath.gov.uk

Tuesday, 30 January 2018

To: The Members of the **Planning Applications Committee**
(Councillors: Edward Hawkins (Chairman), Nick Chambers (Vice Chairman),
Mrs Vivienne Chapman, Colin Dougan, Surinder Gandhum, Jonathan Lytle,
Katia Malcaus Cooper, David Mansfield, Max Nelson, Adrian Page, Robin Perry,
Ian Sams, Conrad Sturt, Pat Tedder, Victoria Wheeler and Valerie White)

**In accordance with the Substitute Protocol at Part 4 of the Constitution,
Members who are unable to attend this meeting should give their apologies and
arrange for one of the appointed substitutes, as listed below, to attend.
Members should also inform their group leader of the arrangements made.**

Substitutes: Councillors David Allen, Ruth Hutchinson, Paul Ilnicki, Rebecca Jennings-
Evans, Oliver Lewis and John Winterton

Dear Councillor,

A meeting of the **Planning Applications Committee** will be held at Council Chamber,
Surrey Heath House, Knoll Road, Camberley, GU15 3HD on **Thursday, 8 February 2018 at
7.00 pm**. The agenda will be set out as below.

Please note that this meeting will be recorded.

Yours sincerely

Karen Whelan

Chief Executive

AGENDA

	Pages
1 Apologies for Absence	
2 Minutes of Previous Meeting	3 - 6
To approve as a correct record the minutes of the meeting of the Planning Applications Committee held on 11 January 2018.	
3 Declarations of Interest	
Members are invited to declare any disclosable pecuniary interests and non pecuniary interests they may have with respect to matters which are	

to be considered at this meeting. Members who consider they may have an interest are invited to consult the Monitoring Officer or the Democratic Services Manager prior to the meeting.

Human Rights Statement

The Human Rights Act 1998 (the Act) has incorporated part of the European Convention on Human Rights into English law. All planning applications are assessed to make sure that the subsequent determination of the development proposal is compatible with the Act. If there is a potential conflict, this will be highlighted in the report on the relevant item.

Planning Applications

4	Application Number 17/0871: Princess Royal Barracks Deepcut, Brunswick Road, Deepcut, GU16 6RN	7 - 46
5	Application Number 17/1046: 24, and the Land to the Rear of 24-30, Benner Lane, West End*	47 - 74
6	Application Number 17/0880: 42, and Land to the Rear of 40-46, Kings Road, West End	75 - 84
7	Application Number 17/0765: Former Cheswycks School, Guildford Road, Frimley Green	85 - 108

*** Indicates that the application met the criteria for public speaking**

Glossary

Minutes of a Meeting of the Planning Applications Committee held at Council Chamber, Surrey Heath House on 11 January 2018

+ Cllr Edward Hawkins (Chairman)
+ Cllr Nick Chambers (Vice Chairman)

+ Cllr Mrs Vivienne Chapman	Cllr Adrian Page
+ Cllr Colin Dougan	+ Cllr Robin Perry
Cllr Surinder Gandhum	+ Cllr Ian Sams
+ Cllr Jonathan Lytle	Cllr Conrad Sturt
- Cllr Katia Malcaus Cooper	+ Cllr Pat Tedder
+ Cllr David Mansfield	+ Cllr Victoria Wheeler
+ Cllr Max Nelson	+ Cllr Valerie White

+ Present
- Apologies for absence presented

In Attendance: Michelle Fielder, Jessica Harris-Hooton, Emma Pearman, Neil Praine and Rachel Whillis

51/P Minutes

The minutes of the meeting held on 14 December 2017 were confirmed and signed by the Chairman.

52/P Application Number: 17/0651 - Compass House, 207-215 London Road, Camberley GU15 3EY

The application was for the alterations to fourth floor, and creation of a new fifth floor of building, with change of use of building from B1 (office) to C3 (residential), to form 37 one bedroom units and 13 two bedroom units with associated parking, cycle stores, bin stores, access and landscaping. (Amended Information Rec'd 03/08/2017 & 08/09/2017) (Amended plans & info rec'd 23/11/2017).

Members received the following updates on the application:

“The Heritage and Conservation Officer has now considered the application and raises no objections in respect of the impact upon the Grade 2 Listed Gatehouse at the entrance to the Royal Military Academy Sandhurst, opposite the application site.”

The officer recommendation to approve the application was proposed by Councillor Robin Perry, seconded by Councillor David Mansfield, and put to the vote and carried.

RESOLVED that application be approved, subject to a legal agreement and conditions.

Note 1

It was noted for the record that Councillor Edward Hawkins declared that he had attended a Design Review Panel on the building.

Note 2

In accordance with Part 4, Section D, paragraph 18 of the Constitution, the voting in relation to the application was as follows:

Voting in favour of the proposal to approve the application:

Councillors Nick Chambers, Mrs Vivienne Chapman, Colin Dougan, Edward Hawkins, Jonathan Lytle, David Mansfield, Max Nelson, Robin Perry and Ian Sams.

Voting against the proposal to approve the application:

Councillors Pat Tedder, Victoria Wheeler, and Valerie White.

53/P Application Number: 17/0948 - Garage Block North of 27 to 32 Evergreen Road, Frimley GU16 8PU

The application was for the erection of a three storey building comprising 6 x 1 bed affordable flats, with associated parking amenity space, cycle and bin storage, following demolition of existing garages and replacement of one garage for cycle/bin storage and replacement boundary walls. (Additional plans recv'd 06/11/2017). (Amended plan and additional plans recv'd 10/11/2017).

This application would normally have been determined under the Council's Scheme of Delegation; however it was being reported to the Planning Applications Committee at the request of Cllr Edward Hawkins.

Members received the following updates on the application:

"A Member site visit was undertaken on 9 January, attended by Cllr Edward Hawkins, Cllr Jonathan Lytle, Cllr Ian Sams and Cllr Pat Tedder.

SAMM payment has now been received.

Since the report was written, a further objection has been received which states the following:

- That the arboricultural report is not evidentially based and cannot be relied upon *[Officer comment: The Council's Arboricultural Officer reviewed the report, and this objection and has no concerns about the report's validity. The further comments raised by the objection do not change his conclusions.]*
- That the author acknowledges that tree pruning will have an impact on property value *[Officer comment: Property value is not a planning issue]*
- Replacement of a 1-storey property with a 3-storey property will negatively impact on natural light *[Officer comment: See section 7.5 of the report for assessment.]*

- Ecological report is not evidentially based and cannot be relied upon; ignored impact on flora and fauna, will affect wood doves and jays *[Officer comment: Surrey Wildlife Trust raised no concerns as to the validity of the report, which was a detailed report compiled by qualified ecologists. There is an informative on the report regarding the bird nesting season and conditions for bird boxes and suitable species.]*
- There is no party wall agreement in place *[Officer comment: Not a planning issue]*
- No serious consideration has been given to other planned developments including Deepcut and how these will better service the accommodation needs in the area *[Officer comment: Surrey Heath does not have sufficient housing supply including other planned developments – see section 7.3 of the Officer’s Report]”.*

The officer recommendation to approve the application was proposed by Councillor Colin Dougan, seconded by Councillor Jonathan Lytle, and put to the vote and carried.

RESOLVED that application be approved, subject to a legal agreement and conditions.

Note 1

In accordance with Part 4, Section D, paragraph 18 of the Constitution, the voting in relation to the application was as follows:

Voting in favour of the recommendation to approve the application:

Councillors Nick Chambers, Mrs Vivienne Chapman, Colin Dougan, Edward Hawkins, Jonathan Lytle, David Mansfield, Max Nelson, Robin Perry, Ian Sams, Pat Tedder, Victoria Wheeler, and Valerie White.

Chairman

This page is intentionally left blank

2017/0871

Reg Date 13/10/2017

Mytchett/Deepcut

LOCATION: PRINCESS ROYAL BARRACKS, BRUNSWICK ROAD, DEEPCUT, CAMBERLEY, GU16 6RN

PROPOSAL: Application for approval of reserved matters (layout, scale, appearance and landscaping) pertaining to phase 2B for the erection of 215 dwellinghouses (of which 35% are to be affordable units) pursuant to permission reference 12/0546 (as amended) (hybrid permission for a major residential led development totalling 1,200 new dwellings) and consideration of details to comply with planning conditions 9 (affordable housing), 16 (ecological mitigation and management), 23 (vehicle parking and cycle access), 25 (vehicle parking and electrical charging points), 29 (trees), 35 (sustainable homes), 37 (refuse), and 57 (noise) in so far as they pertain to phase 2B. (Amended and additional plans & information rec'd 04/01/2018, 11/01/2018 & 18/01/2018).

TYPE: Reserved Matters

APPLICANT: Cala Homes (Thames) Ltd

OFFICER: Michelle Fielder

1.0 RECOMMENDATION: GRANT subject to conditions

1.1 The application site comprises the Brunswick Woods character area of the wider PRB development located within the village of Deepcut. This application is the second reserved matters application (RMA) to be submitted for the site following the approval of 12/0546 (as amended by 12/0546/1, 12/0546/2 and 15/0676) which granted planning permission for the comprehensive redevelopment of the site for up to 1,200 dwellings and associated infrastructure. This application also seeks to part discharge a number of planning conditions imposed on 12/0546 as detailed below:

- Condition 9 – affordable housing
- Condition 16 – ecological mitigation and management
- Condition 23 – Vehicle parking and cycle access
- Condition 25 – Vehicle parking and electric charging points
- Condition 29 – tree retention
- Condition 35 – Sustainable homes
- Condition 37 - Refuse
- Condition 57 – Noise.

1.2 The proposal was subject to review by Design South East (DSE) at pre-

application stage and a number of amendments made. A further review was undertaken following the submission of the application and further amendments to the scheme have been made.

- 1.3 It is noted that the proposed development does not comply in full with the Design Codes submitted to, and approved by, the Council. However the areas of deviation are not matters where DSE object and taken as a whole it is concluded that the development proposed would sufficiently meet the aims and objectives of the Deepcut SPD, the relevant policies of the CSDMP 2012, the extant hybrid planning permission and the Design Codes. It is therefore recommended that planning permission be granted.

2.0 SITE DESCRIPTION

- 2.1 The application site comprises two areas of land on the PRB site which benefits from a hybrid approval for its re-development for 1,119 new build dwellings, 81 homes to come forward from the conversions of existing buildings, a Cc care home and an extensive range of infrastructure, community facilities and open space.
- 2.2 The two land parcels outlined by the application plans are formed from the land identified as Brunswick Woods in the hybrid approval and the policy documents which precede it.
- 2.3 As set out in the approved Design Code, the Brunswick Woods character area is, in this application split into two areas separated by a central swathe for use as a green corridor to link the village green to the north and the southern SANGS. This swathe also forms parts of a SUDS corridor. This swathe does not form part of the application site. With this in mind the application site to which this report relates is formed by a western and eastern parcel.
- 2.4 These land parcels comprise areas of woodland with semi natural broadleaf; mixed plantation woodland and a small area of coniferous woodland. The site also contains a derelict house, a car park and small areas of semi improved grassland.

3.0 RELEVANT PLANNING HISTORY

- 3.1 12/0546 - Hybrid planning application for a major residential-led development totalling 1,200 new dwellings. Approved.
- 3.2 12/0546/1 - NMA application to allow for the approved roundabout access at Deepcut bridge Road; Blackdown Road and Newfoundland Road and the spine road to be re-aligned. Approved.
- 3.3 12/0546/2 - NMA application to allow for the approved roundabout access at Deepcut bridge Road; Blackdown Road and Newfoundland Road and the spine road to be re-aligned. Approved.

- 3.4 15/0676 – Variation of condition 35 to allow for a change to the code for sustainable homes the development is to achieve. Resolution to approve – this application was however withdrawn in favour of NMA 12/546/3 which is pending.
- 3.5 15/1062 granted planning permission for the detailed design for the village green, central SANGS and spine road. Application 17/0871 approved minor material amendments to this permission.
- 3.6 17/0774 – MMA to 15/1062.

4.0 THE PROPOSAL

- 4.1 This application seeks detailed planning permission for 215 new build dwellings on part of the wider PRB site. This wider site has a hybrid approval for its redevelopment and this application seeks to gain approval for the detailed design and layout of the first residential phase of development to come forward.
- 4.2 The site location is the Brunswick Woods character area and the application site boundary is drawn tightly around two separate land parcels within this area. The submitted plans refer to these areas as the west and east parcels. Overall the development seeks to deliver:

Unit size	Total	Private	Affordable
1 bed apartments	26	0	26
2 bed units	76	46 (27 houses and 18 flats)	30 (8 houses and 33 flats)
3 bed houses	79	66	13
4 bed houses	28	22	6
5 bed houses	6	6	0
Total	215	140	75

The proposed affordable provision equates to 35% and the split is to be 50/50 between affordable rented and intermediate. The proposed parking levels to service this development are set out at paragraph 7.7.5.

- 4.3 The application is supported by the following documents:
 - Transport Statement
 - Travel Plan
 - Flood Risk and Drainage Strategy

- Ecological Mitigation Strategy
- Landscape Management and Maintenance Plan Document
- Air Quality Assessment
- Noise Assessment
- Sustainability Statement
- Public Art Strategy (this document deals with art installations outside of the red line(s) of this application)
- Design and Access Statement
- Affordable Housing Statement.

4.4 The application has been amended during the course of its submission.

5.0 CONSULTATION RESPONSES

5.1	SCC Transportation Development Control	No comments received.
5.2	SCC Countryside	No comments received.
5.3	SCC Archaeological Officer	No objection.
5.4	SHBC Drainage Engineer	No comments received.
5.5	SHBC Environmental Health Officer	No objection.
5.6	SHBC Arboricultural Officer	No objection.
5.7	Environment Agency	Do not have enough information to recommend the discharge of condition 16. The area around the watercourse must provide adequate mitigation and ecological enhancements/needs suggestions on daylighting of culverted section [<i>Officer comment: this area of land is not within the red line of the application site</i>].
5.8	Thames Water	Existing waste water infrastructure cannot accommodate the needs of this application – request a Grampian style condition be imposed [<i>Officer comment: See section 9.9 of this report</i>]
5.9	Highways England	No comments received.

5.10	Sport England	No comments received.
5.11	Basingstoke Canal Society	No comments received.
5.12	Surrey and Hampshire Canal Society LLFA	No comments received.
5.13	Surrey Wildlife Trust	No comments received.
5.14	Natural England	No comments received – however note bespoke SANGS solution has been agreed
5.15	Network Rail	No comments received.
5.16	Guildford Borough Council	No comment.
5.17	Woking Borough Council	No objection.
5.18	Rushmoor Borough Council	No objection.
5.19	West End Parish Council	No comments received.
5.20	Windlesham Borough Council	No comments received.
5.21	Deepcut Liaison Group	No comments received.
5.22	Mytchett, Frimley Green and Deepcut Society	No comments received.
5.23	The Church of England	No comments received.
5.24	Crime Prevention Officer	Minor comments made [<i>Officer comment: these have been taken into consideration in the assessment undertaken in this report.</i>]

6.0 REPRESENTATION

6.1 At the time of preparation of this report a total of 5 representations had been received; of these 3 raise objections to the development while 2 are in support of the application. The main issues raised can be summarised as follows:

6.2 Reasons given for objection:

- Infrastructure (proposed and existing) is inadequate [*Officer comment: this is not material to this reserved matters application and were considered under the outline/hybrid application.*]

6.3 Reasons given for support:

- New homes are needed.

7.0 PLANNING CONSIDERATION

7.1 This application seeks planning permission for 215 dwellings as part of the 1,119 new builds granted planning permission under 12/0546 (as amended).

7.2 The planning policy considerations have not materially changed since the determination of the hybrid approval in 2013 and there has been no change, as is relevant to the determination of this application, in the National Planning Policy Framework (NPPF) or the suite of documents forming the Council's Development Plan. The Council has however adopted a Residential Design Guide 2017 (RDG) and this along with site and parcel specific design guides for the site are material considerations. In light of this the principal consideration in the determination of this application is conformity with the hybrid permission and the specific requirements of Policy CP4 of the Core Strategy and Development Management Policies 2012, the Deepcut SPD and approved design codes with regards to the following main topic headings:

- The principle of the development and the quantum proposed;
- Layout, scale, massing and design response;
- Amenity considerations;
- Parking, highways, movement and access;
- Highways and traffic;
- Ecological considerations; and,
- Flooding and drainage
- Other matters – sustainability

It should be noted that while regard is had to the approved Design Codes this report does not assess the proposal against every detailed requirement of them. This is in part due to the very detailed nature of the codes, in addition providing as concise a report as possible.

7.3 The principle of the development and the quantum proposed

7.3.1 Overall the redevelopment of the PRB site is set to deliver 1,200 dwellings in addition to a care home. Of the 1,200 new homes, 1,119 are to come forward as new builds and 81 from conversions. The hybrid approval in place pursuant to 12/0546 has a number of approved plans and documents to guide the scale, massing and density of each phase / character area such that the development overall makes the best and most efficient use of land. The most relevant plans listed as approved plans on the 12/0546 decision notice are:

- Indicative scale;

- Indicate character area; and,
- Indicative density.

7.3.2 There have been a number of detailed approvals since the grant of 12/0546 which further guide the development, like for instance the design codes and the phasing plans. The approved design code for this land parcel indicates that between 200 and 235 dwellings are expected to be delivered from the land identified in this application. At its most basic level therefore the delivery of 215 units at a density range of 15 to 45+ dwellings per ha is in accordance with the parameters set out in the approved documents for the site. However, the acceptability of the development as actually submitted remains subject to the remaining and detailed considerations set out in the remainder of this report.

7.4 Layout, scale, massing and design response

7.4.1 The design principles for the development coming forward from Brunswick Woods character area are set out in both the Deepcut SPD and more recently the specific Design Code for this land parcel. These state that:

- A mix of development intensity will be expected, development is to provide for a mix of house types both in formal and informal groupings
- Development to the northern edge will be expected to provide enclosure to the northern edge with the village green (enclosure can be achieved by buildings, walls and vegetation)
- Wooded areas should penetrate through the development and provide green and soft pedestrian routes through to the SANGS and canal
- Development should have a soft and feathered interface with the SANGS
- Development along the western edge should retain tree cover; hard edges will not be acceptable along the southern, western and eastern edges
- Generous garden space and gaps between buildings are required
- Secondary areas of incidental green space will be positioned in central areas of the parcel
- A network of minor streets and pedestrian/cycles links will be provided for both cross parcel permeability and site wide /beyond.

For ease of checking for compliance with the design principles stated above the design code provides a 30 point check list which development proposals are required to measure themselves against. It is worth noting that while it is expected that proposals will comply with most of the stated objectives, the code provides for non-compliance if justification is provided.

7.4.2 Layout, development edges and boundary treatments

Much of the concerns raised by DSE in its reviews of the scheme have centred on matters outside of the applicants control. Such matters, like for instance, the land owners retention of a green swathe running through the Brunswick Woods character area gives rise to concerns about connectivity and the interplay between the respective edges of the developments. Similarly the military decanting from the site later than was anticipated has made the eastern parcel harder to access. The response to this initially saw dwellings set back from the road frontage and served off a cul de sac.

- 7.4.3 The applicant has responded to these concerns by amending the siting of houses / the parking solution along the site frontage of Brunswick Road. As a result 7 pairs of semi-detached dwellings set within the eastern parcel directly front the highway with parking via their frontage and access via drop kerbs. In addition concerns regarding the central swathe and how the east and west land parcel in this application relate to this have resulted in the wider DIO team appointing the same firm of architects (as are present in this application) to develop the proposals for this area. This detail is currently under consideration as a detail to comply pursuant to condition 10 of 17/0774. The DSE response advises that subject to conditions being imposed on any approval to require details of enduring management arrangements of all green spaces within the red line of this application site this arrangement would not be unduly harmful in character terms. Moreover concerns regarding the delivery and maintenance of areas of land abutting these land parcels are already addressed by planning conditions imposed on the decision notice and s106 pertaining to 12/0546.
- 7.4.4 The proposed layout provides a range of densities across the land parcel with higher densities achieved to the Brunswick Road frontage. This is primarily achieved through the provision of flatted blocks to this frontage. This achieves the higher degree of enclosure to the Brunswick Road frontage sought by the Design Code, but does mean that the plot formation looks similar across the site with little variation from the site frontage to the rear with the Southern SANGS interface. This approach has been a criticised by DSE. In the most recent plans the applicant has not changed the dwelling numbers and the particularly the eastern parcel has a plan form which is fairly regimented with 4 linear strips of development running across the parcel. The revised plans have, however, changed the dwelling sizes with some 4 bed dwellings being changed to 3 beds, while other 4 bed dwellings have been reduced in size. This has not addressed the concern that in plan form, the density looks similar across the site. It is, however, noted that whilst at the upper limit of what is sought in the site wide design code, the block formation is within an acceptable range.
- 7.4.5 The changes have altered the development edge with the Southern SANGS and in addition some front garden depths have increased which along with some variation in setbacks to dwellings to one another, in line with the advice from DSE, soften this edge. This has had the effect of loosening up this edge and providing a more feathered edge interface as sought by the Design

Code.

- 7.4.6 The proposal does not, in the officer's opinion, incorporate loose, informal clusters of dwellings and instead the plan form is primarily more formal. This means that instead of pockets of open space being dispersed through the site there is just one area proposed to each respective parcel. The size and location of the areas proposed are however considered acceptable and would provide sufficient break in the proposed built form, this coupled with the variation in separation distances between dwellings would help achieve a sense of spaciousness.
- 7.4.7 The edges of both parcels to the central green swathe are reasonably informal and a number of dwellings either directly faces this area or are corner facing units. DSE consider more could be done to address this feature and concern is also raised about the visual impact of boundary walls to secure private amenity space in this area. The applicant has amended this detail and now these boundaries are proposed to be piers, low brick walls and timber fencing. This will soften this impact; this effect can be further enhanced by planting.
- 7.4.8 The western edge of the western parcel incorporates a range of dwelling types and parking solutions and subject to suitable landscaping it is considered this would deliver a looser development edge. The eastern edge to the eastern parcel interfaces with the SANGS and the side elevations of 3 flatted blocks, their parking courts and one dwelling would abut this. The boundary edge would be very linear formed by low walls, piers and railings or panel infills. However the variation heights, spacing between the flat blocks/dwellings would provide visual breaks in the development along this edge, whilst the placement of windows overlooking this boundary would result in a degree of natural surveillance. Connectivity through the site to the SANG would also be provided and this would aid the integration of the land parcel to the wider community.
- 7.4.9 General connectivity through the parcels would be provided, however, in the officer's opinion these would not be as soft or green in character as originally intended by the Design Codes and, save for one, all would carry vehicular traffic with the pedestrian link being formed at the site boundary. However, it is considered both long and short range views through the development to the green spaces beyond will be achieved and accordingly it is not considered an objection on this ground should be sustained. The proposal incorporates a range of boundary treatments as set out in the Design Codes and whilst this includes the use of some timber panel (not specified as being an acceptable material in the codes) has been introduced in attempt to address concerns raised by DSE. In addition, the use of this material in public facing locations is limited. The boundary treatment plan as submitted is, subject to a condition regarding the height of the 'cleft' fencing to the SANG boundary considered acceptable.
- 7.4.10 Height and design response

A further area where the proposal is not in accordance with the Code is in respect of the heights of the proposed buildings. In this regard the Code

brought forward the SPD (and approved plan) height limit of 8.1m for two storey dwellings and the occasional use of landmark buildings to 2.5 storeys in height and 8.5m overall. The proposed development form does not comply with this and, for instance the apartment blocks have the appearance of the 3 storey development and stand 9.6m high. However, DSE are supportive of this and suggest that the height limit carried forward in the Site Wide Design Code is in fact an unnecessary constraint to a satisfactory layout being achieved on this parcel. In light of this specialist advice it is not considered an objection on this ground should be raised.

- 7.4.11 In general terms DSE have expressed support for the design response proposed noting general conformity with the Design Codes and commenting that the elevational treatments and use of materials shown would deliver a high quality development. Concerns raised regarding the elevation treatments to the front elevation of the flats have been addressed with the timber cladding removed to the ground floor such that the now proposed continuation of the red brick provides a more assertive base as suggested by DSE. Further concerns, like a lack of variation in the proposed built form to, for instance, the southern SANGS interface have been addressed by re-siting some dwellings in their plots and providing a wider material pallet. These changes are welcomed and will give rise to a more satisfactory form of development.
- 7.4.12 The development form proposed and the relationship between the proposed units is considered acceptable and whilst the grouping of dwellings could be looser it is considered what is proposed is acceptable.
- 7.4.13 The Design Code for this parcel provides a high degree of guidance for developers to adhere too and stipulates very detailed considerations, like for instance the depth of door recesses and the number of different materials which can be used on any dwelling. However, DSE has subsequently advised that this level of detail is not necessary in the code for this parcel. Moreover, in providing feedback the quality of the proposed finishes and the articulation of elevations has not met with any objection.

7.4.14 Levels, tree loss and landscaping

DSE raised concerns during pre-application discussions regarding the levels changes on site and questioned whether these had been taken into account in devising the proposed layout. Levels and sections plans have been submitted as part of the application package and these show how the site levels across the eastern parcel change with a drop of over 7m between the highest and lowest parts, the western parcel is not subject to such pronounced level changes; however there remains a variation between highest and lowest areas of circa 4m. DSE latest comments, based on the application submission, indicate that the Panel is satisfied that the level changes have been accommodated and that the proposal will adequately address and respond to these.

- 7.4.15 The proposal would require the removal of the vast majority of trees on the site. In support of the application details to comply with condition 29 of

12/0546 have been provided. This condition states:

The first reserved matters applications for each phase of development, shall include a Tree Retention and Protection Plan which shall include:

- a) plan showing the location of, and allocating a reference number to, each existing tree on the site which has a stem with a diameter, measured over the bark at a point 1.5 metres above ground level, exceeding 75 mm, showing which trees are to be retained and the crown spread of each retained tree*
- b) details of the species, diameter (measured in accordance with paragraph (a) above), and the approximate height, and an assessment of the general state of health and stability, of each retained tree and of each tree*
- c) details of any proposed remedial or management surgery works of any retained tree*
- d) details of any proposed alterations in existing ground levels, and of the position of any proposed excavation, within the crown spread or root protection area [RPA], (whichever is the greater), of any retained tree*
- e) details of the specification and position of fencing, ground protection and of any other measures to be taken for the protection of any retained tree from damage before or during the course of development*

In this condition "retained tree" means an existing tree which is to be retained in accordance with the plan referred to in paragraph (a) above.

It is worth noting that the wording of the condition does not require details of all existing trees to be recorded, similarly the condition wording merely requires the information to be submitted with the application.

7.4.16 In considering tree loss in this character area in the hybrid application the Report to Full Council advised:

'The indicative Masterplan does however show the removal of an area of trees south of Brunswick Road and that this area would be developed for housing. While individually significant trees could be retained in the new development, if this was the design chosen, there would be a significant change in the character of this part of the site. It is however considered that a development of this scale is bound to change the character of an area and it is not likely to be possible to produce an acceptable scheme without requiring some level of tree removal. The indicative Masterplan, although requiring some level of tree removal, would result in a development which would have an acceptable balance between the retention of the existing trees and landscaped areas and facilitating a much needed development.'

The comments above were made having regard to plans, which whilst marked with the term 'indicative' are listed as approved plans in the relevant

condition imposed on 12/0546. In this regard it is noted that both the approved scale and density plan show no trees being retained in the application site to which this application relates.

- 7.4.17 The submitted plans show 3 groups of retained trees retained in the western parcel comprising 15 trees in total. Groupings of retained trees would not be provided on the eastern parcel, however 8 individual trees would be retained on this parcel. The Arboricultural Officer has walked the site with the retained consultants and agrees that the bulk of the trees being removed to facilitate the development are low quality and that the best, high quality trees are being retained. Moreover, agreement has been reached that wherever possible suitable trees marked for removal will be reused on the site as part of the landscaping of the site. A full copy of the Arboricultural Officer's comments are provided as Annex 1 to this report.
- 7.4.18 In summary, it is noted that the proposal does not fully accord with the design codes approved by the Council, however it is considered that taken as a whole the proposed development would give rise to a satisfactory form of development and would meet the objectives of the CSDMP, the Deepcut SPD, the RDG and the design codes.

7.5 Amenity Considerations

- 7.5.1 The Council has a number of planning documents seeking to ensure residential amenity is not compromised. Policy DM9 of the CSDMP 2012 and the Residential Design Guide 2017 are relevant considerations as is the Site Wide Design Code (SWDC) and the Design Code approved specifically for the Brunswick Woods area (Phase 2B).
- 7.5.2 In general terms there is a requirement (10.7 of the SWDC) to provide minimum back to back distances of 20m. The proposed layout for both the east and western land parcels complies, in the main, with this objective. Some rear garden depths fall short of the generally sought 10m rear depth and some are of irregular in form, however it is not considered this is fatal to the favourable consideration of this application and, on balance it is considered the proposal meets the objectives of the policy documents.
- 7.5.3 The proposed development in the western parcel would share a common boundary with two dwellings (1 and 2 Brunswick Road). These dwellings are a pair of semi-detached houses and the proposed development along the boundaries to these units would in part be formed by communal parking areas to the sides. In this respect No.2 would share 12m (approx) of its 17m rear garden depth with a communal parking area; the other dwelling, No.1 would have a similar relationship with a parking area to serving flatted development to the east (wherein approx 15m of the rear garden depth would share a boundary with a parking court). The rear boundary of these dwelling would be shared with 5 new build dwellings. The retained separation distances between rear elevations would be a minimum of 28m. A 26m separation gap between the side elevation of No.1 and the proposed block of flats to the east would be provided.
- 7.5.4 The proposed development would materially alter the outlook and existing

arrangement whereby these dwellings are surrounded by undeveloped woodland; however that is not to say the proposed development would be harmful in planning terms. In this regard it is noted that the proposed siting would give rise to acceptable separation distances and no significant privacy or overbearing impacts would arise. The use of the proposed parking courts would generate some noise and disturbance however this would not be so harmful to the residential amenity as to warrant the refusal of the application.

- 7.5.5 The application is supported by an air quality assessment and the Environmental Health team have been consulted. The assessment concludes that the development will have a negligible impact on air quality and with suitable mitigation measures minimal dust soiling effects will arise.
- 7.5.6 Condition 57 of planning permission 12/0546 requires the building envelopes to be constructed to provide sound attenuation against external noise that maintains the internal environments at no greater than 35Db(A) and living rooms no greater than 40Db(A) as detailed in BS8233:1999.
- 7.5.7 The submitted assessment notes that the 1999 BS has been updated with BS8233:2014 and advises that this standard has been applied. The conclusions of this assessment note that acceptable internal noise levels can be achieved; however for a number of dwellings this will require the use of double glazing at both ground and first floor and for windows to be kept closed on these dwellings. Accordingly these units will require a mechanical ventilation system. This can be controlled by planning condition.
- 7.5.8 Unlike the recently adopted Residential Design Guide 2017, the design guides do not provide any space standards for amenity space provision; however it is considered the size and configuration of the private amenity space to the proposed dwellings is largely acceptable. It is noted that a large number of the proposed apartments do not have private amenity space provision (in the form of balconies) and nor is there much scope for communal amenity space provision. However in light of the outline/hybrid approval in place, and the large areas of open space totalling 69ha coming forward as part of the redevelopment of PRB it is not considered an objection should be raised.
- 7.5.9 Any development has the potential to give rise to temporary effects which can cause inconvenience and disruption to residents and businesses. The hybrid permission sought to address this by imposing planning conditions to control amongst other things, delivery routes, piling techniques, dust suppression techniques and hours of working. Subject to compliance with the planning conditions already imposed it is not considered the development proposed would give rise to conditions not considered at hybrid application stage.
- 7.5.10 In light of the above assessment it is considered the proposed development would provide for satisfactory living conditions for future residents and would not give rise to significant harm to the amenities of existing residents. The

proposal is therefore considered to acceptable and in compliance the Policy DM9 of the CSDMP 2012, the Deepcut SPD and, the RDG 2017 and the design codes.

7.6 Housing Mix and Affordable Housing

7.6.1 The affordable housing requirements for the development are encapsulated in condition 9 of permission 12/0546 and the s106. The former requires the submission of an Affordable Housing Strategy as part of the reserved matters submission while the latter sets a mix and tenure to be delivered.

7.6.2 Members may recall that as part of the requirements of condition 9 the Planning Application Committee agreed that the first residential phases of development (phase 2a and 2b) would deliver 35% affordable housing in line with the policy objectives for the site with the unit size in compliance with the s106.

7.6.3 The s106 mix and tenure requirements are provided below:

	Social Rented	Intermediate
1	30%	40%
2	30%	50%
3	25%	10%
4	15%	0

7.6.4 The proposed development would deliver 215 dwellings. This means that 75 dwellings are required for affordable housing purposes and based on the objective of the Deepcut SPD this provision is to be split 50/50 between social rented and intermediate. This gives rise to a split of 38/37 units across the two tenures. The development proposed would deliver:

	Affordable rent	Intermediate
1	12 (30%)	14 (39%)
2	11 (30%)	19 (15%)
3	9 (24%)	4 (11%)
4	6 (16%)	0
Total	38 (100%)	37 (100%)

It should be noted that while the s106 and policy documents refer to social rented, the application proposes affordable rented. Affordable rented is housing let by a private registered landlord to persons eligible for social rented housing and is let at a rent of no more than 80% of the local market rent. This type of housing complies with the NPPF definition of affordable housing, and is also compliant with the definition of AH given in the s106. It

is therefore considered the proposed AH tenure split / mix is acceptable.

- 7.6.5 The background policy documents also require the affordable housing to be tenure blind and provided in small clusters. The details provided indicate that the affordable units will be indistinguishable from the market housing and provided in small clusters.
- 7.6.6 The affordable provision with this reserved matters application therefore complies with s106 requirements, policy objectives and the strategy provided can be considered sufficient to discharge the requirements of condition 9 in so far as they relate to the red line(s) of this reserved matters application.
- 7.6.7 Turning to the private housing mix, the proposal would deliver 140 private homes and there is a policy requirement as set out in the SPD that the unit sizes provided will comply with the general requirements of Policy CP6 of the CSDMP 2012. However as detailed in the table below the Hart, Rushmoor and Surrey Heath Strategic Housing Market Assessment 2014-2032 (SHMA, November 2016) identifies a different market housing mix need for the Borough. The primary difference between the two mixes is the 2016 SHMA identifies a need for fewer small units. The table below sets out both mixes and that proposed.

	CP6 requirement	SHMA 2016	Proposed (% of 140)
1	10%	6.7%	0
2	40%	28%	46 (33%)
3	40%	44.3%	66 (47%)
4+	10%	21%	28 (20%)

- 7.6.8 The mix proposed is considered to generally compliant with the identified need of the SHMA 2016 and is therefore considered to be acceptable.

7.7 Parking, Movement and access

- 7.7.1 The traffic impacts associated with the re-development of the PRB site were considered in full in the assessment and determination of 12/0546. A number of highway improvements have been secured to mitigate the impact of the development on the local and wider highway network as set out in the s106. On site requirements for the development are also set out in a number of planning conditions imposed on this permission. This mitigation cannot be revisited in this application. The reserved matters application is however supported by a transport statement, swept path analysis, parking strategy and movement strategy plans.
- 7.7.2 The submitted statement advises that in addition to demonstrating compliance with the design codes and general highway requirements, this

application also seeks to discharge conditions 23, 24, 26, 27, 37 and the s106 obligations in so far as they relate to the red line(s) of the application site in this reserved matters application. Condition 23 pertains to the agreement on the details of cycle access and their provision thereafter, condition 24 the same for pedestrians, condition 26 pertains to the provision of vehicle electrical charging points, condition 27 the provision of cycle parking and condition 37, space for the storage of waste recycling.

7.7.3 The submission also advises that a travel plan has been provided pursuant to condition 63 of the decision notice ref 12/0546. However, this condition relates to the completion of a legal agreement pursuant to s106 of the 1990 TCPA and while there may be provision / requirement within that document for the submission of a travel plan this is not expressly required in the terms of that condition.

7.7.4 The submitted transport statement advises that parking is provided in accordance with county standards as required by the Deepcut SPD.

The table below provides details of the parking standards and the provision to be made within the reserved matters application.

Bed / unit size	County standard	Proposed provision
1 & 2 bed flat	1	1 (per AH) and 2 spaces per private 2 bed flat (with the exception of 1 unit)
1 & 2 Bed houses	1.5	Overall provision equates to 1.5 spaces per AH units, private units are to be provided with 2 spaces
3 bed houses	2	2
4+ bed houses	2+	3 per 4 bed and 4 per 5 bed
Total residents parking provision	345.5	413
Visitor		43

Electrical charging	1 per dwelling, 20% for flats / apartments	As per county requirements
---------------------	--	-------------------------------

- 7.7.5 The manner in which the parking is to be accommodated on site was part of the design coding process wherein 10 different parking solutions are stated as being acceptable subject to compliance with the County parking standards outlined above. The development proposal makes use of a number of these solutions (or typologies) and proposes, for example, on frontage parking, corner parking, on plot between dwellings, parking courts, and integral garages.
- 7.7.6 The submission advises that cycle parking will meet county standards and 1 secure cycle parking place is to be provided to each 1 and 2 bed unit and 2 spaces will be provided for every 3+ bed dwelling. This provision will be provided in the larger garages to dwellings where bikes can be stored. Houses without garages will be provided with a shed or bespoke cycle store, while flats will provided with secure cycle stores.
- 7.7.7 As indicated in earlier section of this report, the land parcel to which this application relates is split into two areas (east and west) by a central green swathe which forms part of green break in the built form but also part of the SUDS solution. Both will be accessed off the existing Brunswick Road and overall 2 main accesses will be provided off this main road. In addition the most eastern parcel will have 14 dwellings set in 7 paired semi's directly facing this road and served by dropped kerbs. This design / access arrangement is due to the MOD not vacating the wider site until after 2020 and has been designed to overcome DSE and officers concerns.
- 7.7.8 The submitted plans show how the proposed development will provide cross permeability and links to the strategic pedestrian and cycle routes and provide access to the bus stops along Brunswick Road. A condition would need to be added to ensure the wider development links into these.
- 7.7.9 The development is also required to have a distinct road hierarchy. A plan has been submitted which clearly shows a series of minor streets, shared surfaces and primary and secondary pedestrian and cycle routes.
- 7.7.10 The application as a whole, along with the very technical detail provided (like for instance, the refuse and vehicle tracking plans). SCC Highway Team has been asked to comment on the application submission and comments are awaited. These will be provided by way of update to the Committee.
- 7.7.11 In summary the range of parking solutions to be provided are considered acceptable and in accordance with the policy and approved documents

against which the development proposal is to be assessed.

7.8 Ecological considerations

- 7.8.1 The wider PRB redevelopment provides SANGS to mitigate the development's impact on the Thames Basin Heath and the Central SANG area is to be delivered prior to the occupation of any dwelling. This is secured through the s106 agreement pursuant to 12/0546. A condition will also be imposed on any favourable decision notice on this application to ensure there is no ambiguity and ensure that no dwelling is occupied prior to the SANGS being available. Similarly an informative to require payment of SAMM monies will be added.
- 7.8.2 Condition 16 of planning permission 12/0546 also requires detailed consideration of ecological considerations as part of the reserved matters application process by requiring the submission of an Ecological Management and Mitigation Strategy. The submitted strategy is based on survey works undertaken in 2009, 2011, 2014, 2015 and 2016. This has been supplemented by a walk over survey on 17 July 2017.
- 7.8.3 Species afforded legal protection on and adjacent the site include two species of bats (roosts found in Huntspill Cottage - common pipistrelle and long eared), badgers and woodland birds. There is also the possible presence of reptiles.
- 7.8.4 In terms of Huntspill Cottage, it is noted there is a need to obtain a European Protected Species Licence (EPSL) and this will require updated surveys and detailed mitigation. However in order for this licence to be obtained the works required will need to be undertaken by a licensed and suitably qualified person with the demolition of the existing cottage sensitively timed to avoid hibernation and maternity seasons. Alternative roosting opportunities will also need to be provided on the SANGS land.
- 7.8.5 The extensive tree felling to be undertaken to develop this part of the PRB site will also be likely to result in the loss of bat roosts. Trees with roosting potential are to be individually surveyed. In the event a roost is found a EPSL will have to be applied for before the tree can be felled. Trees which are considered to have a moderate to high potential for roosting, but are found to not have any roosts, will be felled on the day they are surveyed. Soft felling methods (a precautionary approach to ensure that if bats are present in any cavities) will also be employed as necessary.
- 7.8.6 Consideration has also been given to the impact construction lighting may have and the submitted strategy advises that this will be sited sensitively so

as to not directly light the woodland or the cottage or by ensuring it is shrouded.

- 7.8.7 There are no, in use, badger setts on the land associated with either the west or east land parcel outlined in the application, however there is a non-main sett located within the green swathe running between the two areas. However as no hard development is proposed in this area within this application no harm should arise. In addition para 4.11 of the strategy requires that the parcels be checked to ensure disused setts have not become active, sets are not concealed and no new setts have been formed. All open trenches and pits will be covered at night, be fenced or have an escaped route for animals to leave of their own accord.
- 7.8.8 The tree felling will obviously have the potential to impact of nesting and breeding birds. The main avoidance measure to deal with this is to ensure that the tree felling is undertaken outside of the nesting season (March to August). In the rare event that felling occurs in the nesting season a pre-fell check would be undertaken by an ecologist. A condition could be imposed to address this matter. The requirements of condition 29, as detailed 9.4.15 of this report are noted. The applicant wishes to commence felling of trees not earmarked for retention in the submitted plans during the week commencing 15 January to avoid any conflict with the nesting season.
- 7.8.9 There is limited suitable reptile habitat on either the east or west land parcels, however, those areas that are present will subject to a walk over survey between April to September when ambient temperatures mean that reptiles will be active. Any reptile refuses will be removed and the any reptiles found will be relocated to the closest suitable area of retained woodland.
- 7.8.10 All contractors will be advised of the habitat on site and the presence of any legally protected species. In addition, an ecological clerk of works will be on site or on call during any works to sensitive habitats. All wildlife fencing is to be in place prior to any development commencing.
- 7.8.11 A number of habitat enhancement proposals are included, as detailed below these include:
- Native landscaping
 - A minimum of 5 bat boxes installed on mature trees
 - A minimum of 5 bat boxes on houses
 - Bat friendly lighting
 - A minimum of 10 bird boxes on retained trees.

7.8.12 In addition residents will be informed of the value of the site and the measures taken to deliver a sustainable and bio diverse environment. This will take the form of leaflets as part of the sales/ purchase package. A five year monitoring programme is also to be put in place.

7.8.13 On the basis of the information provided and in the absence of any objections raised by statutory and non-statutory consultees it is considered the proposal would not give rise to harm to ecological features or to the biodiversity of the area. The proposal is therefore considered to comply with the aims and objectives of Policy CP14 of the CSDMP 2012 and the NPPF.

7.9 Flooding and drainage

7.9.1 Wider flooding and surface water drainage matters were considered at outline stage under application 12/0546 and indeed a number of planning conditions were imposed on that decision notice to deal with those matters. In this respect the consultation response from Thames Water is noted, however conditions covering these matters have already been imposed on the outline/hybrid approval .

7.10 Sustainability

7.10.1 Condition 35 of permission 12/0546 (as amended) requires the residential units to achieve at least Code Level 4 of the Code for Sustainable Homes and states that no dwelling shall be occupied until a final code certificate for the relevant dwelling has been issued confirming compliance. A copy of the certificate is to be provided to the Council. The application is supported by a 3 part Sustainability Statement which detailing compliance with the conditions requirement to achieve code 4. An informative will be added to any approval to ensure the applicant is aware of the need to provide the copy certificate to demonstrate this is actually achieved.

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

8.1 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 National Planning Policy Framework; this included;

- a) Providing pre-application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.
- b) Providing 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) Suggested and negotiating amendments to the scheme to resolve identified problems with the proposal and to seek to foster sustainable development.
- d) Proactively communicating with the applicant through the process to advise of progress, timescales and recommendation.

9.0 CONCLUSION

- 9.1 This application relates to the first phase of residential development to come forward from the redevelopment of the PRB site in Deepcut. The site is an important strategic site both in terms of the numbers of dwellings being delivered, and the contribution this will make to the Borough's housing supply, but also in terms of it setting a bench mark for future developers. In this regard the proposal has been the subject to two separate design review panels and amended plans provided to address much of the comments made. As a consequence of these amendments it is considered the proposal would meet the principle aims and objectives of the development plan, the outline planning permission and the design codes. It is therefore considered planning permission should be granted.

10.0 RECOMMENDATION

GRANT subject to the following conditions:-

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

Approved plans /document condition –detailed list of plan and document numbers to be agreed with applicant and provided as an update to the Committee.

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 NPPG.

2. The use of:
 - Ibstock Capital Multi Stock (Brick),
 - Ibstock Bexhill Red (Brick),
 - Ibstock Bevern Dark Multi Stock (Brick),
 - Pennine Stone Wetcast Grey,
 - Cape Cod Rebated Bevel Black (timber boarding),

- Marley Birkdale Slate Tiles colour blue/black,
- Sandtoft Vauban Clay Tiles Colour Multi Blend, and,
- Marley Eternit Acme Single Camber Clay Tiles Colour Red Sandface

in the external finishes of the development hereby approved is acceptable. However prior to any of the aforementioned materials being used a plan showing where these materials are to be used will be submitted to and approved by the Local Planning Authority in writing. No other materials other than those specified above will be used on any external finish / elevation / surface without details and samples having been first submitted to and approved in writing by the Local Planning Authority.

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, the Deepcut SPD and the approved Design Codes.

3. The development hereby approved shall be implemented in accordance with the time scales set out in condition 5 of permission 12/0546 (as amended).

Reason: To prevent an accumulation of unimplemented planning permissions and to comply with Article 4 of the Town and Country Planning (General Development Procedure) Order 2010 (or any order revoking and re-enacting that Order) and Section 92(2) of the Town and Country

Planning Act 1990 as amended by Section 51 (2) of the Planning and the Compulsory Purchase Act 2004.

4. Prior to the demolition of Huntspill Cottages an updated Bat Survey to confirm the roost status and any required mitigation will be submitted to and approved by the Local Planning Authority in writing.

The development will only be undertaken in accordance with the approved details.

In all other regards the development shall be undertaken in strict compliance with the Ecological Mitigation Strategy and Management Plan submitted in respect of condition 16 of permission 12/0546 prepared by JFA Environmental Planning September 2017.

Reason: In the interests of biodiversity and to ensure the development accords with Policy CP4 and Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the objectives of the Deepcut SPD 2012 and the NPPF.

5. The development hereby approved shall be undertaken in compliance with

condition 57 of permission 12/0546 (as amended) and the recommendations contained within the submitted noise assessment prepared by Phlorum and dated September 2017 implemented in full. In this regard details of any required alternative (to opening windows) means of ventilation necessary to secure internal noise levels meeting the requirements of BS8233:2014 must be submitted to and approved in writing by the Local Planning Authority prior to being installed on the relevant properties.

Reason: In the interests of the residential and visual amenities enjoyed by the occupiers of the dwellings and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

6. Prior to the commencement of any development on site details of the proposed management arrangements for open space, highways, internal access roads, shared surfaces, SUDS/ drainage features, parking courts, parking bays, and landscape features the ownership of which is not passed to either the homeowners, Surrey Heath Borough Council, Surrey Country Council or any registered Social Housing provider shall be submitted to and approved in writing by the Local Planning Authority.

Details to be submitted must include the name and contact details of the proposed management company, maintenance details and service charges.

Reason: To ensure a satisfactory form of development is retained and in accordance with Policy DM9 of the Core Strategy and Development Management Policies 2012, the Deepcut SPD and the NPPF 2012.

7. Notwithstanding the detail shown on the submitted Boundary Conditions Strategy the proposed cleft fencing shall not exceed 1m in height.

Reason: to provide a satisfactory form of development and to comply with the aims and objectives of Policy DM9 of the Core Strategy and Development Management Policies 2012, the Deepcut SPD 2012, the approved Design Codes and the NPPF.

8. Prior to the commencement of any development on site details of the registered provider of social housing (as defined by Section 80 of the Housing and Regeneration Act 2008) the intermediate and affordable rented housing is to be transferred to will be provided to and approved, in writing, by the Local Planning Authority. Moreover unless otherwise agreed in writing the affordable rented units shall only be used or occupied on affordable rented terms and shall be retained as such in perpetuity.

The affordable housing to be delivered pursuant to this planning permission is set out on submitted plan drawing reference 1307-D-1210 Rev A (contained within the Affordable Housing Strategy submitted 3 January

2018). Delivery will be phased in accordance with the requirements of Schedule 3 of the s106 pursuant to the permission reference 12/0546 (as amended).

Reason: To meet the housing needs of the Borough and to comply with the Deepcut SPD, Policy CP5 of the Core Strategy and Development Management Policies 2012 and the hybrid permission reference 12/0546.

9. Prior to the commencement of any development on site details of how the development is to achieve the Secured by Design Gold certification shall be submitted to, and approved in writing, by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: to provide a satisfactory form of development and to comply with the aims and objectives of Policy DM9 of the Core Strategy and Development Management Policies 2012, the Deepcut SPD 2012, the approved Design Codes and the NPPF.

10. Notwithstanding the detail shown on any other submitted plan (whether listed as approved or not) the development hereby approved will make provision for off-site connections to the southern SANGS and green swathe as shown on the submitted Movement Strategy Network ref 1307-D-1206 Rev B. In addition the road hierarchy, pedestrian and cycle routes will be delivered in accordance with these details.

Reason: to provide a satisfactory and sustainable form of development and to comply with the aims and objectives of Policy DM9, DM11 and CP11 of the Core Strategy and Development Management Policies 2012, the Deepcut SPD 2012, the approved Design Codes and the NPPF.

11. Prior to the first occupation of the development hereby approved on site details of refuse storage area(s), their screening and access thereto for all dwellinghouses shall be submitted to and approved by the Local Planning Authority. Once approved the details shall be implemented in accordance with the approved plans and thereafter retained.

Reason: To ensure visual and residential amenities are not prejudiced and to accord with Policies DM9 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012, the Deepcut SPD, the approved Design Codes and the NPPF.

12. All garages, carports, and parking spaces hereby permitted shall be retained for such purpose only and shall not be converted into living accommodation without further planning permission from the Local Planning Authority.

Reason: To ensure the provision of on-site parking accommodation and to

accord with Policy CP11 of the Surrey Heath Core Strategy and Development Management Policies 2012.

13. The development hereby approved shall be undertaken in accordance with submitted sustainability statement prepared by Briary Energy dated September 2017 and the dwellings hereby approved shall meet code level 4 of the Code for Sustainable Homes as a minimum. Final certificates showing compliance with this requirement for all dwellings shall be submitted to the Local Planning Authority.

Reason: to create a sustainable development and to ensure the development accords with Policy CP4 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the objectives of the Deepcut SPD 2012.

14. The development hereby approved shall be undertaken in compliance with the submitted air quality assessment prepared by Phlorum and dated September 2017.

Reason: In the interests of the amenities enjoyed by the occupiers of the dwellings and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

15. Notwithstanding the detail shown on any submitted plan or document (whether listed as approved or not) the approval of this application does not override the requirements of condition 32 (hard and soft landscaping) imposed on permission 12/0546 (as amended). Compliance with the terms of that condition is required.

Reason: to provide a satisfactory and sustainable form of development and to comply with the aims and objectives of Policy DM9, DM11 and CP11 of the Core Strategy and Development Management Policies 2012, the Deepcut SPD 2012, the approved Design Codes and the NPPF.

16. None of the residential units here by approved shall be occupied until the central SANGS area has been practically complete and made available for use.

Reason: In order to comply with Policy CP14 of the Core Strategy and Development Management Policies 2012, Policy NRM6 of the South East Plan, the NPPF 2012 and the Conservation of Habitats and Species Regulations 2017.

Additional conditions as required by PW/SCC / trickle points and any other matters arising - update to be provided at the meeting.

Informative(s)

1. The applicant is reminded of the need to comply with all relevant conditions, like for instance condition 35, imposed on decision notice 12/0546 (as amended) together with s106 and subsequent deeds, like for instance the requirement to pay SAMM monies.
2. The applicant is reminded of the need to review and take note of all relevant informative imposed on decision notice 12/0546 (as amended).



ARBORICULTURAL AND LANDSCAPE CONSULTATION

TO: MICHELLE FILEDER
FROM: PAUL S WATTS
SUBJECT: 17/0871 - PRINCESS ROYAL BARRACKS, BRUNSWICK ROAD,
DEEPCUT, CAMBERLEY, GU16 6RN
DATE: 7 DECEMBER 2017

Michelle

Further to the current development application in relation to the above location, the following observations and comments are made in relation to Arboricultural and landscape matters:

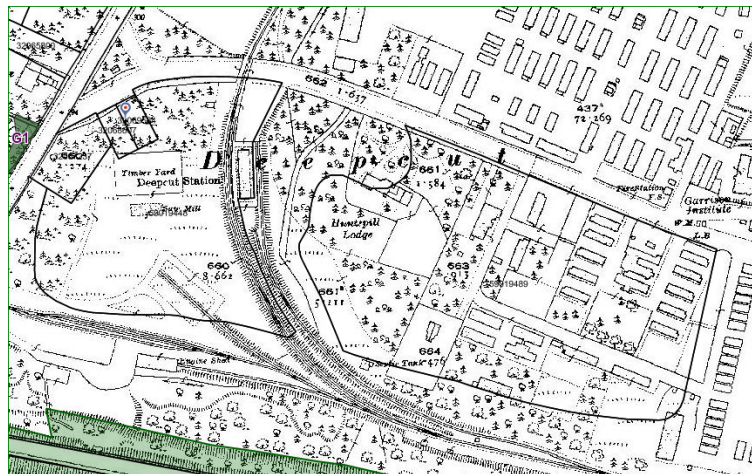
- An Arboricultural report and up to date tree survey has been prepared in this instance by Simon Jones Associates [Simon Jones] and dated June 2017. The previous Amenity Tree Care survey data was used as a base for the new survey but only the significant vegetation was included and the scrub and understorey excluded.

The report is BS5837:2012 compliant and includes an Impact Assessment and a Tree Protection Plan / Tree Constraints Plan and complies with the local validation requirements. A method statement has not been included at this stage and will need to be conditioned to be supplied and approved prior to the commencement of construction.

- There are currently no extant statutory controls in relation to the trees currently located on or immediately adjacent the property by way of TPO or Conservation Area.



- The proposals are for the approval of reserved matters (layout, scale, appearance and landscaping) pertaining to phase 2B for the erection of 215 dwellinghouses (of which 35% are to be affordable units) pursuant to permission reference 12/0546 (as amended) (hybrid permission for a major residential led development totalling 1,200 new dwellings) and consideration of details to comply with planning conditions 9 (affordable housing), 16 (ecological mitigation and management), 23 (vehicle parking and cycle access), 25 (vehicle parking and electrical charging points), 29 (trees), 35 (sustainable homes), 37 (refuse), and 57 (noise) in so far as they pertain to phase 2B.
- The area has in the past been used for railway sidings, a timber yard and also extensive barracks/billets. The redundancy of these areas has led to the emergence of a large quantity of pioneer tree species as secondary woodland over many years, primarily of scrub Oak, Sycamore, Birch etc.



- The supplied tree survey schedule advises 154 significant individual trees, 4 groups and 2 sections of woodland which is used to effectively identify areas of low quality scrub and understorey. There are no hedges present which exceed 20m in length and are greater than 30 years in age and the Hedgerow Regulations 1997 therefore do not apply.

A large proportion of the individual trees surveyed are of low quality, poor form and with very limited safe useful life expectancy. There is no evidence of any individual tree surgery remedial or management work or woodland management [thinning] for at least 20 years and the tree stock has declined progressively and continues to do so. The exception has been the tree removal works required to undertake the recent Japanese Knotweed mitigation project.

The Report advises 38 of the significant and dominant trees would be retained and the remainder removed and none of these trees are suitable for long term retention.

Additional tree management surgery works have been specified within the report and are acceptable. The two very large and significant Beech trees T950 and T951 have been surveyed and assessed in some detail and the desire of the Council that consideration be given to their retention has been made. The survey advises that whilst T950 tree has only moderate landscape value it has high cultural value and that its retention is merited and it is appropriately classed as a category A tree. Additionally, there is a proposal to perhaps retain several of the lesser unlisted minor trees as companions. Some management surgery works are required.

Regrettably, the extent of the major limb failure of T951 and the resultant structural compromise cannot be remedied means that this tree cannot be retained and will need to be removed and offset within the landscape planting scheme.

The report makes reference to and is supported by the Incidental Tree Retention Plan [SJAITR 17156-01 and dated June 2017] which advises and indicates “Areas where there is potential for incidental retention of existing trees or transplanting of young specimens...” Exploitation of these areas will allow for the retention and relocation of suitable young/early mature trees which have not been individually surveyed and assessed as significant. Clearly, any such trees would need to be assessed and marked prior to any tree works on site to ensure they are not removed as part of the clearance. Consultation with and the agreement of the Tree Officer should be part of this strategy and feature as part of the pre-commencement site meeting.

All tree works should be undertaken by a professionally qualified and appropriately insured specialist contractor in accordance with BS3998:2010 – Tree Works.

- The extent of vegetation removal and the extent of the proposed development will impact significantly on the landscape profile and character of the area. Whilst it must be remembered that these compartments of trees are primarily secondary woodland [not planted and maintained as such] with occasional significant landscape feature trees, it has become part of the broader landscape and the changes will be significant.

To offset the impact of tree removal, a comprehensive and sympathetic landscape planting plan must form part of the development. Tree species must reflect those growing locally and the use of high ornamentals avoided. The use of monocultures [rows of identical trees to the front of properties] must also be avoided. Fastigate cultivars would be appropriate for planting adjacent dwellings.

- Tree and ground protection measures have been detailed within the Report and are acceptable and must be a Condition of any consent granted.
- Local geology is reported as being:

Bedrock geology description: *Camberley Sand Formation - Sand. Sedimentary Bedrock formed approximately 34 to 56 million years ago in the Palaeogene Period. Local environment previously dominated by shallow seas.*

Setting: shallow seas. These rocks were formed in shallow seas with mainly siliciclastic sediments (comprising of fragments or clasts of silicate minerals) deposited as mud, silt, sand and gravel.

Vegetation related clay shrinkage subsidence has not been reported as an issue within this general area in the past and it is unlikely therefore that subsoils would be prone to volumetric change in the presence of significant vegetation.

Tree roots grow in the direction of least resistance and where they have the best access to water, air and nutrients. Root growth can cause physical damage to structures by simply pushing the ground apart and should be a consideration with regards to foundation provision.

- There is reference within the Arboricultural Report to a pre commencement site meeting. This is an essential element of the project phasing and provides for confirmation of safe guarding of retained tree stocks. A pre-commencement meeting must be agreed a minimum of 7 working days in advance of the start of any works on site to allow the Arboricultural and/or Enforcement and Case officers to attend. Tree works, tree and ground protection, storage etc. will all need to be agreed at that stage together with agreement of details relating to the Incidental Tree Replacement Plan. Final details regarding site supervision visits and reporting must also be finalised and agreed – in writing.

In conclusion, subject to the above observations and Conditions, I would raise no tree or landscape related objections to the proposals at this stage.

I trust this information is of assistance to you.

Paul S Watts

Arboricultural Officer

Addendum – 10 January 2018

A further two extensive site visits have taken place in mid-December and early January with the retained Arboriculturists, Simon Jones Associates [Frank Spooner]. The latter meeting was in the company of representatives of Cala Homes and the contractors appointed to fence the site, provide tree and ground protection measures and also undertake tree works.

The visits confirmed further the following:

- The removal of trees and understorey will be significant. The majority of trees to be removed are of low to very low quality and scrub with much of the below canopy vegetation being pernicious such as Rhododendron, Holly, bramble etc. with also an extensive compartment of Bamboo. Significant trees to be retained have all been marked and cross referenced with the tree retention/removal plan.
- The site meetings provided a means of discussing the desirability to try and retain additional emergent young trees throughout the site in the same manner as the retention of suitable small trees adjacent the culturally important Beech T950. SJA have considered this as part of their stated *“Incidental Open Space with Potential for Tree Retention Plan”*.

Due to the generally poor quality of trees present throughout the site, it is not anticipated that these would be in great number but any located and agreed upon through the progression of removal works would be lifted [using a tree spade] with the intention of relocation within the development area and as part of the broader landscaping. This option would secure not only emergent self-set trees that are optimised for the area but will also transplant the soils and associated organisms to aid successful establishment. The utilisation of onsite resources in this manner should be encouraged.

- Whilst efforts have been made to secure as much boundary plant material as possible it must be accepted that a large proportion is not suitable or sustainable. SJA have acknowledged this at section 4.2.30 of their report and highlights that new tree planting would be needed to contribute to a “woodland character”. Utilisation of onsite candidates should also be considered to help to “gap up”.
- Beech T951 will need to be retained in situ for some time prior to eventual removal due to the need for appropriate bat surveys to be completed and any bat handling/relocation requirements. It is likely that this will not be removed until mid to late summer.
- Wellingtonia T801 is desirable for retention but only as part of a supportive group and this has been demonstrated in the report and plan. At the time of the January visit it was noted that the top had suffered further recent storm damage with a large secondary leader having been blown out in recent days. Additional tree management works will be needed to address this damage.

- Establishment of the site boundary and fencing will require the early removal of vegetation. Tree protection fencing and any ground protection will be erected on conclusion of vegetation clearance works. The need for appropriate and regular site inspection and supervision of all works associated with the development by the retained consultant is essential as is liaison with and reporting to the Council.

A suitable Condition should be imposed to include the following:

“A pre-commencement meeting of all parties must be agreed a minimum of 7 working days in advance of the start of any works on site to allow the Arboricultural and/or Enforcement and Case officers to attend. Tree works, tree and ground protection, storage etc. will all need to be agreed at that stage together with agreement of details relating to the Incidental Tree Replacement Plan. Final details regarding frequency of site supervision visits and reporting procedures, selection and marking of any suitable trees for relocation within the site or temporary storage must also be finalised and agreed – in writing.”

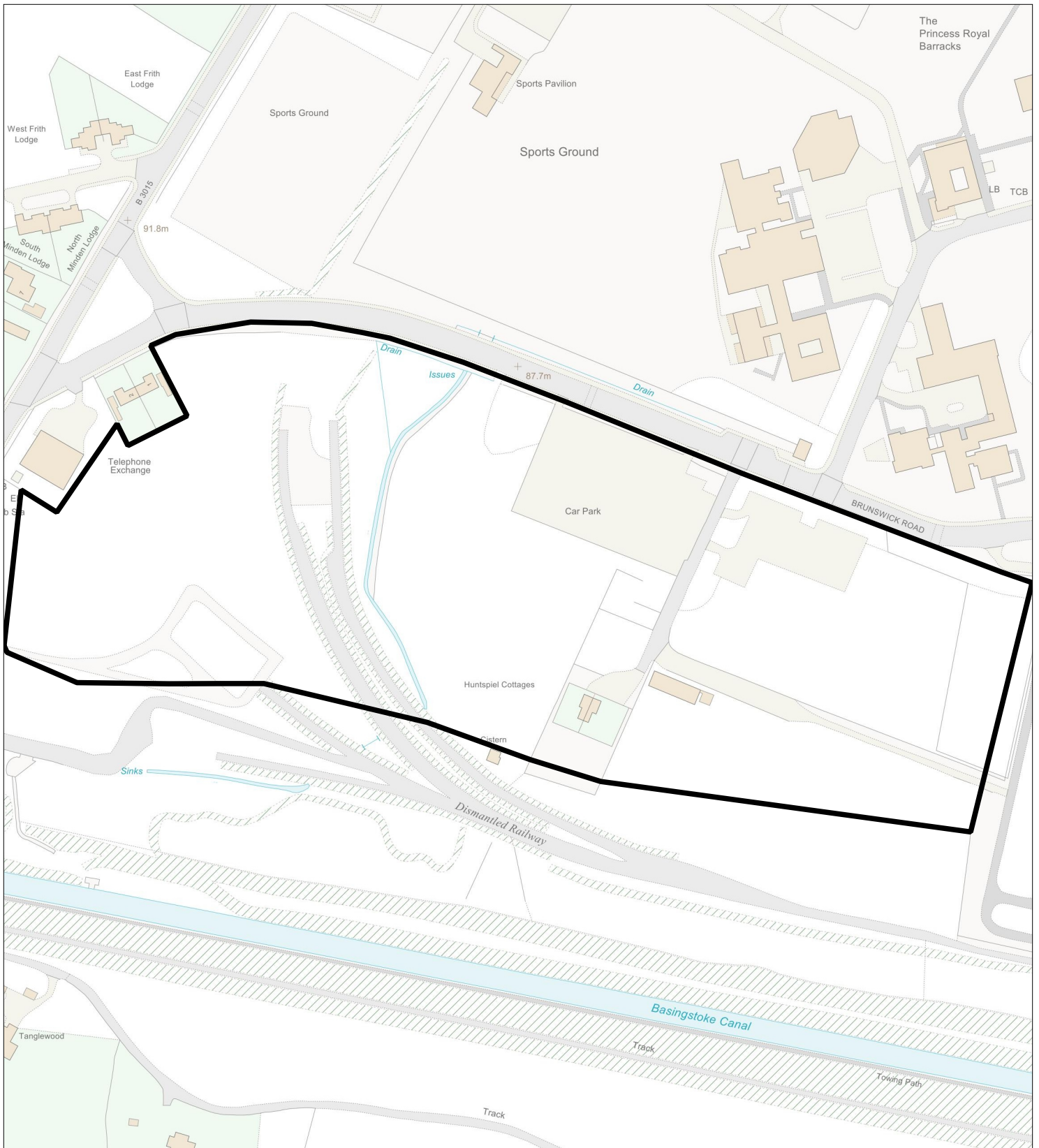
- Consideration will be needed for the possible re-emergence and treatment of Japanese Knotweed within the site.
- Due diligence will be required with regards to the approaching bird nesting season, the need for bat surveying and any other ecologically sensitive considerations.

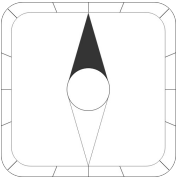
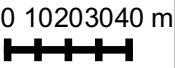

Again in conclusion and subject to the above observations and Conditions, I would raise no tree or landscape related objections to the proposals at this stage.

I trust this information is of assistance to you.

Paul S Watts

Arboricultural Officer



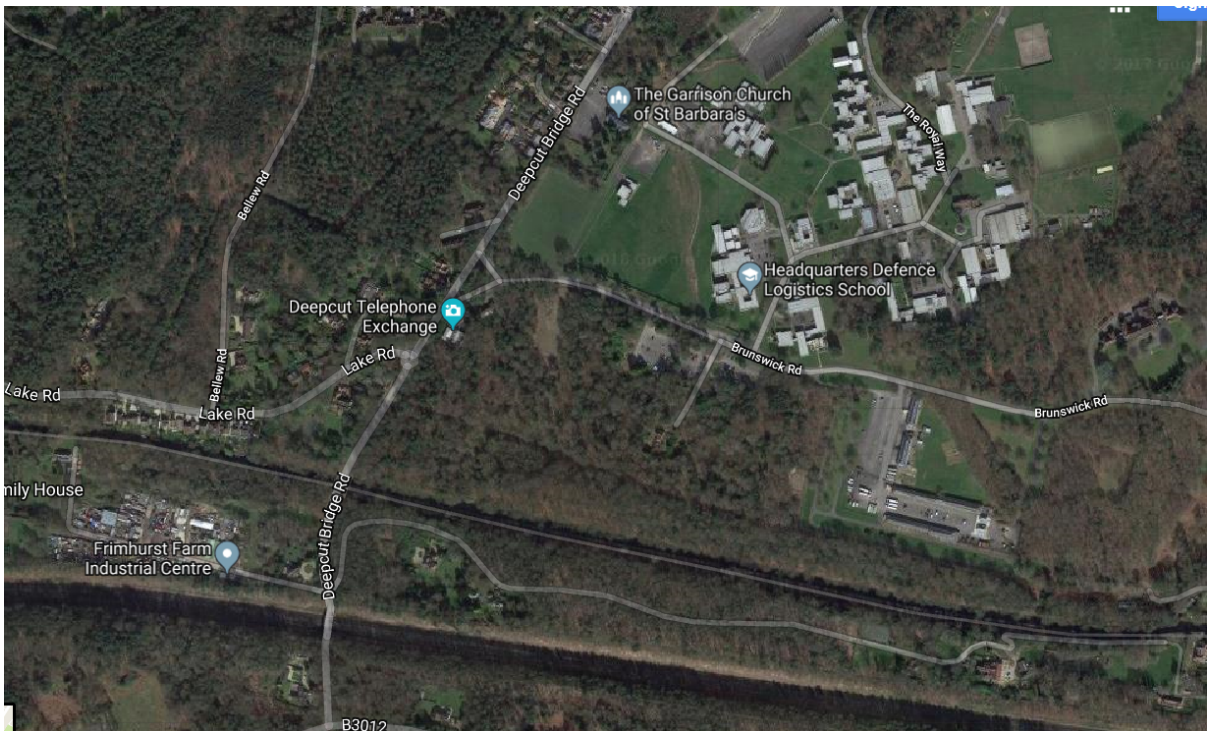
Title	Planning Applications		
Application number	17/0871		Scale @ A4 1:2,500
Address	PRINCESS ROYAL BARRACKS, BRUNSWICK ROAD, DEEPCUT, CAMBERLEY, GU16 6RN		Date 25 Jan 2018
Proposal			
Version 3			

This page is intentionally left blank

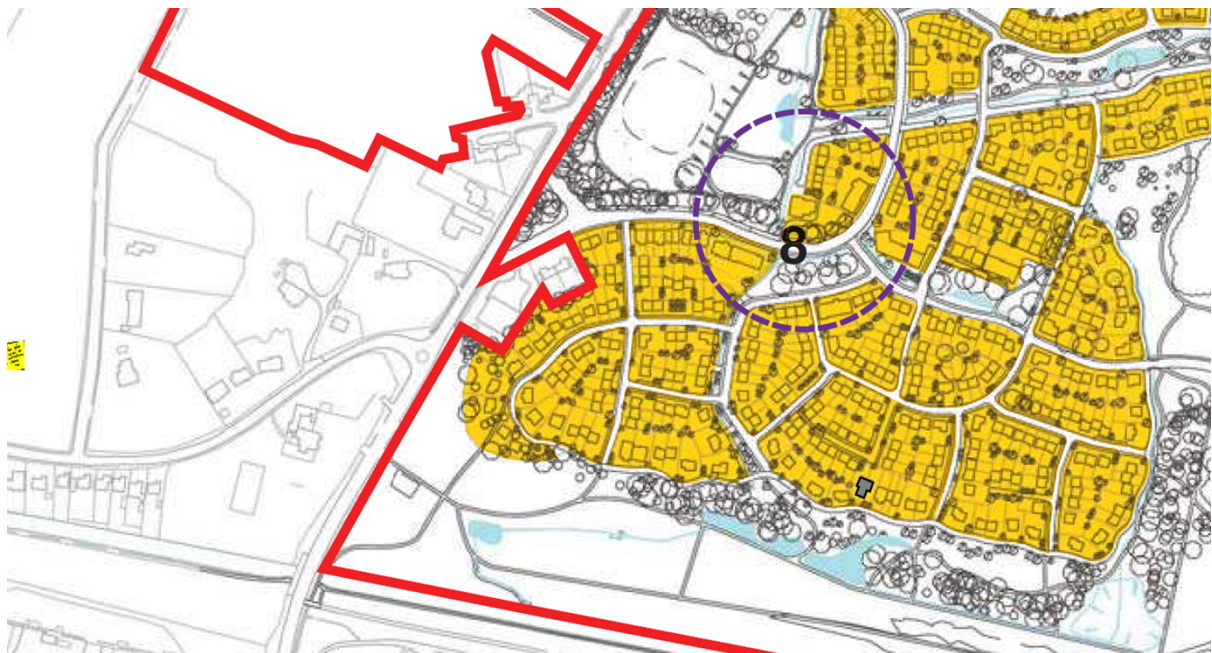
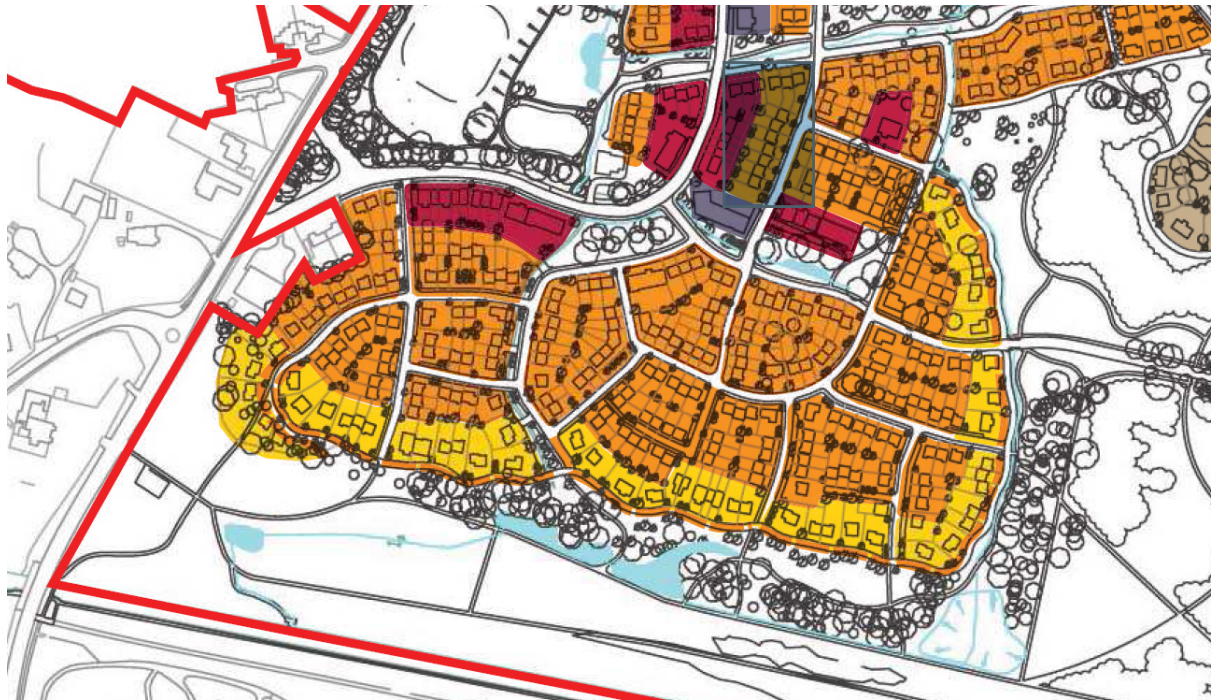
Location plan



Arial photograph



Hybrid /outline approved density and height plan



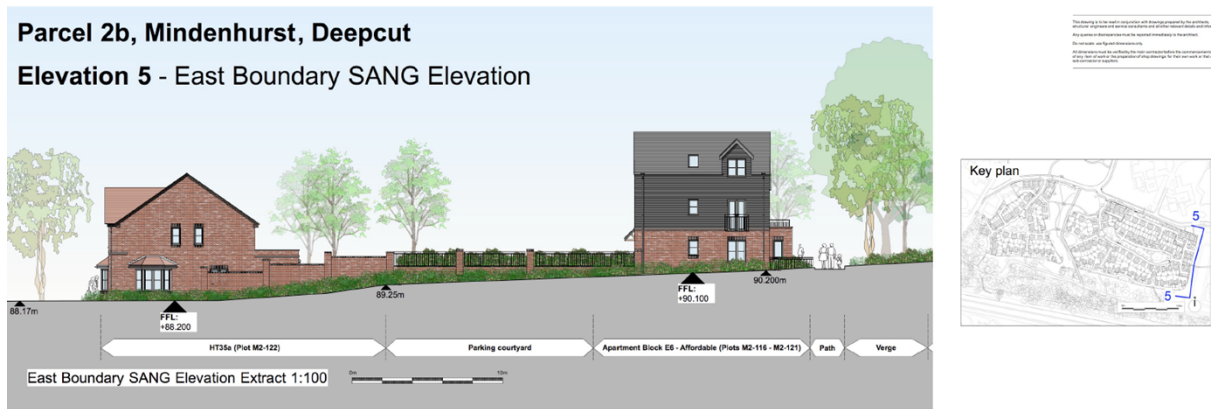
Proposed layout



Proposed sections

Parcel 2b, Mindenhurst, Deepcut

Elevation 5 - East Boundary SANG Elevation



Parcel 2b, Mindenhurst, Deepcut
Elevation 7 - Green Swathe Facing East



Green Swathe Facing East Extract 1:100



Green Swathe Facing East Extract 1:100

Parcel 2b, Mindenhurst, Deepcut
Elevation 3 - Woodlands Elevation - West



Woodlands Elevation - West - 1:200



Woodlands Elevation Extract - 1:100



This page is intentionally left blank

2017/1046

Reg Date 23/11/2017

West End

LOCATION: 24 BENNER LANE, AND LAND TO REAR OF 24 TO 30 BENNER LANE, WEST END, WOKING, GU24 9JQ

PROPOSAL: Residential development of 41 dwellings (comprising 4 x one bedroom, 9 x two bedroom, 13 x three bedroom and 15 x four bedroom units), with garages, parking, open space and access, including a principal access from the adjoining development (agreed under SU/16/0323 and SU/17/0202 on land North of Beldam Bridge Road), following the demolition of existing bungalow and garage/workshop. (Additional/Amended Plans - Rec'd 03/01/2018.) (Amended info rec'd 05/01/2018)

TYPE: Full Planning Application

APPLICANT: Taylor Wimpey UK Ltd.

OFFICER: Duncan Carty

RECOMMENDATION: GRANT subject to legal agreement and conditions

1.0 SUMMARY

- 1.1 This outline application relates to the erection of 41 dwellings on 24 Benner Lane and land to the rear of 24-30 Benner Lane at the edge of West End, including an access through the adjoining development (land north of Beldam Bridge Road); with parking and landscaping. No. 24 Benner Lane would be demolished.
- 1.2 The predominant part of the application site forms a part of the West End housing reserve site and the principle for residential development has been established by the Borough's housing supply position and the appeal decisions on nearby site (SU/15/0532 - land south of 24-46 Kings Road and 6 & 9 Rose Meadow, now with reserved matters approval under SU/16/0554 and now under construction, and SU/14/0445 – land north and east of Malthouse Farm, Benner Lane), as well as outline permission (with approval of reserved matters at the adjoining site, land north of Beldam Bridge Road SU/16/0323 and SU/17/0202, respectively). The remainder of the site falls within the settlement of West End. This application follows a design review for a 43 dwelling proposal at the site and the considerations of this review are set out later in this report.
- 1.3 In terms of the impact on local character and trees, residential amenity, traffic generation (including any cumulative impact with nearby housing reserve site developments), parking, highway safety, ecology, archaeology, drainage, flood risk, local infrastructure, housing mix and affordable housing provision and the Thames Basin Heaths Special Protection Area, no objections are raised, subject to the provision of a legal agreement, required to secure affordable housing and a SAMM contribution. With the completion of such an agreement and subject to conditions, no objections are raised to the proposal.

2.0 SITE DESCRIPTION

- 2.1 The site relates to 24 Benner Lane and land to the rear of 24-30 Benner Lane which is predominantly defined as a part of the West End housing reserve site. The land falls gently from west to east and the majority of the significant trees are located to site boundaries of this site. This 1.49 hectare site includes the residential garden of 24 Benner Lane and open land to the side/rear of 24-30 Benner Lane with commercial

buildings (a small car workshop) on a part of the site. The application site falls within an area of low flood risk (Zone 1 as defined by the Environment Agency).

- 2.2 The residential property, 24 Benner Lane and a small part of the land to the rear of site 24-30 Benner Lane, fall within the settlement of West End. The existing access to the site is from Benner Lane; via a gravel track to the front of 24-28 Benner Lane, which accesses from a corner location onto the outside of a right angle bend in the road. As such, the adjoining residential development (20 Benner Lane and beyond) lies to the west with the adjoining residential development (32 Benner Lane and beyond) lies to the north. The residential properties in Benner Lane in this location are mixed, but with bungalows predominant in closer proximity to the application site.

3.0 RELEVANT HISTORY

On part of the application site:

- 3.1 SU/15/0375 - Erection of 3 no. detached dwellings following the demolition of 24 Benner Lane and all outbuildings with the retention of 26 Benner Lane on a reduced curtilage (24 and 26 Benner Lane). *Approved in September 2015.*

Adjoining housing reserve site:

- 3.2 SU/16/0323 Outline planning application for the erection of 85 dwellings with new access, landscaping and open space (access only to be considered) on land south of 24-46 Kings Road and 6 & 9 Rose Meadow. *Approved in July 2016.*
- 3.3 SU/17/0202 Approval of reserved matter pursuant to outline planning permission SU/16/0323 for (appearance, landscaping, scale and layout) for the erection of 85 dwellings with new access, landscaping and open space on land south of 24-46 Kings Road and 6 & 9 Rose Meadow. *Approved in June 2017.*

The development under these permissions is now under construction.

On adjoining site:

- 3.4 SU/17/0821 Erection of 3 no. four bedroom and 1 no five bedroom dwellings with associated garages, parking, garden areas and boundary treatments and the erection of a detached garage in the rear garden of Thurdon following the demolition of existing garage and stable with new wall and gate. Creation of access to Thurdon and relocation of front door of Thurdon with existing properties retained on reduced curtilages on land to the rear of Thurdon, Bear Cottage and Homeleigh, Beldam Bridge Road. *Approved in November 2017.*

4.0 THE PROPOSAL

- 4.1 The proposal is for the erection of 41 dwellings following the demolition of existing dwelling providing, 4 no. one bedroom flats, 9 no. two bedroom houses, 13 no. three bedroom houses and 15 no. four bedroom houses with its proposed principal access from the adjoining development at land to the north of Beldam Bridge Road (SU/16/0323 & SU/17/0202). The access would be provided from that site onto Beldam Bridge Road, with limited access available onto Benner Lane. The dwellings would be arranged around a main spine access road, running from south to north, with short cul-de-sacs to the west flank (linking to the proposed pedestrian/emergency

vehicle access onto Benner Lane) and to the east flank (leading to open space at the east flank of the development).

4.2 The proposal would provide a predominantly two storey development to a general ridge height between 7.3 and 9.4 metres, with eaves heights of about 5 metres, with two pairs of semi-detached dwellings with roof level accommodation (including front dormers and rear rooflights) to a ridge height of 10.1 metres, with eaves heights of about 5 metres. The design of the dwellings is in a traditional form with brick, tile hanging or weather board finish to upper floors including detailing for window hoods and cills, and open porches. The proposal would provide 101 parking spaces (including 9 visitor spaces), including drive, garage and parking court spaces. This level of provision amounts to an average of about 2.5 spaces per unit.

4.3 The application has been supported principally by:

- Planning Statement;
- Design and Access Statement;
- Transport Statement;
- Flood Risk Assessment and Drainage Statement;
- Energy Statement;
- Landscape Management Plan;
- Arboricultural Report; and
- Ecological Report.

5.0 CONSULTATION RESPONSES

5.1	County Highway Authority	No objections.
5.2	Surrey Wildlife Trust	No comments received to date.
5.3	Archaeological Officer	No objections.
5.4	Arboricultural Officer	No objections.
5.5	Surrey County Council (Local Lead Flood Authority)	No objections.
5.6	Drainage Engineer	No objections.
5.7	Housing Officer	No objections.
5.8	Senior Environmental Health Officer	No objections.
5.9	West End Parish Council	An objection is raised on the lack of SANG and density of development. Concerns are also raised by cumulative impact on infrastructure (with other housing reserve site developments) and drainage impact.

6.0 REPRESENTATION

At the time of preparation of this report, 8 representations raising an objection had been received which raise the following issues:

6.1 Principle

- Development is not to ease housing shortage but to capitalise on Gordons School and local primary school (both at capacity) [*See Paragraph 7.4*];
- Future access indicated for adjacent land (to the north). No contact has been made (with this landowner) to date [*Officer comment: This would not be a reason to refuse this application*];

6.2 Character and trees

- Visually intrusive [*See paragraph 7.5*];
- Loss of trees [*See paragraph 7.5*];
- Change outlook from rural to urban [*See paragraph 7.5*];

6.3 Residential amenity

- Overlooking of residential properties and resulting loss of privacy [*See paragraph 7.6*];
- Impact from increased noise/disruption during construction with cumulative impact from other development sites [*Officer comment: There will be a method of construction statement required by condition*];
- Noise and disturbance from roads/access [*See paragraph 7.5*];

6.4 Highway and transportation matters

- Cumulative impact with other housing developments on local highway network. Traffic statement underestimates traffic flows in the local area [*See paragraph 7.7*];
- Impact of extra traffic generated by the proposal on the local highway network (including highway safety impacts), including traffic movements onto Beldam Bridge Road and Benner Lane (particularly when school is opening/closing) [*See paragraph 7.7*];
- More visitor parking is required to reduce parking on the nearby public highway [*see paragraph 7.7*];
- Parking standards are meaningless if on-street parking is not enforced. Parking provision of one space per one-bed flat is too low [*see paragraph 7.7*];
- No restrictions indicated to limit traffic onto Benner Lane [*See proposed condition 16*].

6.5 Other matters

- Impact on education provision [*Officer comment: The earlier housing reserve sites have been considered acceptable without any funding towards education due to the County Council's previous requests for funding not meeting the*

government tests for a planning obligation. This would not be a reason to refuse this application];

- Impact on health service provision [See paragraph 7.10];
- Impact on infrastructure (not sustainable) [See paragraph 7.10];
- Lack of SANG [See paragraph 7.8];
- Strategy of the provision of public SANGs in the east part of the Borough when there are more opportunities for development in the west part [Officer comment: *There is a strategic approach to provide SANG catchment across the whole of the Borough which is nearly complete. This includes the west part of the Borough*]
- Impact on flood risk and drainage and use of private ditches [See paragraph 7.9];
- Impact on wildlife habitats from tree removal [See paragraph 7.8].

7.0 PLANNING CONSIDERATIONS

- 7.1 The application sites fall partly within the West End reserve site and within the settlement of West End. The proposal is therefore assessed against Policies CP1, CP2, CP3, CP5, CP6, CP8, CP9, CP11, CP12, CP14, DM1, DM9, DM10, DM11 and DM17 of the Surrey Heath Core Strategy and Development Management Policies 2012 (CSDMP); Policy NRM6 of the South East Plan 2009 (as saved) (SEP); and the National Planning Policy Framework (NPPF).
- 7.2 Other relevant guidance includes: the Residential Design Guide SPD 2017 (RDG); West End Village Design Statement SPD 2016 (VDS); Thames Basin Heaths Special Protection Area Avoidance Strategy SPD 2012 (SPAAS); Infrastructure Delivery SPD 2012; and national Planning Practice Guidance.
- 7.3 The following issues therefore need to be considered with this application:
- The principle for the development;
 - Impact on local character and trees;
 - Impact on residential amenity;
 - Impact on highway safety;
 - Impact on ecology and the Thames Basin Heaths Special Protection Area;
 - Impact on local infrastructure and financial considerations;
 - Impact on land contamination, drainage and flood risk; and
 - Impact on affordable housing provision and housing mix.

Other matters include:

- Impact on archaeology; and
- Impact on energy conservation.

7.4 Principle of development

- 7.4.1 Policy CP8 of the CSDMP indicates that employment sites will be retained unless wider benefits to the community can be shown. In this case, permission SU/15/0375 supported the loss of the existing car workshop on the site on the basis of the low level activity from, this business, and size of the building. In addition, this use is incompatible use with the residential nature of surrounding land.
- 7.4.2 Policy CP1 of the CSDMP sets out the spatial strategy for the Borough and acknowledges that new development in the Borough will come forward largely from the redevelopment of previously developed land in the western part of the Borough. Policy CP3 of the CSDMP sets out the scale and distribution of housing within the Borough up to 2028, which is to be provided within existing settlements up to 2026 and, if insufficient sites have come forward, then between 2026 and 2028, the release of sustainable sites within the Countryside (beyond the Green Belt), sites identified through a local plan review. As such, it is clear that the local spatial strategy would not support the release of the application site for housing.
- 7.4.3 The NPPF has a presumption in favour of sustainable development and there are three dimensions to this: economic, social and environmental; and within its series of core principles includes the proactive delivery of housing, by providing a rolling five year supply of housing (plus buffer). The economic and social benefits of the proposal have to be weighed against any environmental harm caused by the proposal. The NPPF also has within its core principles the need to recognise the intrinsic character and beauty of the countryside. However, in the balancing of these and other core principles, the need for housing is a very strong material consideration in favour of housing development, particularly where a five year supply (plus buffer) of housing cannot be demonstrated. The conclusions in paragraph 7.8 of this report regarding the acceptable impact of the proposal on the SPA would indicate that the proposal would be regarded as sustainable development and Paragraph 119 of the NPPF and Footnote 9 are not engaged.
- 7.4.4 The HLSP 2017-2022 confirms that the Borough cannot demonstrate that a five year supply of housing (plus buffer) can be currently provided for the Borough, and this position has not changed since its publication in December 2017. The application site forms a part of a housing reserve site, under Policy H8 of the Surrey Heath Local Plan 2000 (as saved), demonstrating its acceptability for release for housing at some stage.
- 7.4.5 Following the appeal decision for SU/14/0532 (Land south of 24-46 Kings Road and 6 & 9 Rose Meadow), and other decisions under SU/16/0323 & SU/17/0202 (Land north of Beldam Bridge Road), SU/14/0451 (Land south of Beldam Bridge Road), SU/15/0594 (Land north and east of Malthouse Farm, Benner Lane) and SU/17/0399 (40, and land to the rear of 40-46, Kings Road), all of which fall within the same West End housing reserve site, the principle for the current proposal is considered to be acceptable, subject to the following assessment. In addition, with the residential development at land north of Beldam Bridge Road under construction, the application site would be surrounded on two sides by residential development.

7.5 Impact on local character and trees

- 7.5.1 Policy DM9 of the CSDMP indicates that development should respect and enhance the local natural or historic character of the environment and provide high quality design layouts which maximise the opportunities for linkages to the surrounding area and local services. Paragraph 56 of the NPPF indicates that good design is a key aspect of sustainable development and should contribute positively to making places

better for people. Paragraph 57 of the NPPF indicates that it is important to plan positively for the achievement of high quality and inclusive design for all development.

- 7.5.2 Policy DM9 of the CSDMP indicate that development will be acceptable where it provides *“high quality design with layouts that maximise opportunities for linkages to the surrounding area and local services; and respects and enhances the local...[or]...natural...character of the environment be it in an urban or rural setting, paying particular regard to scale, materials, massing, bulk and density;...”* Principle 7.4 of the RDG indicates that new development should reflect the spacings, height and building footprints of existing buildings, especially when these are local historic patterns. Principle 7.8 of the RDG indicates that architectural detailing should be used to create attractive buildings that positively contribute towards the character and quality of an area.
- 7.5.3 The application site falls within Character Area 4 of the VDS. The VDS indicates that this Character Area defines the central eastern boundary of the village has an open and rural/semi-rural feel with a mix of housing types, heights, scale and ages. The application site is fairly well contained with the woodland to the east boundary, (with the Green Belt beyond), the application site located behind residential properties, 24-28 Benner Lane, fronting the gravelled access road onto Benner Lane with the adjoining residential development site to the south, on land north of Beldam Bridge Road, now under construction. The overall development would provide a similar level of spaciousness which is to be provided on the adjoining development site (and the wider village) and this is considered to be acceptable in this context.
- 7.5.4 The current proposal would provide a predominant mix of detached and semi-detached properties, with one short terrace (plots 38-41). Four flats (plots 10/11 and 36/37) would be provided in the form, and with the appearance of, two storey detached/semi-detached blocks. There is also a mix of dwellings in Benner Lane but they are predominantly detached and semi-detached in nature, of different ages and styles, and some with limited gaps. The proposed development would be located in a corner location on land set back from and predominantly behind the residential properties on Benner Lane. Views of the proposed development from Benner Lane, and any other existing public vantage point, would therefore be more limited. Its impact on this wider character area is therefore reduced.
- 7.5.5 The current proposal has been the subject of a Design Review process at the pre-application stage. Following the receipt of comments from the Design Review Panel, the design has been amended to take account of these comments. The main conclusions of the Panel and how those issues have been addressed follow.

Character areas and architectural detail

- 7.5.6 The Design Panel considered that in reviewing the size of the site and the existing wider context of West End that “character areas” are not necessarily the right response to achieving architectural variety on the site. The Panel considered that Benner Lane in particular shows a variegated string of individual houses in various styles, adding to its character. A mix of elevational details and materials across the site would be appropriate than constraining certain details to a “character area”-led approach which was identified for the pre-application scheme. The Panel acknowledged the simplicity of some of the elevations which could benefit from the use of high quality materials, details required by condition.
- 7.5.7 The adjoining reserve housing layout (land north of Beldam Bridge Road) is to be provided with different character areas, with different materials and landscaping provided to differentiate between these areas. By contrast, the proposed

development is on a smaller site (of 1.49 hectares rather than 3.1 hectares for that adjoining site) and, as indicated by the Panel, would be considered to be too small, in itself, to require different character areas. However, the houses to the rural edge (plots 24-32), to the east, are to be predominantly treated with a weatherboarding to reflect this rural edge (in a similar manner to the development site to the south). For the remainder of the development, at variance to this adjoining scheme, would be provided with more regular variations in materials which provide variety of finish, reflecting the varied nature of dwellings within Benner Lane and this approach is considered to be acceptable in this context.

Layouts and routes

- 7.5.8 The Design Panel welcomed the new permeability created by the pedestrian link to Benner Lane, providing a pedestrian shortcut from the site to the south (land north of Beldam Bridge Road), and the curtailed link (between plots 19 and 20) to the site to the north (which also falls within the housing reserve site). The south view from Benner Lane towards the site would be terminated by a car port area, in the south west corner of the site, which should be moved. A pedestrian link should be explored for the open space (at the east edge of the site) to the south. The new space provided at the vehicular link from the adjoining site should be better resolved and improvements to this space should be provided. Further work should be undertaken to indicate how the buildings surrounding this space should turn the corners.
- 7.5.9 The proposed layout would provide a cul-de-sac form of development, providing two smaller road branches with a connecting link possible to the adjacent development site (further north) and would have a principal access from the adjoining development (land north of Beldam Bridge Road). A link would also provide footpath and emergency access from Benner Lane. The dwellings surrounding the new space provided at the vehicular link have been provided with dual aspects to add interest to the side elevations which face the streets. Landscaping close to the west boundary of the site would obscure views of the car spaces (provided under a pegoda instead of car ports) to be located in the south west corner of the site (adjacent to plot 6).
- 7.5.10 A pedestrian link between the main open space towards the east boundary of the site and the corresponding open space on the adjoining site cannot be achieved because the layout of that development.

Landscaping

- 7.5.11 The Design Panel indicated that there should be a clear landscape strategy for the site with clarity on the use of the common open spaces and an integration of landscape features. To assist with drainage, the drainage strategy should include the incorporation of porous surfaces where this is possible.
- 7.5.12 The proposal includes two open spaces: with the principal open space to the east boundary and a smaller open space close to the principal vehicular entrance to the site. The larger space is envisaged to be an informal play area, with the smaller space as an amenity area. The securing of these spaces and the details of this provision would be provided by a landscaping condition.
- 7.5.13 The landscaping to the principal access would be enhanced with a parking court/car ports screened by soft landscaping and any boundary fencing facing the highway behind soft landscaped areas. The front garden depths would range between 1.5 and 9 metres and there would be opportunities for soft landscaping enhancements.
- 7.5.14 The existing trees within the site are poor in quality and the Arboricultural Officer considers that none are worthy of retention. The best quality trees are located at the

site edges and these trees are to be retained. As such, it is not considered prudent to retain the existing trees but to seek suitable replacement trees through a soft landscaping scheme. The proposed layout has identified locations for new trees within the streetscenes and open spaces to enhance the character of this scheme.

- 7.5.15 The drainage strategy incorporates the use of storage capacity partly under the road network with infiltration through surfaces, including the use of porous surface materials to meet the Panel's recommendations (see Paragraph 7.9 below).
- 7.5.16 It is considered that the current proposal, when compared with the pre-application proposal, has been amended to take into consideration the Panel's recommendations. The proposal would provide a form of development which successfully responds to the characteristics of the Benner Lane character and its rural edge location. The proposed development is acceptable in terms of its impact on local character and trees complying with Policy DM9 of the CSDMP and the NPPF.

7.6 Impact on residential amenity

- 7.6.1 Policy DM9 of the CSDMP indicates that development should provide sufficient private and public amenity space and respect the amenities of the occupiers of neighbouring properties and uses. Principle 7.3 of the RDG indicates that building heights should not result in adverse impacts on residential amenities. Principle 8.1 of the RDG indicates that development which has a significant adverse effect on the privacy of neighbouring properties will be resisted. Principle 8.3 of the RDG indicates that developments should not result in the occupants of neighbouring dwellings suffering from a material loss of daylight and sun access.
- 7.6.2 The proposal would provide dwellings (plots 17-19) with rear gardens abutting the west boundary of the site, to the rear of 26-30 Benner Lane, with a minimum separation distance of 15 metres to the rear boundaries of these properties and between 25 and 33 metres to the main rear wall to these properties, which would provide an acceptable relationship between these proposed and existing dwellings. The proposed side wall of Plot 7 also faces the north boundary with 26 Benner Lane, with a two storey level separation of 3.5 metres to this boundary and 7.7 metres to the flank wall of the flank wall of this bungalow, this relationship is also considered to be acceptable.
- 7.6.3 To the west boundary of the application site, the properties fronting north onto Benner Lane are at right angles to this boundary. The dwellings at Plots 7-11 face this boundary which is with the east flank boundary of 22 Benner Lane, and part of the east flank T-shaped rear garden of 20 Benner Lane. The front walls of these properties are set between 15 and 19 metres from this boundary, and 21.5 metres from the flank wall of 22 Benner Lane, relationships which are considered to be acceptable.
- 7.6.4 The flank wall of Plot 6 is set about 9.8 metres from the west flank boundary; a boundary with the 130 metre long garden of Thurdon, which fronts onto Beldam Bridge Road. Noting the closer proximity of the existing commercial buildings on the site, and this level of separation, no adverse impact on this property is envisaged. That site has recently been the subject of a planning permission (SU/17/0821 - see Paragraph 3.4) for residential

development, and the nearest dwelling in that development would have a rear wall angled away from this boundary with a rear corner separated from the flank wall of this proposed dwelling by approximately 15 metres, which is an acceptable relationship.

- 7.6.5 The proposal would also provide acceptable levels of separation to the adjoining residential development under construction (land north of Beldam Bridge Road), providing minimum rear-to-rear separation and flank-to-rear separations of 27 and 26 metres, respectively. With rear garden depths predominantly between 11-15 metres, each unit would be provided with a sufficient level of private amenity space considered appropriate for the size of the units.
- 7.6.6 The proposal would provide a form of development, including an access road, which would increase the level of noise in the local area, and the comings and goings of traffic movements generated by the proposal. It is considered that the level of increase in noise would not have any significant impact on residential amenity.
- 7.6.7 The current proposal would provide a form of development which would not have an adverse impact on residential amenity currently enjoyed by the occupier of adjoining and nearby residential properties; nor any future occupiers of this development or the adjoining development (on land north of Beldam Bridge Road). As such, no objections are raised on residential amenity grounds, with the proposal complying with Policy DM9 of the CSDMP.

7.7 Impact on highway safety

- 7.7.1 The proposal would provide a main access onto Beldam Bridge Road, through the adjoining development under construction. The traffic assessment provided with the application has assessed the individual impact of the development, and the cumulative impact with nearby (housing reserve site) developments. It has concluded that the principal access onto the adopted highway network (Beldam Bridge Road junction) would operate within capacity and the proposal would not significantly add to the traffic on the wider highway network. The development on the adjoining site has secured access visibility and a speed reduction scheme for Beldam Bridge Road (in closer proximity to this site access) and these agreed details do not need to be amended due to the extra traffic provided by the current proposal.
- 7.7.2 The County Highway Authority has raised no objections to the proposal. Noting the size of the development, and likely traffic generation, it is not considered that the cumulative impact of this development along with other nearby sites is likely to have an adverse impact on highway safety.
- 7.7.3 The access to Benner Lane would be restricted to emergency vehicles only and would provide a pedestrian access direct to Benner Lane, which assists connectivity of the site with the local school and the wider village. The use of the access for emergency vehicles only is supported by the County Highway Authority, with reductions in route length; and it would be expected that this access is restricted by a lockable bollard (with keys kept by the emergency services to assist their access). As such, the highway impacts on Benner Lane would be very limited, in effect slightly reducing the level of traffic activity direct to this highway (i.e. by removing the existing traffic direct to this highway from 24 Benner Lane and the commercial garage). In addition, a raised table within the site and arrangement of junctions would assist in reducing traffic speed within the site.
- 7.7.4 The proposed parking provision is for 101 spaces for the development (providing an average of 2.5 spaces per dwelling). Surrey County Council's maximum parking standard would require a provision of 76 spaces for this development, but would support greater provision in village/rural locations, such as the application site and where space is available. The SCC standards indicate that visitor parking is encouraged though not always necessary. Within the proposed layout, 9 visitor

spaces would be provided.

- 7.7.5 As such, there are no objections to the proposal on highway safety and parking capacity grounds, with the proposal complying with Policies CP11 and DM11 of the CSDMP.

7.8 Impact on ecology and the Thames Basin Heaths Special Protection Area

- 7.8.1 The current proposal has been supported by an landscape and ecological management plan (LEMP) which has proposed a landscape management plan and ecological enhancements, such as the provision of bat and bird boxes to enhance biodiversity. The comments of the Surrey Wildlife Trust are awaited. Subject to the comments of Surrey Wildlife Trust, there are no objections to the proposal on ecology grounds, with the proposal complying with Policy CP14 of the CSDMP.
- 7.8.2 The application site falls about 0.8 kilometres from the Thames Basin Heaths Special Protection Area (SPA). Policy NRM6 of the SEP seeks to protect the ecological integrity of the SPA from recreational pressure, through increased dog walking and an increase in general recreational use, which occurs from the provision of new (net) residential development. Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the Thames Basin Heaths Special Protection Area Avoidance Strategy SPD 2012 builds on this approach. The SPD identifies that the impact on the SPA from residential development can be mitigated by the provision of, or contributions towards, Suitable Alternative Natural Green Space (SANGS) to offset any potential harm to the SPA. SANG contributions are paid through the CIL procedures (see Paragraph 7.10 below).
- 7.8.3 The application site provides 41 dwellings under the threshold of 100 units required to provide a private SANG. Whilst the application site is to provide an access from the adjoining development, where the combined number of dwellings would be 126, there is a different site owner and, with the adjoining site under construction, the SANG contribution for that development (towards the Chobham SANG) has already been paid. As such, the current proposal would, in a similar manner to the adjoining development, contribute towards the public SANG in Chobham, in accordance with Policy CP14 of the CSDMP, Policy NRM6 of the SEP and the SPAAS, through the CIL procedures.
- 7.8.4 Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies 2012 also requires a contribution towards the Strategic Access Management and Monitoring (SAMM) measures, which supports the on-site protection of the SPA. As this is not included with the CIL scheme, a separate contribution of £14,172 is required. This contribution is required under a legal agreement.
- 7.8.5 On this basis, the current proposal is considered to be acceptable in terms of its impact on biodiversity and the SPA, complying with Policy CP14 of the CSDMP, Policy NRM6 of the SEP and the SPAAS.

7.9 Impact on local infrastructure and financial considerations

- 7.9.1 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, the CIL amount is likely to be around £215,000. Informatives would be added to the decision advising the applicant of the CIL requirements.

- 7.9.2 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. Such projects are Borough-wide and not necessarily directly related to this development
- 7.9.3 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.

7.10 Impact on land contamination, drainage and flood risk

- 7.10.1 Part of the application site has been used as a car workshop. The Council's Senior Environmental Officer has advised that a method statement to consider and deal with any resulting land contamination which has occurred from this which can be secured by condition.
- 7.10.2 The application site falls within flood Zone 1 (low risk) and the proposal has been supported by a surface water drainage strategy. The LLFA has raised no objections to the proposal on drainage grounds with a drainage strategy provided which aims to secure no greater than greenfield run-off rates from this development.
- 7.10.3 However, there is concern about the impact on the off-site and drainage ditch network and the proposal would include some surface water run-off into this historic drainage ditch system which runs to lower lying land to the east of the site. The applicant has agreed to the provision of a contribution of £20,000 towards improvements to the drainage network and will include off-site works which will reduce the flood risk to three dwellings further downstream. This would provide a benefit directly related to this development proposal, complying with the tests for providing such undertakings (under Section 106 of the Town and Country Planning Act 1990, as amended). This provision will assist to ensure that this proposal would help alleviate a local drainage issue, reducing the risk of flooding from surface water drainage to land and properties downstream, and to the east of the site.
- 7.10.4 As such and subject to the securing of the contribution towards off-site drainage works, there are no objections to the proposal on drainage and flood risk grounds, with the proposal complying with Policy DM10 of the CSDMP.

7.11 Impact on affordable housing provision and housing mix

- 7.11.1 Policy CP5 of the CSDMP requires the on-site provision of 40% of dwellings (14 units) provided as affordable housing. Policy CP6 of the CSDMP also requires the Council to promote a range of housing types which reflect the need for market and affordable housing. The current proposal would provide 14 affordable housing units, secured through a legal agreement and provide a range of housing sizes, which will contribute towards the mix of new housing provided across the Borough. As such and subject

to the completion of a legal agreement to secure the provision of the affordable units, no objections are raised on these grounds, with the proposal complying with Policies CP5 and CP6 of the CSDMP.

7.12 Other matters

- 7.12.1 The current proposal has been supported by a desk top archaeological study as required under Policy DM17 of the CSDMP, which concludes that there is unlikely to be any significant archaeological remains due to the site history. No objections are raised by the Surrey County Council Archaeological Unit and, as such, no objections are raised on archaeological grounds with the proposal complying with Policy DM17 of the CSDMP.
- 7.12.2 Policy CP2 of the CSDMP indicates that development should assist in reducing carbon dioxide emissions and install decentralised renewable and low carbon energy measures. The Design Review considered the pre-application proposal and requested energy efficiency measures for this development. The application was supported by an energy demand statement confirms that the development would provide a "fabric-first" approach to achieve carbon dioxide reductions and improved energy efficiencies by providing a high performance building fabric to maximise thermal performance and minimise air leakages for the buildings. As such, the proposal is considered to be acceptable in terms of its impact on these grounds with the proposal complying with Policy CP2 of the CSDMP and the NPPF.

8.0 CONCLUSION

- 8.1 No objections are raised to the impact of the proposal on local character, trees/hedgerows, residential amenity, traffic generation, parking, highway safety, ecology, archaeology, land contamination, drainage, flood risk, local infrastructure and housing mix. In relation to the provision of affordable housing, and a contribution towards SAMM, a legal agreement is required and with this provision, and subject to responses from some statutory (and other) consultees, no objections are raised on these grounds.
- 8.2 The proposal would integrate well with its surroundings, noting its location and the setback of development from Benner Lane, and improve the character and quality of the area. As such, the application is recommended for approval, subject to the completion of a legal agreement.

9.0 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.

10.0 RECOMMENDATION

GRANT subject to a legal agreement to secure contributions towards SAMM and off-site drainage works, as well as on-site affordable housing provision, and 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: 6356-110, 6356-112A, 6356-113, 6356-114, 6356-115, 6356-117, 6356-131 and 3245-106 received on 15 November 2018; and 6356-116A, 6356-18A, 6356-130A, 6356-132, 6356-102DC and 6356-101FE received on 3 January 2018; 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 details and samples of the external materials to be used shall be submitted to and approved in writing by the Local Planning Authority. 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.

4.
 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 other than small, privately-owned domestic gardens, 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.

5. No development shall take place on site until details of the proposed finished ground floor slab levels of all building(s) and the finished ground levels of the site including roads, private drives, etc. in relation to the existing ground levels of the site and adjoining land, (measured from a recognised datum point) shall be submitted to and approved by the Local Planning Authority. Once approved, the development shall be built in accordance with the approved details.

Reason: In the interests of the visual and residential amenities enjoyed by neighbouring occupiers and the occupiers of the buildings hereby approved in accordance with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

6. The parking and garage spaces shown on the approved plans 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. Prior to the first occupation of the development hereby approved on site details of cycle and refuse storage area(s) and access thereto are to be submitted to and approved by the Local Planning Authority. Once approved the details shall be implemented in accordance with the approved plans and thereafter retained.

Reason: To promote the use of alternative modes of transport to the motor car, to ensure visual and residential amenities are not prejudiced and to accord with Policies CP11, DM9 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012.

8. 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) measures to prevent the deposit of materials in the highway
- (e) programme of works (including measures for traffic management)
- (f) provision of boundary hoarding
- (g) hours of construction and deliveries connected with the site clearance, demolition and construction phases
- (h) confirmation that there would be no burning of material on site during the site clearance, demolition and construction phases

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

Reason: The condition above is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users or adversely affect residential amenities and to accord with Policies DM9, CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

9. No development shall take place until a programme of archaeological work has been undertaken in accordance with a Written Scheme of Investigation which has been submitted to and approved by the Local Planning Authority.

Reason: In the interest of conservation and to comply with Policy DM17 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

10. The development hereby approved shall be implemented in accordance with the Tree Information report by Ian Keen Limited in association with CSA Environmental [Ref: 9504-KC-XX-YTREE-TreeSurveyRevB] received on 5 January 2018 unless the prior written approval has been obtained from the Local Planning Authority. No development shall take place until digital photographs have been provided by the retained consultant and forwarded to and approved in writing by the Council's Arboricultural Officer. This should record all aspects of any facilitation tree works and the physical tree and ground protection measures have been implemented and maintained in accordance with the Tree Information Report. The tree protection measures shall be retained until the completion of the all works hereby permitted.

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

11. The development hereby approved shall be implemented in accordance with the Energy Demand Statement by Abbey Consultants (Southern) Ltd. dated November 2017 and received on 15 November 2017 unless the prior written approval has been obtained from the Local Planning Authority.

Reason: In the interests of sustainability and to comply with Policy CP2 of the Surrey Heath Core Strategy and Development Management Policies 2012.

12. No development shall take place until the detailed design of a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The development hereby approved shall be implemented in accordance with these details.

These details shall include:

a) evidence that the proposed solution will effectively manage the 1 in 30 and 1 in 100 (plus 40% allowance from climate change storm events, during all stages of the development (pre, post and during), associated discharge rate to the ordinary watercourse and storages volumes shall be provided at 5 litre per second discharge to ordinary watercourse (as per the FRA & Drainage Strategy);

b) Provide details and contour plan showing how the Sustainable Drainage System will cater for system failure and/or flood exceedance events both on and offsite;

c) Provide information showing the ditch is in a suitable condition to receive flows for the site.

Reason: To ensure that the design meets the technical standards for Sustainable Drainage Systems and the final drainage design does not increase flood risk on/off site and to comply with Policy DM10 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

13. No development shall take place until details of the design, management and maintenance regimes and responsibilities of the Sustainable Drainage System (SuDS) features including the attenuation storage tanks and "tanked" permeable paving have been submitted to and approved by the Local Planning Authority. The development hereby approved shall be implemented in accordance with the approved details. These details shall include:

a) confirmation of compliance of the SuDS elements with the Building Regulations;

b) highway structural calculations for the deep tanked permeable paving; and

c) structural design calculations for structural and geotechnical design of modular geocellular drainage system.

Reason: To ensure that the Sustainable Drainage System is designed to the technical standards and doesn't impact on other structures and to comply with Policy DM10 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

14. Prior to the occupation of the development hereby approved, a verification report carried out by a suitably qualified drainage engineer should be submitted to and approved by the Local Planning Authority to demonstrate that the Sustainable Drainage System has been constructed as per the agreed scheme.

Reason: To ensure that the Sustainable Drainage System is designed to the technical standards and to comply with Policy DM10 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

15. The development hereby approved shall be implemented in accordance with the Landscape & Ecology Management Plan by CSA Environmental [Ref: CSA/3245/03] dated 8 November 2017 received on 15 November 2017 unless the prior written approval has been obtained from the Local Planning Authority.

Reason: In the interests of visual amenities and nature conservation to comply with Policies CP14 and DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

16. The development hereby permitted shall not be occupied until details of the method to limit the proposed emergency access onto Benner Lane so as to prevent non-emergency vehicles from accessing and egressing the development and the arrangements to allow access by emergency vehicles have been

submitted to and approved by the Local Planning Authority. The approved details shall be provided prior to occupation and retained in perpetuity.

Reason: To ensure that the development would 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.

17. No development shall take place until details of a method statement to deal with any land contamination found on the site, including any required mitigation, has been submitted to and approved by the Local Planning Authority. The approved scheme shall be implemented in accordance with the approved details.

Reason: To control and dispose of any pollutants on the site in the interest of the amenity of the future occupiers of the development hereby approved and to comply with the National Planning Policy Framework.

Informative(s)

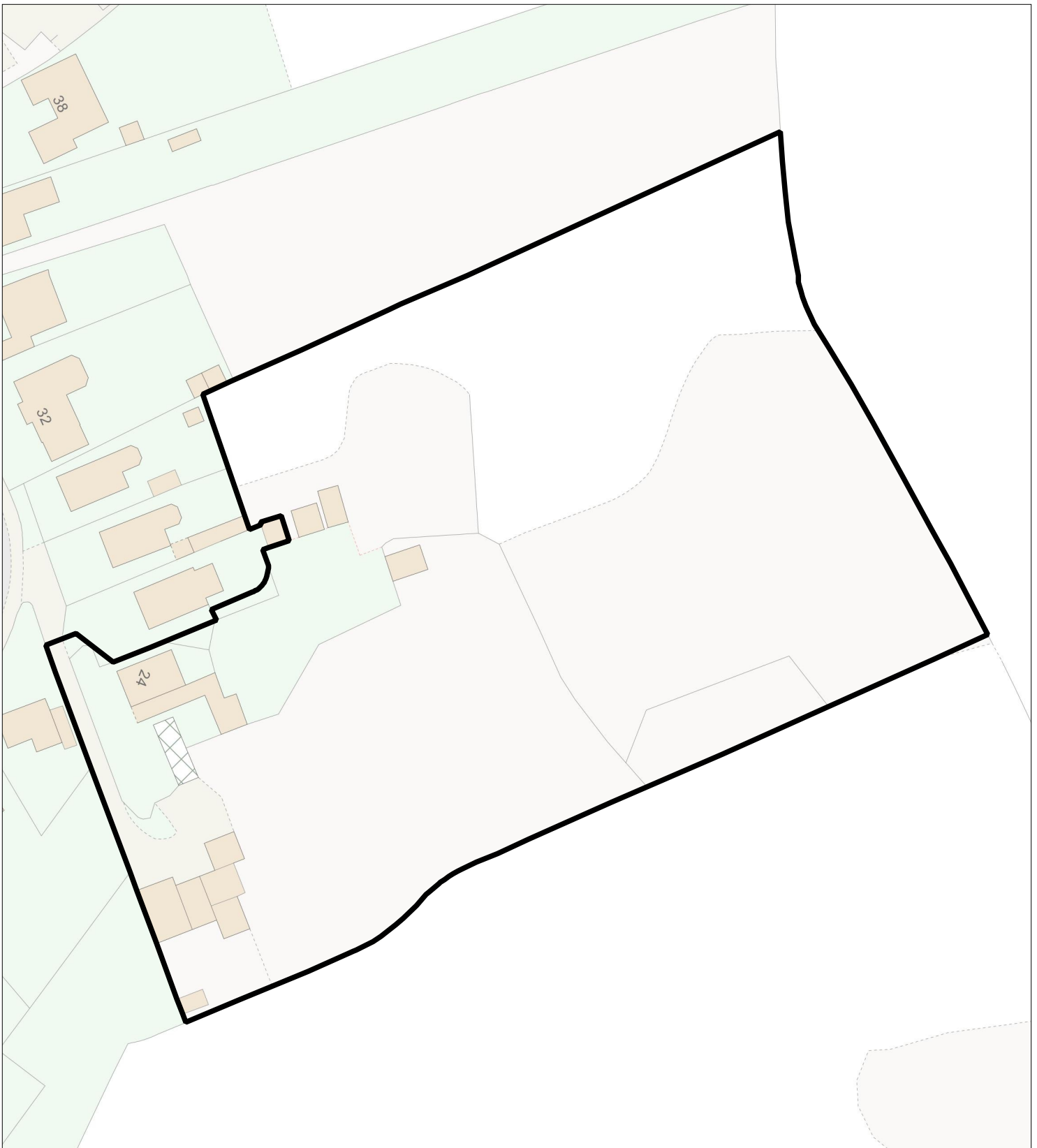
1. Building Regs consent req'd DF5
2. Party Walls (etc) Act 1996 DE3
3. In relation to Condition 12 above, the applicant is advised that the location of the ditch in relation to the site suggests that the applicant is a riparian owner, and therefore will need to clear the ditch for excess debris, silt and vegetation as far as is reasonably practical. It is therefore recommended that the applicant states this requirement in a technical note pursuant to this condition to demonstrate their awareness and willingness to perform their riparian responsibilities.
4. In relation to Condition 13 above, it is noted the close proximity of the permeable paving to building foundations and the attenuation tanks to existing/proposed trees within the potential flood zone. The attenuation tanks would also need to be replaced during the lifetime of the building and will also be subject to displacement when filled and emptied.
5. The applicant is advised to contact suds@surreycc.gov.uk regarding any proposed outfall structure require to discharge surface water to the ditch classified as an ordinary watercourse.
6. In relation to Condition 8 above, the applicant is reminded that it is an offence to allow materials to be carried from the site and deposited on or cause damage to the highway from uncleaned wheels or badly load vehicles. The Highway Authority will seek, where possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders under the Highways Act 1980 (as amended).
7. CIL Liable CIL1

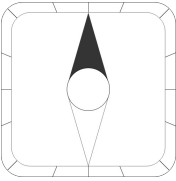
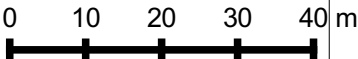
In the event that a satisfactory legal agreement has not been received by 19 February 2018 to secure affordable housing provision and contributions towards SAMM and an off-site drainage scheme, the Executive Head of Regulatory be authorised to REFUSE

the application for the following reasons:-

1. In the absence of a completed legal agreement under section 106 of the Town and Country Planning Act 1990, or payment of the SAMM payment in advance of the determination of the application, the applicant has failed to comply with Policy CP14B (vi) (European Sites) of the Surrey Heath Core Strategy and Development Management Policies Document 2012; and, Policy NRM6 (Thames Basin Heath Special Protection Area) of the South East Plan in relation to the provision of contribution towards strategic access management and monitoring (SAMM) measures, in accordance with the requirements of the Surrey Heath Borough Council's Thames Basin Heaths Special Protection Area Avoidance Strategy Supplementary Planning Document (Adopted January 2012).
2. In the absence of a completed legal agreement under section 106 of the Town and Country Planning Act 1990, to secure affordable housing provision, the applicant has failed to comply with Policy CP5 of the Surrey Heath Core Strategy and Development Management Policies Document 2012 and the National Planning Policy Framework.
3. In the absence of a completed legal agreement under section 106 of the Town and Country Planning Act 1990, to secure off-site drainage works, the applicant has failed to comply with Policy DM10 of the Surrey Heath Core Strategy and Development Management Policies Document 2012 and the National Planning Policy Framework.

This page is intentionally left blank

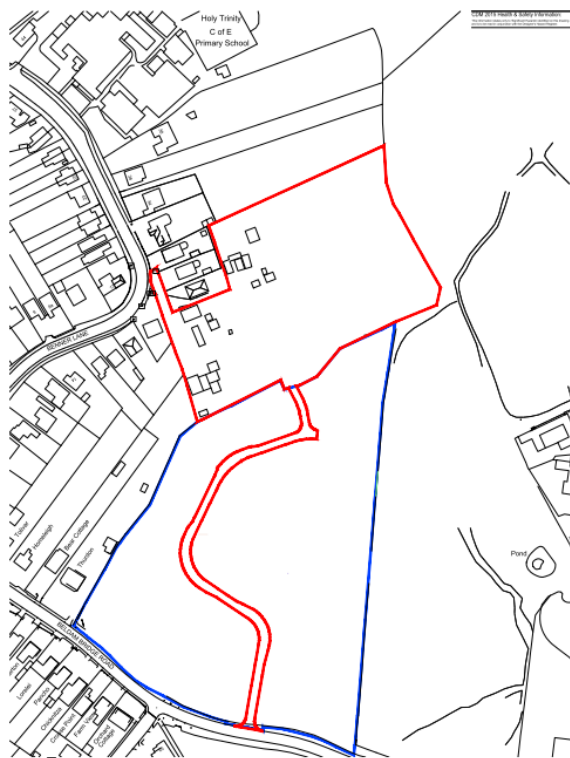


Title	Planning Applications			
Application number	17/1046		Scale @ A4	1:1,000
Address	REAR OF, 24 BENNER LANE, WEST END, WOKING, GU24 9JQ		Date	23 Jan 2018
Proposal	Demolition of 24 Benner Lane and associated outbuildings and the erection of 41 no. dwellings together with associated access, parking and landscaping.			
<p>Page 67</p>				
Version 3		© Crown Copyright. All rights reserved. Surrey Heath Borough Council 100018679 2018		Author: DMD



This page is intentionally left blank

Location plan



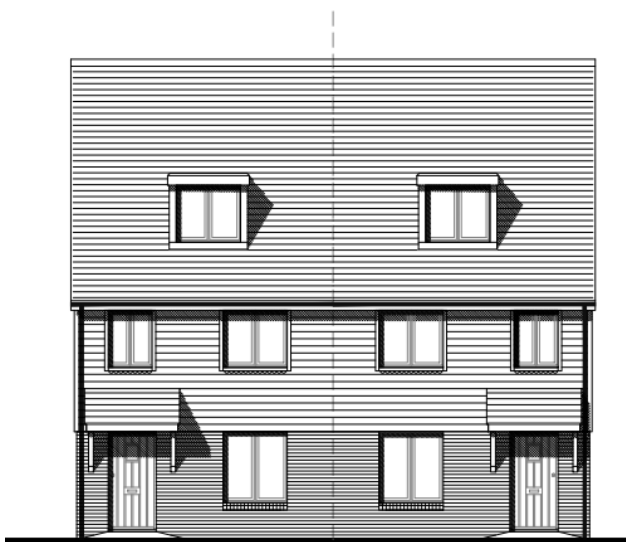
Proposed layout



Contextual elevations



Typical elevations



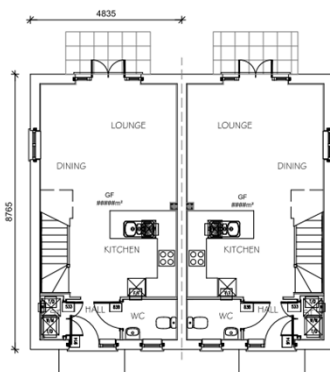


Front Elevation
PA44#NA30
Plots 26#27

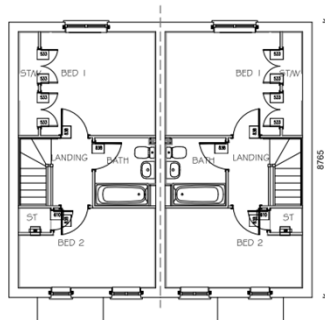


Front Elevation
Plots 8#9
Brick

Typical proposed floorplans

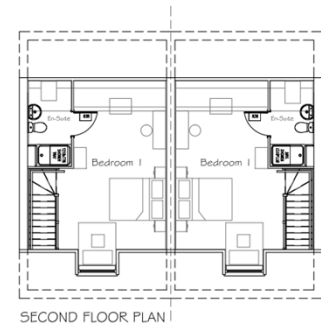
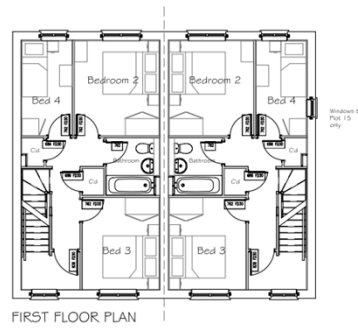
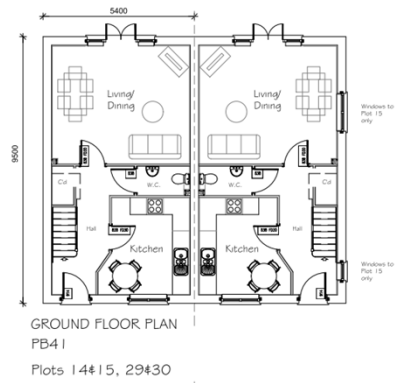
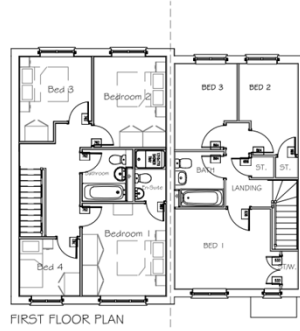
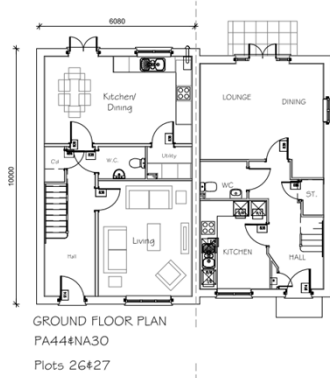


GROUND FLOOR PLAN
NA20
Plots 8#9



FIRST FLOOR PLAN

17/1064 – 24, AND LAND TO THE REAR OF 24-30, BENNER LANE, WEST END



Benner Lane approach



Within the site



View to east



Existing dwelling



Car workshop



2017/0880

Reg Date 02/10/2017

West End

LOCATION: 42 AND LAND TO THE REAR OF 40-46 KINGS ROAD, WEST END, WOKING, GU24 9LW

PROPOSAL: Application for the approval of reserved matters (landscaping) pursuant to outline planning permission SU/17/0399 (relating to the erection of 2 x one bedroom flats, 4 x two bedroom houses and 17 x three bedroom houses with access from Kings Road, following the demolition of existing dwelling and associated buildings, (access, appearance, layout and scale to be determined). (Amended Plan - Rec'd 10/01/2018.)

TYPE: Reserved Matters

APPLICANT: Mr M Hendy
Shanly Homes Limited

OFFICER: Duncan Carty

This application is being referred to the Planning Applications Committee at the request of the Executive Head of Regulatory Services.

RECOMMENDATION: GRANT subject to conditions

1.0 SUMMARY

- 1.1 This application relates to the approval of the reserved matters pursuant to outline planning permission SU/17/0399 relating to the erection of 23 dwellings on 42 Kings Road and land to the rear of 40-46 Kings Road at the edge of West End, including an access and landscaping. No. 42 Kings Road would be demolished to provide the access for this development. Details of appearance, access, scale and layout were approved under the outline planning permission. As such, under this application, details of landscaping are proposed.
- 1.2 It is considered that the details submitted are acceptable in respect of the reserved matters and the application should be approved.

2.0 SITE DESCRIPTION

- 2.1 The housing part of the site relates to residential gardens to the south of Kings Road on land which is predominantly defined as Countryside (beyond the Green Belt) but has been retained as a housing reserve site. The land falls gently from north to south and the majority of the significant trees are located to site boundaries of this site. This site has previously been residential gardens. The residential development part of the site lies to the south of the residential properties 40-46 Kings Road, all of these properties falling within the settlement of West End. The access to the site would from Kings Road following the demolition of 42 Kings Road; with three dwellings

provided within the settlement and the remainder within the housing reserve site.

- 2.2 The application site measures 0.79 hectares and falls predominantly within an area of low flood risk (Zone 1 as defined by the Environment Agency).

3.0 RELEVANT HISTORY

- 3.1 SU/17/0399 Outline application for the erection of 2 no one bedroom flats, 4 no two bedroom houses and 17 no three bedroom houses with access from Kings Road following the demolition of existing dwelling (access, appearance, layout and scale to be determined). *The application was approved in July 2017.*

Condition 5 of this permission states:

*“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]**.*

*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***

A landscape management plan including maintenance schedules for all landscape areas other than small, privately-owned domestic gardens, 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 ten 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.”

Informative 3 states:

"The applicant is advised that to provide a vehicular access between the development hereby approved and the residential development granted in outline form on appeal (under SU/14/0532) and the subsequent approval of reserved matters (under SU/16/0554) at land south of 24-46 Kings Road and 6 & 9 Rose Meadow would require separate planning permission."

4.0 THE PROPOSAL

- 4.1 The current proposal relates to the approval of the reserved matters pursuant to outline permission SU/17/0399. This outline permission was for the erection of 23 dwellings following the demolition of existing dwelling providing, 2 no. one bedroom flats, 4 no. two bedroom house and 17 no. three bedroom houses with its proposed access from Kings Road. The access would be provided between 40 and 44 Kings Road. The dwellings would be arranged around a main spine access road, with a short cul-de-sac to the west flank (lining with a similar short cul-de-sac on the adjoining development (see history above) with the main access road reducing in size further south. With all other matters approved, this application is to consider the landscaping for this development.
- 4.2 The hard landscaping includes porous asphalt for the proposed carriageway, footways and parking bays; rustic gold coloured concrete block pavements on the raised table and sandstone paving slabs to the footpaths and patios within the new residential curtilages. 1.8 metre high boundary fences would be provided to define rear gardens with climbers and other landscaping where such fencing faces the new highway.
- 4.3 The soft landscaping is proposed to the front gardens and access road frontages and includes a mixture of trees, shrubs, hedging and grass. The landscaping scheme has been amended to consider limited changes to the proposed tree/shrub species.

5.0 CONSULTATION RESPONSES

- 5.1 Arboricultural Officer No objections to the landscape management or soft landscaping specification. He has recommended, however, more tree species e.g. field maple, oak, beech, to reflect the landscape profile of the wider landscape character.

6.0 REPRESENTATION

At the time of preparation of this report, five representations, including one from the West End Action Group, raising an objection had been received which raise the following issues:

6.1 Landscaping

- Concern about long term maintenance of wildflower meadow to be provided either side of access road [*Officer comment: The landscape*

management would be provided under the requirements of Condition 5 of SU/17/0399, see Paragraph 3.1 above];

- Trees should be provided on rear boundary of 40 Kings Road to screen the development from residents in Kings Road [See Paragraph 7.4].

All other matters [Officer comment: These are not relevant to this reserved matters application]

- Impact on traffic/highway network
- Impact on pollution from increased traffic network
- Lack of infrastructure
- Impact on education
- Impact on health services
- Overdevelopment in West End
- Loss of open spaces
- Use of vehicular access onto Kings Road with road not suitable or safe for construction traffic
- Requirement to provide SANGs.

7.0 PLANNING CONSIDERATIONS

7.1 This application relates to the approval of reserved matters (landscaping only) pursuant to an outline planning permission for a residential development. As such, the proposal is assessed against Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 (CSDMP) and the National Planning Policy Framework.

7.2 The following issues need to be considered with this application:

- Impact on local character and trees; and
- Impact on residential amenity.

7.3 Impact on character and trees

7.3.1 Policy DM9 of the CSDMP indicates that development should “*protect trees and other vegetation worthy of retention and provide high quality hard and soft landscaping where appropriate;...*”

7.3.2 The proposed landscaping includes the provision of grass, shrub planting and trees to road frontages with the addition of hedging and wildflower meadow seed mix either side of the proposed access road. This softens the appearance of the approved development in its location. The plant selection has been reviewed by the Council's Arboricultural Officer with the shrubbery and hedging to be acceptable. However, currently there is an over-reliance on ornamental tree species and the Arboricultural Officer has recommended this

be addressed. Subject, therefore, to substituting some of the tree species to reflect the local landscape, the proposal is supported. An update and any revision will be reported to the Committee meeting.

7.3.3 During the consideration by this Committee of the outline proposal (SU/17/0399), Members may recall concern raised about any future linking of this site with the adjoining development site (land south of 24-46 Kings Road and 6 & 9 Rose Meadow), by providing a vehicular access between these sites (where two parking courts nearly meet). Informative 3 (see Paragraph 3.1 above) was added to alert the applicant to the fact that separate planning permission would be required to provide this link in the future. However, three heavy standard trees, with a planting height of 3.5-4.25 metres, species to be agreed (see Paragraph 5.1 above), are proposed to the west edge of the west arm and parking area and adjacent to the car park/access within the adjoining development to retain separation and prevent such vehicular access between these developments. The approach is supported by the Tree Officer and an informative is recommended reminding the applicant of the need for planting here and the type of planting.

7.3.4 The proposed development is acceptable in terms of its impact on local character and trees complying with Policy DM9 of the CSDMP and the NPPF.

7.4 Impact on residential amenity

7.4.1 Policy DM9 of the CSDMP indicates that development “*should provide sufficient private and public amenity space and respect the amenities of the occupiers of neighbouring properties and uses.*” The outline planning permission approved the siting of the dwellings (as well as their built form and internal layouts); and therefore their relationship with surrounding residential properties and their associated gardens. The landscaping would therefore not be required to improve these relationships.

7.4.2 The proposed landscaping includes the provision of landscaping principally to the road frontage and no adverse impact on residential amenity is therefore envisaged.

7.4.3 As such, no objections are raised on residential amenity grounds, with the proposal complying with Policy DM9 of the CSDMP.

8.0 CONCLUSION

8.1 No objections are raised to the impact of the proposal on local character and trees; and residential amenity. The application is recommended for approval.

9.0 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.

10.0 RECOMMENDATION

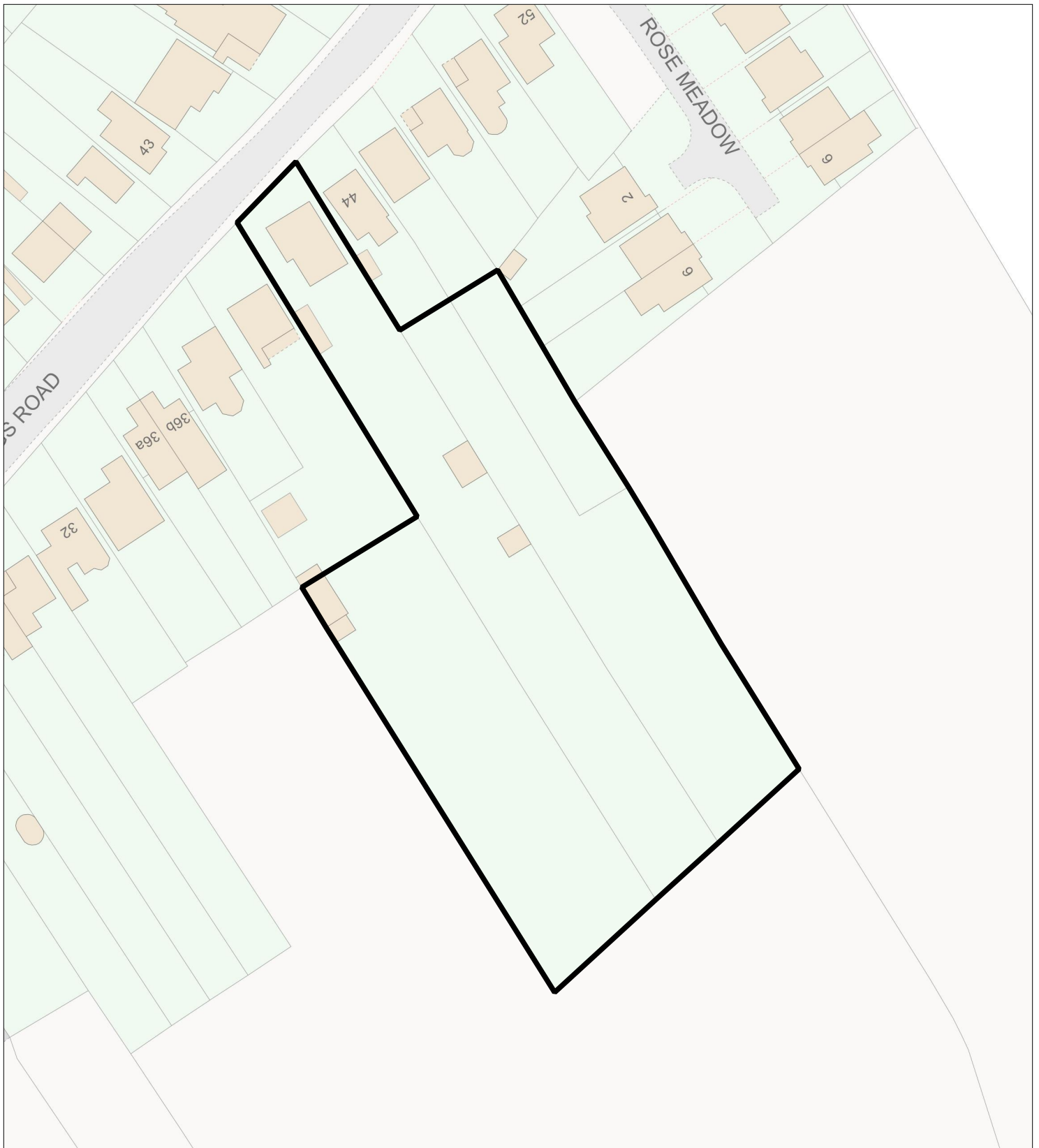
GRANT subject to the following conditions:-

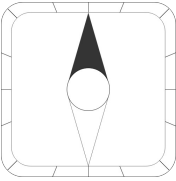
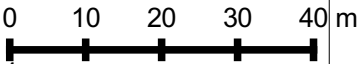

1. The proposed development shall be built in accordance with the following approved plan: 1321/PLN/200 received on 27 September 2017, unless the prior written approval has been obtained from the Local Planning Authority.

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

Informative(s)

1. The applicant is reminded of the need to agree all planting details, including tree species, under the requirements of Condition 5 of the outline planning permission SU/17/0399 for this approved development. In particular, the applicant is reminded to have regard to the west edge of the west arm of the cul-de-sac, adjacent to the parking court on the adjoining development. In this area the applicant is advised to use heavy standard tree size with a minimum girth of 12-14 cm at 1 metre and a nominal diameter of 4.1 cm.



Title	Planning Applications		
Application number	17/0880	Scale @ A4	1:1,000
Address	42 KINGS ROAD, WEST END, WOKING, GU24 9LW	Date	23 Jan 2018
Proposal	<p>This planning application seeks approval of landscaping, which was reserved at the outline planning application stage. This proposal does not comprise EIA development.</p>		
			
			
		Page 81	
Version 3		© Crown Copyright. All rights reserved. Surrey Heath Borough Council 100018679 2018	
		Author: DMD	
			

This page is intentionally left blank

Existing dwelling



Within the site



2017/0765

Reg Date 10/08/2017

Mytchett/Deepcut

LOCATION: FORMER CHESWYCKS SCHOOL, GUILDFORD ROAD, FRIMLEY GREEN, CAMBERLEY, GU16 6PB

PROPOSAL: Erection of 10no. detached four bedroom dwellings with integral garages with landscaping and access following the demolition of existing buildings. (Amended plans rec'd 14/12/2017).

TYPE: Full Planning Application

APPLICANT: Old Guildford Ltd

OFFICER: Duncan Carty

RECOMMENDATION: GRANT subject to conditions and legal agreement

1.0 SUMMARY

- 1.1 This outline application relates to provision of 10 detached dwellings within the Countryside (beyond the Green Belt) to the east of Frimley Green. The site is located behind landscaping fronting Guildford Road, to the west of the Deepcut Bridge Road junction, on a former school site which was substantially burned down in 2007.
- 1.2 The application is an alternative to the approved care home on the site which was considered to be acceptable in respect of the principle of development and its impact on the countryside as well as its impact on local character, residential amenity, highway safety, SPA, ecology and trees.
- 1.3 The current proposal is a reduction in maximum height, scale and floorspace, over the approved development, whilst spreading development further across the site than that scheme. However, on balance and when compared with the spread of development of the former school, it is considered that the proposal is acceptable on its impact on the countryside and local character. In addition, the proposal is considered to be acceptable in terms of its impact on residential amenity, highway safety, SPA, ecology, trees and affordable housing provision. The current proposal is therefore recommended for approval.

2.0 SITE DESCRIPTION

- 2.1 The application site is located on the north side of Guildford Road to the west of the Deepcut Bridge Road junction. The site lies in the defined Countryside (beyond the Green Belt) to the east of the settlement of Frimley Green. Whilst the site measures 1.9 hectares in area, only a small proportion of the site is to be developed. Land to the north and east of the application site is owned by the applicant.
- 2.2 The last remaining building on the site was the former caretaker's dwelling located closer to the road, which has recently been demolished. This building is in an advanced state of dereliction. All other former buildings on the site cleared following the fire in 2007. There is evidence of the extent of hardstanding for these buildings, playgrounds, car parking, swimming pool accommodation, etc. and as such the site is defined as previously developed

land. There are a number of mature trees on the site, including a tree belt between the car parking and siting of the main (former) school buildings and another belt to the site frontage. There is woodland to the north and east of the siting of the proposed building. There is a Tree Preservation Order on the site covering many of these trees.

3.0 RELEVANT HISTORY

The application site has an extensive planning history as a school and the most recent proposals (to redevelop the site) are as follows:

- 3.1 SU/05/1084 Erection of a 70 bedroom nursing home for the elderly with 20 extra care flats and a childrens' nursery following the demolition of existing buildings. Part two storey part three storey building to comprise a 91 bed nursing home (Class Cc) to include refuse and cycle storage following demolition of existing.

Non-determination appeal withdrawn in September 2006 (but the Council would have refused the application due to the impact of the development on the Countryside beyond the Green Belt, harm to the rural character of the area and loss of mature trees).

This development would have provided about 5,300 square metres of accommodation provided within three separate buildings located across the site i.e. a much larger scheme than the current proposal.

- 3.2 SU/14/0865 An outline application for the erection of a two storey building with accommodation in the roof to provide a 62 bedroom care home including car parking, landscaping, access and associated works.

Refused permission in December 2014 due to: 1) a failure to provide sufficient survey information in relation to protected species; 2) the Council was unable to satisfy itself that the proposal (in combination with other projects) would not have an adverse effect on the integrity of the Thames Basin Heaths Special Protection Area (SPA) and the relevant Site of Specific Scientific Interest (SSSI); and, 3) no mechanism was provided to adequately monitor the travel plan leading to conditions prejudicial to highway safety.

This application was acceptable in all other respects.

- 3.3 SU/15/0568 An outline application for the erection of a two storey building with accommodation in the roof to provide a 62 bedroom care home including car parking, landscaping, access and associated works (access, layout, appearance and scale to be determined).

Approved in September 2015.

4.0 THE PROPOSAL

- 4.1 The outline application proposes the erection of 10 detached dwellings located towards the north east corner of the site, and arranged around a landscaped square. These dwellings would be provided in the form of three storey flat roof

buildings with timber clad walls, green roofs and full height windows to front and rear elevations. These dwellings would have a principal height of 9 metres and provide in total 2,700 square metres of accommodation and a volume of about 7,900 cubic metres. The proposal would provide three bedrooms at second floor level, a kitchen/dining/living room at first floor level and utility room, hall, study/bedroom and double garage (including space for bins and cycle storage) at ground floor level.

- 4.2 The approved care home building would have had a maximum height of 9.8 metres to the ridge with an eaves height of 5.6 metres. The building would have been located towards the rear of the site and would have had a broadly 'L-shaped footprint with landscaped communal gardens created abutting the building. That proposal would have provided about 2,900 square metres of development, with a volume of 8,320 cubic metres, on the site.
- 4.3 The former school and associated buildings previously provided about 1,500 square metres of accommodation, partly in a two storey form. The proposal would consolidate the location of previous development on the site. Existing hardstanding (associated with ancillary buildings, hardstanding areas including playgrounds, access roads, car parks, swimming pools and the caretaker's dwelling) spread across the site would be removed. The existing tennis courts are to be retained and refurbished for use by future occupiers. However, when compared with the approved care home development, there would be a greater spread of development beyond the building, car park and rear garden area approved for that development.
- 4.4 To summarise and to compare the current proposal with the former school and the approved care home development, the following table is provided for comparison purposes:

	Former school	Approved care home development	Current proposal
Floorspace	1,700 sq.m.*	2,900 sq.m.	2,700 sq.m.
Footprint	1,380 sq.m.	986 sq.m.	933 sq.m.
Hardstanding	4,825 sq.m.	2,186sq.m.	2,664 sq.m.
Maximum height	Not known	9.8 m.	9.0 m.
Volume	Not known	8,320 cu.m.	7,900 cu.m.

* This has been previously indicated to be 1,500 sq.m. based on information provided the application form of a historic (2006) application in this site, but is now estimated to be greater due to the higher level of first floor accommodation now considered to have formerly existed on the site.

- 4.5 Access to the site would remain via the former access points onto Guildford Road which would lead to a parking and servicing area located to the front/side of the proposed building. In total, 30 parking spaces are proposed.
- 4.6 In support of this submission a planning statement, design and access statement, transport statement, ecological report, arboricultural impact

assessment and woodland management plan have been submitted. Reference will be made to the submission, where applicable, in section 7 of this report.

5.0 CONSULTATION RESPONSES

- 5.1 County Highway Authority No comment received to date. Any formal comments will be reported to the Committee.
- 5.2 Surrey Wildlife Trust No objections.
- 5.3 Natural England No objections.
- 5.4 Tree Officer No objections.
- 5.5 Archaeological Officer No objections.
- 5.6 Lead Local Flood Authority No objections.

6.0 REPRESENTATION

- 6.1 At the time of preparation of this report one letter of support has been received from the Mytchett, Frimley Green & Deepcut Society requesting that a footway link is provided between the Old Guildford Road and Windmill Lane road junctions, providing a footway link between the residential properties in Old Guildford Road and the wider footway network into Frimley Green.

7.0 PLANNING CONSIDERATION

- 7.1 The application site is located within the Countryside (beyond the Green Belt). Accordingly the National Planning Policy Framework (NPPF) and Policies CP1, CP2, CP5, CP6, CP12, CP14, DM9, DM10, DM11 and DM17 of the Core Strategy and Development Management Policies 2012 (CSDMP) and Policy NRM6 of the South East Plan 2009 (as saved) (SEP) are relevant to the consideration of this application. In addition, regard must be had to the Thames Basin Heaths Special Protection Area Avoidance Strategy SPD 2012 (SPAAS), Residential Design Guide SPD 2017 (RDG), Affordable Housing Guidance Note 2012 (AHG) and Written Ministerial Statement 2014 (WMS) Developer Contributions SPD 2011 (DC), Surrey County Council Travel Plan Good Practice Guide 2010, Circular 06/2005 and the Planning Practice Guidance.
- 7.2 The main issues to be addressed by this report are:
- Principle for the development;
 - Impact on countryside character;
 - Impact on trees;
 - Impact on residential amenity;
 - Impact on highway safety;
 - Impact on the SPA, protected species and biodiversity;

- Impact on housing mix and affordable housing provision;
- Impact on drainage and flood risk;
- Impact on local infrastructure; and
- Impact on archaeology.

7.3 Principle for the development

7.3.1 The application site is a previously developed site in the defined countryside in the west part of the Borough. Policy CP1 of the CSDMP sets out the spatial strategy for the Borough and indicates that new development will come forward largely through the redevelopment of previously developed land in the western part of the Borough and that development in the Countryside (beyond the Green Belt) will result in the coalescence of settlements will not be permitted.

7.3.2 The applicant has confirmed that they would wish to implement the current proposal instead of the approved care home development. Nevertheless, the care home development could be implemented, or implemented in a different form and subject to separate permission, by another developer. In this case, the proposed development would be acceptable, in principle, subject to the assessment below, complying with Policy CP1 of the CSDMP.

7.4 Impact on countryside character

7.4.1 Paragraph 5.6 of the CSDMP, supporting Policy CP1, indicates that inappropriate development within the defined countryside will include proposals that cause harm to its intrinsic character and beauty, landscape diversity, heritage and wildlife. Paragraph 17 of the NPPF indicates that a core planning principle includes recognising the intrinsic character and beauty of the countryside. Policy DM9 of the CSDMP indicates that development will be acceptable where they respect and enhance the local or natural character of the environment be it in an urban or rural setting, paying regard to scale, materials, massing, bulk and density.

7.4.2 The care home scheme concentrated the development on the site into one large block, which limited the spread of development across the site and increased hardstanding (for access roads and drives), with a more limited spread of residential (care home) curtilage. In contrast, the current proposal would increase the amount of residential curtilage and spread the development of the site towards the east. However, the proposal would reduce the amount of built development in both floorspace and volume (by 7% and 5%, respectively), and would reduce the maximum height (from 9.8 to 9 metres) and, when compared with the former school, building footprint and associated hardstanding (by 32% and 45%, respectively). It is therefore considered that the current proposal would have a reduced impact on the openness of this part of the countryside, when compared against the approved care home.

7.4.3 Moreover, the approved care home development would provide a large, single L-shaped building on a plan which accentuates its length and width. The building would also have a large roof form, including a crown roof, gable

elements and dormers; and with a traditional form and materials (render, brick and tile hanging). In contrast, the current proposal would break up the mass of development from one large block of development into ten smaller blocks and would replace a traditional (i.e. solid) building with a deliberately more contemporary and flat roof design, an approach which is considered to be acceptable in this location. It is therefore considered that the proposal would provide a more interesting and innovative design than the approved care home development.

7.4.4 In relation to the current proposal, the submitted Design and Access Statement indicates:

"The clean sharp lines of the architecture contrast...with the irregular natural movement of the surrounding trees which will be apparent all around as well as in reflection in the glass screens. The definition between inside and outside space is deliberately blurred. The landscape is an integral part of the houses at all levels."

The full height glazing (at first and second floor levels) in the front and rear elevations which also provide a lighter appearance to this development which would reduce its visual impact further. The use of principally wood cladding to the flank elevations and "green roofs" would be more reflective of the countryside character. The proposal would provide other sustainable design features including natural ventilation and solar pv's, with louvered screens and recessed balconies for solar protection. All of these elements are clearly to the benefit of the current proposal.

7.4.5 The proposal would reduce the level of activity on this site, including traffic movements and other activities, when compared with both the former school use and the approved care home development. The site is well screened by woodland to the north and east; along with the landscaping, including protected major trees, to the site frontage and closer to the west boundary reducing the visibility of the site from outside of the site.

7.4.6 Noting its countryside location and to protect the rhythm and design integrity of the proposed development, it is considered prudent to remove permitted development rights for extensions and outbuildings; and rights to convert garages into living accommodation. On this basis, it is therefore considered that the proposal is considered to be acceptable, on balance and as a replacement for the approved care home development, and would not adversely impact on the countryside character, complying with Policy DM9 of the CSDMP.

7.5 Impact on trees

7.5.1 Policy DM9 of the CSDMP requires that development will be acceptable where they *"protect trees and other vegetation worthy of retention. and provide high quality hard and soft landscaping where appropriate;..."* There is a Tree Protection Order (No. 17/06) for major trees and tree groups; either centrally located on the site or located to the site frontage. These trees would not be located close to the proposed dwellings and consequently, it is considered that the protected trees and tree groups would not be adversely affected by the

proposal.

- 7.5.2 In addition, a woodland management plan is proposed seeking to maintain a woodland character to the north and east part of the site. The measures include group selection tree thinning (on a rotation basis), tree and shrub planting, retention of thinned trees (including standing timber) and creation of open space habitats.
- 7.5.3 The proposal is supported by the Council's Arboricultural Officer. As such, the proposal is considered to be acceptable on these grounds, with the proposal complying with Policy DM9 of the CSDMP and the NPPF.

7.6 Impact on residential amenity

- 7.6.1 The proposal would be set some distance from any residential property. The nearest properties are Corry Hill, a minimum of about 280 metres to the west of the siting of the proposed dwellings and Ivy Bungalow, about 120 metres to the east and Restomel about 150 metres to the south. With this level of separation, and woodland located in between, the impact on residential amenity would be very limited.
- 7.6.2 The current proposal would provide garden sizes for the dwellings of about between 180 and 425 square metres and therefore exceed the minimum garden sizes set out in the RDG. The proposal provides an arrangement of dwellings which would not lead to any significant loss of light or privacy to habitable rooms and garden spaces.
- 7.6.3 As such, it is considered that the proposal is acceptable in terms of its impact on residential amenity, complying with Policy DM9 of the CSDMP and the RDG.

7.7 Impact on highway safety

- 7.7.1 The proposal would provide 30 parking/garage/car port spaces and would utilise the existing access onto Guildford Road. The proposal would provide three parking spaces per dwelling, including garage spaces, which would meet parking standards. The transport statement submitted for the application confirms that the trip generation for the proposal is considered to be less than the approved 62 bed care home development, reducing the impact on the highway network. Improvements to access visibility would be proposed by condition in a similar manner to the approved care home scheme. However, the comments of the County Highway Authority (CHA) are awaited.
- 7.7.2 As such, and subject to the comments of the County Highway Authority, no objections are raised to the proposal on parking capacity and highway safety grounds, with the proposal complying with Policies CP11 and DM11 of the CSDMP and the NPPF.

7.8 The impact of the development on the SPA, protected species and biodiversity

- 7.8.1 The application site falls within a countryside location and is adjacent to woodland, with the potential to provide habitats for protected species. This

submission has been supported by an ecological report with surveys for bats, badgers and reptiles; and an associated woodland management plan. There was no badger activity uncovered at the site, with all setts in the woodland being inactive. A small reptile population was encountered on grassland close to the siting of the proposed dwellings. Previous surveys (for the care home scheme) indicated that bat activity was solely for commuting purposes (adjacent to the woodland to the north) only.

- 7.8.2 The Surrey Wildlife Trust has advised that the survey work undertaken so far is sufficient for the Council to be able to grant permission, subject to further survey work/assessment undertaken prior to the construction phase; including a bat roost assessment, updated badger survey, reptile mitigation strategy and enhancement plan, and a consolidated landscape and ecological management plan. As such, subject to such conditions, no objection to the proposal is raised on these grounds.
- 7.8.3 The wider application site is partly located within 0.4km of the Thames Basin Heaths Special Protection Area and Natural England is currently advising the new residential development has the potential to adversely impact on the protected sites due to increase recreational pressure. In this instance the development proposes 10 dwellings which would be located, along with their residential curtilages, outside of the 400 metre buffer. In such circumstances, the proposal would provide a contribution towards SANG which would be secured under the CIL regulations.
- 7.8.4 Mitigation towards SAMM is collected outside of the CIL regulations and in this instance a contribution of £7,500 towards SAMM would be required. With this payment being secured through a legal agreement, no adverse impact on the SPA is envisaged.
- 7.8.5 As such and subject to the completion of a legal agreement to secure the SAMM contribution, it is considered that the proposal is acceptable on ecological and SPA grounds, complying 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 NPPF; and advice in Circular 06/2005.

7.9 Impact on housing mix and affordable housing provision

- 7.9.1 Policy CP5 of the CSDMP indicates that a mix of dwellings should be provided across the Borough. It is noted that the proposal relates principally to three/four bedroom dwellings. However noting the small number of dwellings proposed (10), its rural location and that the range of dwellings sizes is a Borough-wide total, no objections are raised to the proposal on these grounds.
- 7.9.2 Policy CP6 of the CSDMP indicates that three affordable housing units should be provided on-site for this development. The WMS indicates that for developments of ten units or less (and which have a combined gross floorspace of no more than 1,000 square metres) should not provide affordable housing (or contributions towards their provision elsewhere in the Borough). In

this case, the proposal amounts to greater than 1,000 square metres of gross floorspace and therefore on-site affordable housing provision would normally be required.

7.9.3 The site location and the nature of the proposal, and the small number of dwellings concerned, does not lend itself to the delivery of on-site affordable housing which would be taken by an affordable housing provider. As such, it is considered that a contribution towards the delivery of affordable housing elsewhere in the Borough should be provided instead; an approach supported by the Housing Officer. This contribution has been calculated (in accordance with Appendix 1 of the AHG) at £233,013 which is to be secured with a legal agreement.

7.9.4 Subject to the completion of a legal agreement to provide a contribution towards the delivery of affordable housing elsewhere in the Borough, no objections are raised to the proposal on these grounds, with the proposal complying with Policies CP5 and CP6 of the CSDMP and the AHG.

7.10 The impact of the development on drainage and flood risk

7.10.1 This application site is within Flood Zone 1 and is not over 1 ha, and as such a Flood Risk Assessment was not required. However, given that this is a major development and given the requirement for all major development to design a sustainable drainage system into a scheme, where feasible, the applicant has submitted a drainage report. This report states that all surface water from the new development be discharged to the ground through a variety of techniques including green roofs, pervious paving, infiltration trenches and detention basins. With no foul sewers in the vicinity it is proposed to utilise an on-site treatment works suitably sized for the development. The Local Lead Flood Authority raises no objections on these grounds.

7.10.2 As such, the proposal is considered to be acceptable on these grounds, complying with Policy DM10 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the NPPF.

7.11 Impact on local infrastructure

7.11.1 Policy CP12 states that the Borough Council will ensure that sufficient physical, social and community infrastructure is provided to support development and that contributions in the longer term will be through the CIL Charging Schedule. Paragraph 153 of the NPPF states that supplementary planning documents should be used where they can aid infrastructure delivery.

7.11.2 The CIL Charging Schedule came into force on 1 December 2014 and details of infrastructure projects that are to be funded through CIL are outlined in the Regulation 123 list, which includes open space, transport projects, pedestrian safety improvements among others. These projects do not have to be related to the development itself. This development would be CIL liable, and CIL would be payable on commencement. An informative regarding CIL will be added. It is therefore considered that the proposal would be in accordance with Policy CP12, the Infrastructure Delivery SPD and the NPPF in this regard.

7.12 Impact on archaeology

7.12.1 The current proposal has been supported by a desk top archaeological study as required under Policy DM17 of the CSDMP, which concludes that there is unlikely to be any significant archaeological remains due to the site history. No objections are raised by the Surrey County Council Archaeological Unit and, as such, no objections are raised on archaeological grounds with the proposal complying with Policy DM17 of the CSDMP.

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

8.1 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:

- 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.

9.0 CONCLUSION

9.1 The development proposed would be sympathetic to the countryside character and the appearance of the area and would not impact on the amenities currently enjoyed by the occupants of the surrounding residential properties, trees, highway safety, local infrastructure, drainage/flood risk, housing mix/affordable housing, or ecology. Subject to the completion of a legal agreement to provide a contribution towards SAMM and affordable housing, the application is therefore recommended for approval.

10.0 RECOMMENDATION

GRANT subject to a legal agreement to secure contributions towards SAMM and affordable housing contributions, and 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: 1391.04 and 2095-110 Rev. A received on 10 August 2017; 2095-111 Rev. B, 2096-112 Rev. B and 2096-113 Rev. B received on 14 December 2017, 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 details and samples of the external materials to be used shall be submitted to and approved in writing by the Local Planning Authority. 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.

4. The parking and garage spaces shown on the approved plans 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 ensure that the countryside character is not harmed and to accord with Policies CP11, DM9 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012.

5. Notwithstanding the provisions of Classes A and E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order) as amended, no further extensions, garages or other buildings shall be erected without the prior approval in writing of the Local Planning Authority.

Reason: To enable the Local Planning Authority to retain control over the enlargement, improvement or other alterations to the development in the interests of visual and residential amenity and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

6. 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 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 other than small, privately-owned domestic gardens, 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.

7. 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) confirmation of no on-site burning of material during the site clearance and construction phases
 - (h) measures to prevent the deposit of materials in the highway

has been submitted to and approved in writing by the Local Planning Authority.

Only the approved details shall be implemented during the construction period.

Reason: The condition above is required in order that the development should not prejudice residential amenities or 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.

8. The development hereby approved shall not be occupied prior to the provision of the proposed access to Guildford Road and provided with visibility zones in accordance with details all to be permanently maintained

to a specification to be agreed in writing with the Local Planning Authority and the visibility zones shall be kept permanently clear of any obstruction.

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.

9. Subject to any requirements for Conditions 13-15 below, the development shall be implemented in accordance with the Woodland Management Plan by Ecological Planning, Design and Management dated August 2017 unless the prior written approval has been obtained from the Local Planning Authority.

Reason: In the interest of visual amenities and nature conservation and to comply with Policies CP14 and DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

10. No development shall take place until details of the design of the surface water drainage scheme have been submitted to and approved by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

These details shall include:

- a) detailed drawings of the Sustainable Drainage Systems/Drainage elements and layout;
- b) full drainage calculations for the pipes showing all storm events up to 1 in 30 year storm event are contained within the drainage system and that the 1 in 100 year (plus climate change storm event) is suitably managed within site;
- c) details of where exceedance flows (i.e. rainfall greater than design or flows following blockages) would run to avoiding risks to people and property;
- d) details of construction phasing i.e. how drainage will be dealt with during works including pollution prevention; and
- e) details of the required maintenance regime for the Sustainable Drainage Systems elements and who will be responsible for maintenance.

Reason: To ensure that the design meets the technical standards for Sustainable Drainage Systems and the final drainage design does not increase flood risk on/off the site and to comply with Policy DM10 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

11. Prior to the first occupation of the development hereby approved, a verification report carried out by a suitably qualified drainage engineer should be submitted to and approved in writing by the Local Planning Authority to demonstrate that the Sustainable Drainage System has been constructed as per the agreed scheme.

Reason: To ensure that the Sustainable Drainage System is designed to the technical standards 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 development shall take place until a programme of archaeological work has been undertaken in accordance with a Written Scheme of Investigation which has been submitted to and approved by the Local Planning Authority.

Reason: In the interest of conservation and to comply with Policy DM17 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

13. No development including any site clearance shall take place until a bat roost assessment and updated badger survey, including any required mitigation, has been submitted to and approved by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: In the interests of nature conservation and to comply with Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

14. No development including any site clearance shall take place until a reptile mitigation strategy has been submitted to and approved by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: In the interests of nature conservation and to comply with Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

15. No development including any site clearance shall take place until a fully consolidated Landscape and Ecological Management Plan (LEMP), based upon the Ecological Enhancement Scheme by Ecological, Design and Management dated August 2017, has been submitted to and approved by the Local Planning Authority. These details would include information on the location of proposed ecological measures, including enhancement for reptiles, birds and bats, incorporating the requirements of Conditions 13 and 14 above. The development shall be implemented in accordance with the approved details.

Reason: In the interests of nature conservation and to comply with Policy CP14 of the Surrey Heath Core Strategy and Development Management

Policies 2012 and the National Planning Policy Framework.

16. The development hereby approved shall be implemented in accordance with the Arboricultural Impact Assessment (AIA) by Landscape Design & Construction Ltd. No development shall take place until digital photographs have been provided by the retained consultant and forwarded to and approved in writing by the Council's Arboricultural Officer. This should record all aspects of any facilitation tree works and the physical tree and ground protection measures have been implemented and maintained in accordance with the Tree Information Report. The tree protection measures shall be retained until the completion of the all works hereby permitted.

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

Informative(s)

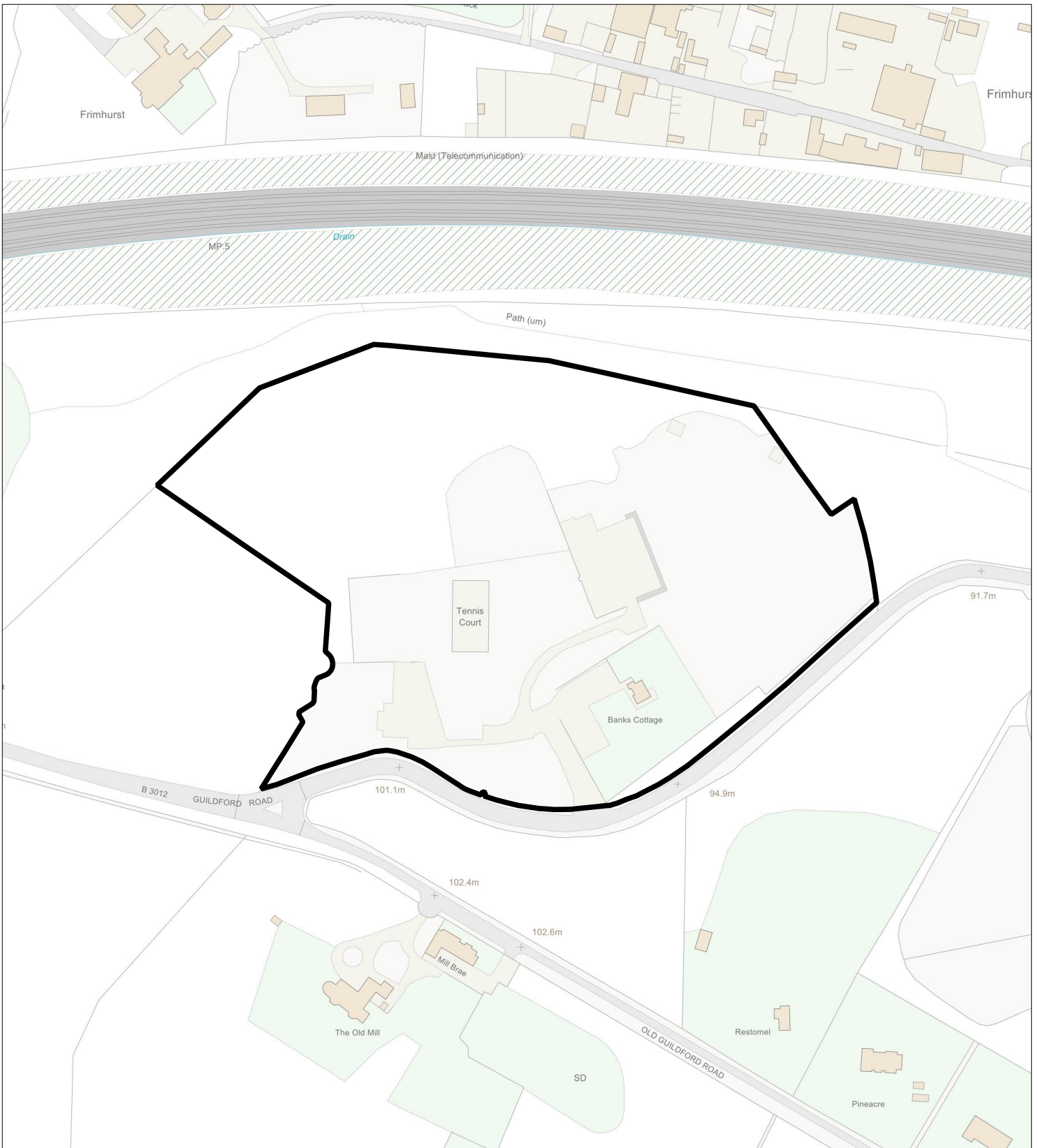
1. The applicant is advised that Part 1 of the Wildlife and Countryside Act 1981 (as amended) makes it an offence to intentionally kill, injure or take any wild bird, or intentionally to damage, take or destroy its nest whilst it is being built or in use. The applicant should take action to ensure that development activities such as site (including vegetative) clearance are timed to avoid the bird nest season of early March to August inclusive.
2. In considering the details of boundary treatments under Condition 6 above, the applicant is advised that the residential curtilages for each dwelling is as indicated on approved site plan drawing 2095-110 Rev. A.

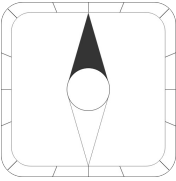
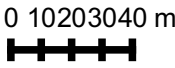

In the event that a satisfactory legal agreement is not completed in respect of SMM and Affordable Housing contributions by 28 February 2018 and unless the prior agreement has been obtained from the Executive Head of Regulatory for an extension of time to complete the agreement, the recommendation would be to REFUSE for the following reasons:

1. The Planning Authority, following an Appropriate Assessment and in the light of available information and the representations of Natural England, is unable to satisfy itself that the proposal (in combination with other projects) would not have an adverse effect on the integrity of the Thames Basin Heaths Special Protection Area (SPA) and the relevant Site of Specific Scientific Interest (SSSI). In this respect significant concerns remain with regard to the adverse effect on the integrity of the Special Protection Area in that there is likely to be an increase in dog walking, general recreational use and damage to the habitat and the protected species within the protected areas. Accordingly, since the planning authority is not satisfied that Regulation 62 of the Conservation of Habitats and Species Regulations 2010 (Habitats Regulations) applies in this case then it must refuse the application in

accordance with Regulation 61 (5) of the Habitats Regulations and Article 6 (3) of Directive 92/43/EE. For the same reasons the proposal conflicts with the guidance contained within the National Planning Policy Framework and Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies 2012 and Policy NRM6 of the South East Plan 2009 (as saved) and the Thames Basin Heaths SPA Avoidance Strategy Supplementary Planning Document 2012.

No sum or legal agreement to secure payment has been received in respect of Affordable Housing and as such the proposal fails to accord with Policy CP5 of the Surrey Heath Core Strategy and Development Management Policies Document 2012 and the National Planning Policy Framework.



Title	Planning Applications		
Application number	17/0765	 	Scale @ A4 1:2,500
Address	FORMER CHESWYCKS SCHOOL, GUILDFORD ROAD, FRIMLEY GREEN, CAMBERLEY, GU16 6PB		Date 23 Jan 2018
Proposal			
Version 3			

This page is intentionally left blank

Existing layout

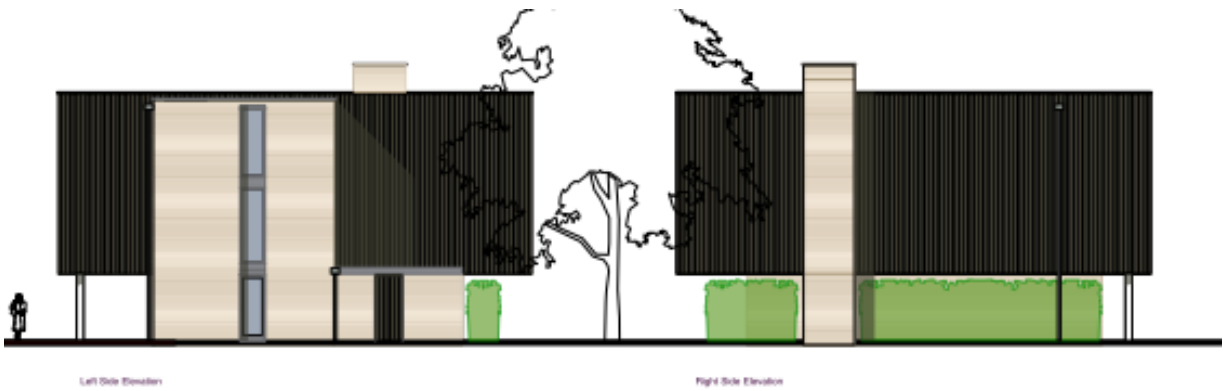


Visual representation





Typical proposed elevations



Typical proposed floorplan



Approved care home development



Site frontage



Within the site



This page is intentionally left blank

**APPLICATIONS FOR PLANNING PERMISSION & RELATED APPLICATIONS FOR
CONSIDERATION BY THE PLANNING APPLICATIONS COMMITTEE**

NOTES

Officers Report

Officers have prepared a report for each planning or related application on the Planning Committee Index which details:-

- Site Description
- Relevant Planning History
- The Proposal
- Consultation Responses/Representations
- Planning Considerations
- Conclusion

Each report also includes a recommendation to either approve or refuse the application. Recommended reason(s) for refusal or condition(s) of approval and reason(s) including informatives are set out in full in the report.

How the Committee makes a decision:

The Planning Applications Committee's decision on an application can be based only on planning issues. These include:

- Legislation, including national planning policy guidance and statements.
- Policies in the adopted Surrey Heath Local Plan and emerging Local Development Framework, including Supplementary Planning Documents.
- Sustainability issues.
- Layout and design issues, including the effect on the street or area (but not loss of private views).
- Impacts on countryside openness.
- Effect on residential amenities, through loss of light, overlooking or noise disturbance.
- Road safety and traffic issues.
- Impacts on historic buildings.
- Public opinion, where it raises relevant planning issues.

The Committee cannot base decisions on:

- Matters controlled through other legislation, such as Building Regulations e.g. structural stability, fire precautions.
- Loss of property value.
- Loss of views across adjoining land.
- Disturbance from construction work.
- Competition e.g. from a similar retailer or business.
- Moral issues.
- Need for development or perceived lack of a need (unless specified in the report).
- Private issues between neighbours i.e. boundary disputes, private rights of way. The issue of covenants has no role in the decision to be made on planning applications.

Reports will often refer to specific use classes. The Town & Country Planning (Use Classes) Order 1995 (as amended) is summarised for information below:

A1. Shops	Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops and funeral directors.
A2. Financial & professional Services	Banks, building societies, estate and employment agencies, professional and financial services and betting offices.
A3. Restaurants and Cafes	For the sale of food and drink for consumption on the premises – restaurants, snack bars and cafes.
A4. Drinking Establishments	Public houses, wine bars or other drinking establishments (but not nightclubs).
A5. Hot Food Takeaways	For the sale of hot food consumption off the premises.
B1. Business	Offices, research and development, light industry appropriate to a residential area.
B2. General Industrial	Use for the carrying on of an industrial process other than one falling within class B1 above.
B8. Storage or Distribution	Use for the storage or as a distribution centre including open air storage.
C1. Hotels	Hotels, board and guest houses where, in each case no significant element of care is provided.
C2. Residential Institutions	Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.
C2A. Secure Residential Institutions	Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks.
C3. Dwelling houses	Family houses or houses occupied by up to six residents living together as a single household, including a household where care is provided for residents.
C4. Houses in Multiple Occupation	Small shared dwelling houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.
D1. Non-residential Institutions	Clinics, health centres, crèches, day nurseries, day centres, school, art galleries, museums, libraries, halls, places of worship, church halls, law courts. Non-residential education and training areas.
D2. Assembly & Leisure	Cinemas, music and concert halls, bingo and dance halls (but not nightclubs), swimming baths, skating rinks, gymnasiums or sports arenas (except for motor sports, or where firearms are used).
Sui Generis	Theatres, houses in multiple paying occupation, hostels providing no significant element of care, scrap yards, garden centres, petrol filling stations and shops selling and/or displaying motor vehicles, retail warehouse clubs, nightclubs, laundrettes, dry cleaners, taxi businesses, amusement centres and casinos.