

2017/0701

Reg Date 29/08/2017

Town

LOCATION: PARKGATE HOUSE, 185-187 LONDON ROAD, CAMBERLEY, GU15 3JS

PROPOSAL: Change of use of first and second floor of building from A2 office use to C3 residential use, and raising of roof to create additional floor to provide a total of 4 studio apartments, 8 one bed apartments and 2 two bed apartments with associated parking. (Additional Information rec'd 05/10/2017 & 23/10/2017). (Amended plans rec'd 23/10/2017). (Amended Plan - Rec'd 02/11/2017.)

TYPE: Full Planning Application

APPLICANT: Lux Homes Ltd

OFFICER: Emma Pearman

RECOMMENDATION: GRANT subject to conditions

1.0 SUMMARY

- 1.1 The application site is within Camberley Town Centre, and within a secondary shopping frontage and on the corner of Park Street and London Road, within the London Road Block. This application concerns the redevelopment of the upper floors of an existing detached building in A2 (financial and professional services) use, which has been vacant for some time. The proposal also includes adding a fourth storey to the building, to provide a total of fourteen flats, which would be a mixture of studio, 1-bed and 2-bed units. The ground floor would remain in A2 use.
- 1.2 The proposal is considered acceptable in all regards, though this is subject to some outstanding consultee comments at this stage, which will be reported to the meeting. It is considered that the provision of fourteen units in the sustainable town centre location outweighs the loss of the A2 use of the upper floors, and evidence has been provided that these have been marketed without success. Although the amenity space for the new occupiers is limited, as is parking provision, given the town centre location this is considered to be acceptable and has been considered acceptable in other town centre developments. It is therefore considered that permission should be granted, subject to conditions.

2.0 SITE DESCRIPTION

- 2.1 The application site comprises a detached three storey building currently in A2 (financial and professional services) use, and car parking space behind the building, on the corner of the A30 London Road and Park Street, within Camberley Town Centre. The building is opposite the four-storey Premier Inn to the eastern side, and to the west it is adjacent to the parade of shops fronting London Road. The car park is accessed to the rear, via Park Street. The application site lies within the London Road Block and a secondary shopping frontage.

3.0 RELEVANT PLANNING HISTORY

- 3.1 17/0433 – Prior Notification for change of use of the first and second floors from B1a (office) to C3 (residential) to form 4 x studio apartments and 8 x 1 bed apartments with associated parking.

Refused 03/07/2017 for the following reason:

The lawful use the building is for A2 purposes and insufficient information has been provided to enable the Local Planning Authority to establish that the last use of the building was as lawful and independent B1 (offices). As such the application fails to comply with O.1(b) of Schedule 2, Part 3, Class O of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

4.0 THE PROPOSAL

- 4.1 The proposal is for the change of use of the first and second floors of the building from A2 office use to C3 residential use, and raising of roof to create additional floor to provide a total of 4 studio apartments, 8 one bed apartments and 2 two bed apartments with associated parking. The ground floor would remain in A2 use.
- 4.2 The ground floor would comprise the entrance to the flats at the rear of the building, with cycle parking and storage. The offices would still have an access from the front from London Road. The first floor would comprise 6 x 1-bed flats, the second floor would be 2 x 1-bed flats and 4 x studio flats, and the third floor would be 2 x 2-bed flats with recessed private balconies. The additional floor to the building would increase the height by 2.5m, and would have a flat roof and a chimney of 3.6m in height above the existing building. The top floor would be set back from the edge of the building and have a maximum depth and width of approximately 16.4m x 12.5m. There would be 6 parking spaces to the rear of the building which would be allocated to the flats. There would also be a bin store of approx. 3.1m in depth by 2.9m in width, and 2.2m in height, which would be located to the rear of the building in the car park area.

5.0 CONSULTATION RESPONSES

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| 5.1 | Surrey County Highway Authority | No objection, subject to conditions. |
| 5.2 | Head of Environmental Services | Asked for a noise report, which has been submitted by the applicant. No objection, subject to condition. |
| 5.3 | Local Lead Flood Authority | No objection, subject to condition. |
| 5.4 | Council's Viability Consultant | Awaiting response. |

6.0 REPRESENTATION

- 6.1 At the time of preparation of this report no letters of representation have been received.

7.0 PLANNING CONSIDERATION

- 7.1 The application proposed is considered against the policies within the Surrey Heath Core Strategy and Development Management Policies Document 2012, and in this case the relevant policies are CP1, CP2, CP5, CP6, CP11, CP12, CP14A, CP14B, DM9 and DM11. It will also be considered against the Camberley Town Centre Area Action Plan (AAP) the Surrey Heath Residential Design Guide 2017 (RDG) and the National Planning Policy Framework (NPPF).
- 7.2 The main issues to be considered are:
- Principle of the development;
 - Impact on character;
 - Residential amenity;
 - Highways, parking and access;
 - Impact on infrastructure;
 - Impact on the Thames Basin Heaths SPA;
 - Affordable housing; and
 - Other matters – housing mix, ecology, flooding and drainage.

7.3 Principle of the development

- 7.3.1 Policy CP1 states that new development will largely come forward through redevelopment of previously developed land in the western part of the borough and states that Camberley has scope for residential development across the area. Policy CP10 states that new development in Camberley Town Centre should contribute to some or all of a variety of development, which includes meeting the housing needs of the borough and retail space. Policy TC1 of the AAP states that new development should make the best use of redevelopment opportunities, and Policy TC2 states that within primary and secondary frontages that result in the loss of a retail unit (including A2) will not be permitted. Policy TC4 promotes housing in the town centre where it does not compromise other objectives of the AAP. Policy TC14 states that redevelopment of the London Road Block should support the main retail scheme.
- 7.3.2 The site is within a secondary shopping frontage, and the ground floor would remain in A2 use. While there would be the loss of A2 on upper floors, it is noted that this has been the case with other developments in the town centre and that Policy TC14 supports a variety of uses in the London Road block, including residential. This building is a detached building on the end of the London Road Block, and this proposal concerns its re-use (with the additional storey) rather than the complete redevelopment of the site. As such it is not considered that its conversion to residential would compromise the redevelopment of the remaining London Road Block.
- 7.3.3 The NPPF seeks to deliver a wide choice of high quality homes and to significantly boost the supply of housing, and at present Surrey Heath does not have a five year housing land supply. This proposal would contribute fourteen dwellings to the supply, in a sustainable town centre location. The site was previously used as the Job Centre, which since moved to Surrey Heath House, and the applicant has stated that the existing building has been unoccupied for over 18 months and it has been marketed during this period without success, with the marketing brochure having been provided. It is considered therefore

that the provision of fourteen dwellings in this location outweighs the loss of the A2 space on the upper floors, taking into account also the likely prospect of it coming forward as a whole for A2 use. The principle of the development in this location is therefore considered to be acceptable.

7.4 Character of the area

- 7.4.1 Paragraph 56 of the NPPF states that the Government attaches great importance to the design of the built environment. Paragraph 58 goes on to say that planning decisions should aim to ensure that developments respond to local character and history, reflect the identity of local surroundings and materials, and are visually attractive as a result of good architecture.
- 7.4.2 Policy DM9 states that development should respect and enhance the local, natural and historic character of the environment, paying particular regard to scale, materials, massing, bulk and density, and that high quality hard and soft landscaping should be provided. Policy CP2 requires development to respect and enhance the character and quality of the area. Policy TC11 of the AAP states that new development should respect its local context by adhering to building line, adjacent building heights, roof and cornice lines, materials sympathetic to local character, consider contemporary materials that respect of enhance built form and introduce soft landscaping features where appropriate. Policy TC14 emphasises the need for an active frontage on Park Street and environmental improvements to the junction of Park Street and London Road.
- 7.4.3 Principle 7.3 of the RDG states that higher buildings will be more acceptable in tight urban locations such as local and town centre environments and Principle 7.4 that new development should reflect the heights of existing buildings. Principle 7.5 states that roof forms should conform with the prevailing character.
- 7.4.4 This proposal would re-use the existing building without any significant changes to the exterior, and while all doors and windows are proposed to be replaced, these will reflect those of the existing building. There will be a fourth storey added on top of the building, however there is already a plant room and some railings on the top of part of the building, of similar height. The proposal to replace this with a third floor is considered to be an improvement in character terms, compared to the existing situation. The extra storey will have a flat roof, similar to the flat roof at the Premier Inn building on the opposite corner of Park Street. The building is already noticeably taller than the two-storey development along the London Road, and as it is a detached building on the corner and end of this row, it reads as a separate building in any case. Additionally, the Premier Inn building opposite is five-storeys and as such the additional height is not considered to look out of place in this town centre location, as it will still be lower than the Premier Inn building. The fourth storey will also be set back from the edges of the building and will not dominate its appearance, and its window design would complement that of the existing building.
- 7.4.5 While there is limited space around the site, it is considered that some environmental improvements could be made to the western side elevation on Park Street, in terms of planting in the existing walled flower bed area and improvements to existing boundary treatments. This information could be secured through a landscaping condition. The bin store was originally proposed for the western boundary on Park Street however this would have been in a very prominent location and would have reduced the space for parking. It has now been moved to the eastern boundary in the existing car park which is considered to be an improvement in character terms. It is therefore considered that, subject to the condition the proposal is acceptable in terms of its impact on character.

7.5 Residential amenity

- 7.5.1 Paragraph 17 of the NPPF states that planning decisions should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. Policy DM9 states that development will be acceptable where it respects the amenities of the occupiers of neighbouring properties and uses. It is necessary to take into account matters such as overlooking, overshadowing, loss of light and an overbearing or unneighbourly built form. Principle 8.1 of the RDG states that new development should be provided with a degree of privacy and respect that of neighbouring properties, Principle 8.2 states that all habitable rooms should maintain one main window with adequate outlook, Principle 8.3 states that good quality daylight and sunlight should be provided, and Principle 8.6 states that flatted developments will be expected to provide outdoor amenity space for each unit.
- 7.5.2 The nearest residential properties appear to be some distance away above shops further along London Road, and further along Park Street, both over 25m away. As such it is not considered that the development would have any adverse impacts on neighbouring residential properties. The fourth storey, given its set back from the edges of the building, and the height of the existing building, is not considered to have any adverse impacts on surrounding commercial properties. Some small windows will be added to the eastern side elevation, and there are some windows already on this side which appear to be in commercial use, on the upper floors of 183 London Road. The proposed windows appear to be at a higher level than the existing windows however, and are not likely to cause any significant mutual overlooking.
- 7.5.3 The primary living areas of the new flats would have sufficient access to daylight and sunlight, utilising the existing windows and adding windows on the eastern side elevation, and the additional units in the roof would also receive sufficient daylight. The application does not however accord with Principle 8.6 of the RDG in terms of providing amenity space for the future occupiers of the building. However, it is noted that it would not be possible to provide this to the first and second floors without substantial changes to the exterior of the building, and it is also noted that other redevelopment of existing buildings in the town centre has been considered to be acceptable without such amenity space. Moreover, it is noted that if balconies were added to the northern elevation these would hang over the pavement even further than the existing upper floors, forward of the existing building line and would face the A30 at close proximity, which is not likely to result in a pleasant outdoor environment. At the new fourth storey however, the applicant has provided private balconies for the two flats which meet the size criteria set out in Principle 8.6, and given the set back of the fourth floor these would be further from the road.
- 7.5.4 Given the building's location close to the A30 and commercial properties, the Environmental Health Officer requested a noise survey, which has been submitted by the applicant. The Environmental Health Officer has not objected to the application, but has requested conditions in terms of glazing and ventilation to ensure that the internal noise standards can be achieved, which will be with windows shut only, although the windows will be opening. However it is noted that there is other residential development along the A30 and considered that this does not mean that residential development in this location is inappropriate.
- 7.5.5 It is therefore considered that, on balance, the proposal will provide a sufficient standard of amenity for future occupiers, and will not compromise the amenities of any other neighbouring property. It is therefore considered to be in line with the relevant policies in this regard.

7.6 Highways, Parking and Access

- 7.6.1 Paragraph 32 of the NPPF states that planning decisions should take account of whether safe and suitable access to the site can be achieved for all people. Policy DM11 states that development which would adversely impact the safe and efficient flow of traffic movement on the highway network will not be permitted unless it can be demonstrated that measures to reduce such impacts to acceptable levels can be implemented. Policy CP11 requires all new development to be appropriately located in relation to public transport and comply with the Council's car parking standards.
- 7.6.2 The application site is within a sustainable town centre location with good access to public transport within a short walking distance. The proposal will provide 6 spaces for the 14 flats, utilising the existing parking spaces and access from the rear service road off Park Street, and cycle parking. The County Highway Authority have not objected, subject to conditions including the secure parking of bicycles, fitting of charging sockets to parking spaces, and a Construction Transport Management Plan.
- 7.6.3 It is noted that while there would be less than one space per flat, the County Highway Authority often do not object to such developments not providing any parking in the Town Centre, given the location. The proposal would also result in the ground floor A2 use not having any parking, and again the County Highway Authority have confirmed that they do not have an objection in this regard. While this may result in the A2 ground floor being less desirable to rent, the site benefits from good transport connections and given the size is not likely to employ a large number of people. There are also no set parking standards for A2 uses in the County Highway Authority's standards. County Highways have noted that the surrounding roads have parking restrictions and as such there is not likely to be any dangerous parking as a result. It is therefore considered that the development is acceptable in this regard and in line with the relevant policies.

7.7 Impact on Infrastructure

- 7.7.1 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. The Council's Infrastructure Delivery SPD was adopted in 2014 and sets out the likely infrastructure required to deliver development and the Council's approach to Infrastructure Delivery.
- 7.7.2 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. The new dwellings would be CIL liable at the rate of £180 per m² of additional floorspace, with the final figure being agreed upon completion of the relevant forms, after the decision is made. If it can be proved that the existing floorspace has been in use for at least 6 months out of the last three years, then this would be deducted from the total, in line with CIL regulations.

7.8 Impact on the Thames Basin Heaths SPA

- 7.8.1 The Thames Basin Heaths SPA was designated in March 2005 and is protected from adverse impact under UK and European Law. Policy NRM6 of the South East Plan 2009 states that new residential development which is likely to have a significant effect on the ecological integrity of the SPA will be required to demonstrate that adequate measures are

put in place to avoid or mitigate any potential adverse effects. Policy CP14B of the SHCS states that the Council will only permit development where it is satisfied that this will not give rise to likely significant adverse effect upon the integrity of the Thames Basin Heaths SPA and/or the Thursley, Ash, Pirbright and Chobham Common Special Area of Conservation (SAC).

- 7.8.2 All of Surrey Heath lies within 5km of the Thames Basin Heaths SPA and this site is approximately 950m from the SPA. The Thames Basin Heaths Special Protection Area Avoidance Strategy SPD was adopted in 2012 to mitigate effects of new residential development on the SPA. It states that no new residential development is permitted within 400m of the SPA. All new development is required to either provide SANG on site (for larger proposals) or for smaller proposals such as this one, provided that sufficient SANG is available and can be allocated to the development, a financial contribution towards SANG provided, which is now collected as part of CIL. There is currently sufficient SANG available and this development would be CIL liable, so a contribution would be payable on commencement of development. Informatives relating to CIL will be imposed should the application be granted permission.
- 7.8.3 The development would also be liable for a contribution towards SAMM (Strategic Access Monitoring and Maintenance) of the SANG, which is a payment separate from CIL and depends on the sizes of the units proposed. This proposal is liable for a SAMM payment of £5392, which has been paid by the applicant.
- 7.8.4 It is therefore considered that the proposal complies with Policy CP14B and Policy NRM6, and the Thames Basin Heaths SPD.

7.9 Affordable Housing

- 7.9.1 Paragraph 174 of the NPPF states that local planning authorities should set out their policy on local standards in the Local Plan, including requirements for affordable housing. Paragraph 173 however states that the obligations and policy burdens should not render a development unviable. Paragraph 50 states that where local planning authorities have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial equivalent of broadly equivalent value can be robustly justified. Policy CP5 states that developments of 10-14 units should secure 30% on-site provision of affordable housing.
- 7.9.2 The applicant has provided a Viability Report which concludes that providing the affordable housing would make the development unviable. This report has been sent to the Council's external Viability Consultants for review, and comments are awaited and will be reported to the meeting.

7.10. Other matters – housing mix, ecology, flooding and drainage

- 7.10.1 Policy CP6 states that the borough council will promote a range of housing types and tenures, and for market housing suggests that this should be approximately 10% 1-bed units, 40% 2-bed units, 40% 3-bed units and 10% 4+ bed units. This application proposes a mixture of studio, 1-bed and 2-bed units and given the location and type of development, no objection is raised on this basis.
- 7.10.2 Paragraph 109 of the NPPF states that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes and minimising the impacts on biodiversity and providing net gains in biodiversity where possible. Policy CP14A states that the Borough Council will seek to conserve and enhance biodiversity within Surrey Heath and development that results in harm to or loss of features

of interest for biodiversity will not be permitted. No information has been provided in terms of ecology which, given the nature of the existing site is considered to be acceptable. In terms of enhancements, again there is limited scope however suitable species could be incorporated into the landscaping scheme which will be required by condition.

- 7.10.3 Paragraph 103 of the NPPF states that when determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere. Policy DM10 states that the borough council will expect development to reduce the volume and rate of surface water run-off through the incorporation of appropriately designed Sustainable Drainage Systems (SuDS) at a level appropriate to the scale and type of development. The application site is located within Flood Zone 1 but as it is a major application a Flood Risk and Drainage Strategy was provided. This has been reviewed by the Local Lead Flood Authority who has not objected, subject to conditions.

8.0 CONCLUSION

- 8.1 The proposed re-use of the first and second floors of the existing building for residential purposes, and the addition of a fourth storey, is considered to be acceptable in all regards, subject to conditions and subject to the outstanding consultee comments. The development will result in the loss of some A2 floorspace however will retain this on the ground floor and will result in the provision of fourteen dwellings in a sustainable, town centre location. It is not considered that the redevelopment of this building would compromise other town centre objectives. It is therefore considered that permission can be granted, subject to conditions.

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 suggested/accepted/negotiated amendments to the scheme to resolve identified problems with the proposal and to seek to foster sustainable development.
- d) 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 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. No development shall take place until details and samples of the external materials to be used shall be submitted to and approved in writing by the Local Planning Authority. Materials to be agreed will include the proposed brick, tile, guttering and fenestration. Once approved, the development shall be carried out using only the agreed materials.

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

3. The proposed development shall be built in accordance with the following approved plans:

- Site Layout Plan 17-J1830-201 Rev A received 24.10.17
- Proposed Floor Plans 17-J1830-202 Rev A received 24.10.17
- Proposed Elevations 17-J1830-203 Rev A received 24.10.17
- Bin Store 17-J1830-205 received 24.10.17

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

4. Prior to commencement of development, full details of both hard and soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority. The submitted details should include an indication of all level alterations, hard surfaces, walls, fences, access features, any existing trees and hedges to be retained, together with the new planting to be carried out. All plant material shall conform to BS3936 Part 1: Nursery stock specification for trees and shrubs. Proposed planting shall comprise mainly native species of local provenance and flowering and fruiting species. Any trees or plants, which within a period of five years of commencement of any works in pursuance of the development die, are removed, or become seriously damaged or diseased shall be replaced as soon as practicable with others of similar size and species. The planting shall be carried out after completion of the building programme and prior to first occupation and shall be carried out fully in accordance with the approved details.

Reason: To preserve and enhance the visual amenities of the locality, and to enhance biodiversity, in accordance with Policy DM9 and Policy CP14A of the Surrey Heath Core Strategy and Development Management Policies Document 2012.

5. The development hereby permitted shall not commence until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. Those details shall include:

- a) A design that is compliant with the national Non-Statutory Technical Standards for SuDS, National Planning Policy Framework and Ministerial Statement on SuDS;
- b) Finalised drawings read for construction to include: a finalised drainage layout detailing the location of SuDS elements, pipe diameters, levels, details of how

SuDS elements will be protected from any root damage and long and cross sections of each SuDS element and including details of any flow restrictions.
c) Exceedance flow paths and finished ground levels around the buildings, i.e. definition of the route(s) and destination(s) of these flows.
d) Details of the Management and Maintenance regimes and responsibilities.

Reason: To ensure that the design meets the technical standards for SuDS and the final drainage design does not increase flood risk on or off site, in accordance with Policy CP10 and the National Planning Policy Framework.

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

Reason: To ensure that the Sustainable Urban Drainage System is designed to the technical standards and the final drainage design does not increase flood risk on or off site, in accordance with Policy CP10 and the National Planning Policy Framework.

7. Prior to commencement of development, a scheme for proposed glazing and ventilation for all flats shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate that the appropriate internal noise standards can be achieved whilst still allowing sufficient fresh air ventilation to the flats.

Reason: To ensure that a sufficient standard of amenity can be achieved for the new occupiers of the development, in accordance with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

8. The development shall not be occupied unless and until space for the secure parking of a minimum of 14 bicycles within the development has been provided, in accordance with the approved plans and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason: In order to promote sustainable transport, in line with Policy DM11 of the Surrey Heath Core Strategy and Development Management and the National Planning Policy Framework.

9. The development hereby approved shall not be occupied unless and until 20% of available parking spaces are fitted with a fast charge socket (current minimum requirement - 7kw Mode 3 with Type 2 connector - 230v AC 32 amp single phase dedicated supply) in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority, and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason: In order to promote sustainable transport, in line with Policy DM11 of the Surrey Heath Core Strategy and Development Management and the National Planning Policy Framework.

10. No development shall commence until a Construction Transport Management Plan, 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

has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out fully in accordance with the approved details.

Reason: In order that the development does not prejudice highway safety nor cause inconvenience to other highway users, in accordance with Policy DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

Informative(s)

1. CIL Liable CIL1
2. Form 1 Needs Submitting CIL2
3. Building Regs consent req'd DF5
4. The applicant is advised that under the Control of Pollution Act 1974 construction work which will be audible at the site boundary will be restricted to the following hours: 8am to 6 pm Monday to Friday; 8am to 1pm Saturday; and, not at all on Sundays and Public Holidays. For the avoidance of doubt 'Public Holidays' include New Years Day, Good Friday, Easter Monday, May Day, all Bank Holidays, Christmas Day and Boxing Day.
5. Decision Notice to be kept DS1