

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.