

<b>LOCATION:</b>	Reef House , Snows Ride, Windlesham, Surrey, GU20 6LA
<b>PROPOSAL:</b>	Erection of replacement dwelling and replacement ancillary building and associated works following demolition of existing dwelling and ancillary building
<b>TYPE:</b>	Full Planning Application
<b>APPLICANT:</b>	Savoy Investment Ltd
<b>OFFICER:</b>	Navil Rahman

This application has been referred to the Planning Applications Committee because it has been called in by Councillor Victoria Wheeler raising concerns regarding the overdevelopment of the site within the Green Belt.

**RECOMMENDATION: GRANT, subject to conditions**

**1.0 SUMMARY**

- 1.1 The application relates to the construction of a replacement dwelling and ancillary building to a large spacious plot, established for residential uses within the Green Belt.
- 1.2 The proposed buildings are of a size and scale that are not materially larger than the existing buildings to be replaced. The proposal is therefore not inappropriate development meeting the exceptions and definitions set out in the NPPF. The proposal is also a high-quality design that provides a good standard of accommodation for future residents. It would not result in any significant harm to the residential amenities of the surrounding occupiers, and is considered acceptable on biodiversity, ecological and highway grounds.
- 1.3 The application is therefore recommended for approval.

**2.0 SITE DESCRIPTION**

- 2.1 The application site lies within the Green Belt and comprises 0.9ha in site area. It relates to a plot of land situated on the eastern side of Snows Ride, accessed via Windlesham Court, a private road. The site is detached from the settlement area of Windlesham sited approximately 200m west of Windlesham Village.
- 2.2 The site comprises a two and a half-storey mansion benefitting from side and rear extensions together with a detached two-storey ancillary building situated towards the eastern boundary of the site. The buildings are surrounded by a wooded landscape setting to the north, east and west whilst mature trees are sited to the east also adjacent to the highway.
- 2.3 The surrounding area is characterised by similarly large, detached properties on spacious grounds surrounded by a wooden landscape. The architectural context differs with Arts and Crafts and neo-Georgian styles.

### **3.0 RELEVANT PLANNING HISTORY**

- 3.1 95/0092 Erection of a two-storey side and single storey rear extension following demolition of existing garage. Granted 15/03/1995
- 3.2 95/0494 Erection of a detached garage for 4 cars with residential accommodation above and a 2m high brick wall (modification to SU/94/0405). Granted 27/07/1995

### **4.0 PROPOSAL**

- 4.1 Planning permission is sought for the demolition of the existing 6-bedroom dwellinghouse and ancillary building and the construction of a replacement 6-bedroom dwelling and ancillary building.
- 4.2 The proposed buildings would be located in a similar position to the existing buildings, with the hardscaped frontage retained for car parking.
- 4.3 The proposed dwelling would be designed in a neo-Georgian style having a central element with two subsidiary wings with roof heights dropping away from the centre. The central element would be defined by a pediment sitting on a horizontal cornice and stone columns above the entrance to the building. It would stand at a maximum height of 9.2m with a footprint of 696sqm.
- 4.4 The dwelling would be largely finished with a red/brown facing brick, with buff coloured stone applied between the central and wing elements.
- 4.5 The proposed ancillary building would stand at two-storey level and be designed with a jerkinhead roof with 3 hipped dormers to the front elevation and two to the rear. The proposal would also provide accommodation space for service works of the residence as well as kitchen and security facilities associated with serving of the main dwelling.
- 4.6 A total of 3 trees are proposed to be removed to facilitate the development, a CAT B tree (Common Beech) and two CAT C trees (Wild Cherry). Indicative soft and hard landscaping details have been submitted.
- 4.7 The application has been supported by the following documents:
- Arboricultural Impact and Method Statement
  - Bat Emergence and re-entry Surveys
  - CCTV Survey
  - Design and Access Statement
  - Energy Statement
  - Flood Risk Assessment and Drainage Strategy
  - Planning Statement
  - Preliminary Ecological Appraisal
  - Tree Survey

## 5.0 CONSULTATION RESPONSES

- 5.1 Surrey County Highway Authority Raise no objection and recommend installation of EV charging points in the interests of sustainable transport use.
- 5.2 Urban Design Consultant Raise no objection and support the proposed scheme with the proposed design not considered to be substantially larger than the existing development or have any detrimental effect on the character and appearance of the local area nor the Green Belt. Consider the proposal to be of a high-quality design, which demonstrates better proportions, well-designed details, and high-quality materials. Recommend conditions in relation to material samples and use of conservation style windows.
- 5.3 Arboricultural Officer Revisions to the Arboricultural information were received during the application. No objections raised, in principle, subject to appropriate conditions ensuring the protection of existing trees on site and proposed replacement planting.
- 5.4 Environmental Health Officer Raise no comment.
- 5.5 Surrey Wildlife Trust Following receipt of revised information demonstrating impact only to trees T22, 23 and 24 no further pre-determination surveys are required. Prior to commencement conditions are recommended in the interests of local ecology and biodiversity enhancements.
- 5.6 Windlesham Parish Council Raise objection on the grounds of height, bulk, and overdevelopment of a site in the Green Belt. Request the percentage increase in size is investigated closely.

## 6.0 REPRESENTATION

6.1 A total of 14 letters of consultation were sent on the 28<sup>th</sup> June 2022 to neighbouring residents. No letters of representation were received as part of the public consultation exercise.

## 7.0 PLANNING CONSIDERATIONS

7.1 In considering this development regard is given to Policies CP1, CP2, CP3, CP6, CP12, CP14, DM9, DM10 and DM11 of the Surrey Heath Core Strategy and Development Management Policies Document 2012 (CSDMP). Policy NRM6 of the South East Plan 2009 (as saved) (SEP); and, the National Planning Policy Framework (NPPF). Regard is also given to advice within the Residential Design Guide SPD 2017 (RDG), the Windlesham Neighbourhood Plan 2019 (WNP), and the Thames Basin Heaths Special Protection Area Avoidance Strategy SPD 2019 (TBHSPD). The application site falls within the Green Belt, detached from the settlement area of Windlesham.

7.2 The application site is situated in a residential setting and would not result in a net increase in dwellings and is therefore considered acceptable in principle. The key issues to be considered within this application are:

- Impact on Green Belt.
- Impact on the character, appearance, and trees of the surrounding area.
- Impact on residential amenity
- Impact on transport and highways
- Impact on biodiversity and ecology
- Impact on infrastructure
- Other matters.

### 7.3 Impact on Green Belt

7.3.1 Paragraph 133 of the National Planning Policy Framework (NPPF) states that: "Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence"

7.3.2 Paragraph 143 of the NPPF continues to advise that: "Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances".

7.3.3 However, paragraph 149 outlines exceptions to this, which includes exception "d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces".

7.3.4 The table below provides a comparison of the existing buildings and the proposed buildings:

	Existing (m.)	Proposed (m.)	Difference
<b>Footprint</b>	750	828	10.4%
<b>Floorspace</b>	1308	1591	21.63%
<b>Volume</b>	4559	5703	22.29%

- 7.3.5 In respect of the building heights, the main building would measure 9.2m representing a 9.9% increase on the existing 8.3m, whilst the ancillary building would have no increase to its maximum height.
- 7.3.6 Current adopted policy does not set out a definitive definition of “materially larger” and each case must therefore be judged on its own merits. However, 30 % in respect of floor area and volume is a useful guide.
- 7.3.7 In this instance, the proposed footprint, floorspace, and volume of the buildings on site would have a less than 30% increase relative to the existing buildings. The proposed replacement buildings would be sited similarly to the position of the existing buildings, ensuring that the spread of development on site is not significantly increased. As such, based on the 30% guideline figure, the proposed development would not be considered ‘materially larger than the one it replaces’.
- 7.3.8 In addition to a spatial assessment, regard must also be had to the visual impact of the change. The existing building has a relatively constant height across the development, whereas the proposed development has a taller central element, owing to the pediment and mansard roofs above the entrance, with a reduced height to the wings. Therefore, whilst the maximum height of the development would be increased owing to the central element, to the two wings, there is a decrease in the overall height ranging between 0.5m and 1m. Considering the mature vegetation surrounding the site, and the setback from the highway and adjacent sites, the proposed development would not be more noticeable from Windlesham Court nor the neighbouring properties.
- 7.3.9 Similarly, the ancillary building would not result in any increase to the overall height and would therefore also not be more noticeable. Owing to its design, elevational treatment and roof form, the secondary building would appear sufficiently ancillary to the main dwelling.
- 7.3.10 Taking all the above into account, noting the scale of the plot relative to the development proposed, and the surrounding context of similarly large properties, the proposed dwelling would be considered to sufficiently meet the exceptions of paragraph d) of the NPPF being of the same use and not considered materially larger than the one it replaces. It is therefore not inappropriate development.

#### **7.4 Impact on the character, appearance, and trees of the surrounding area**

- 7.4.1 Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies Document (CSDMP) 2012 promotes high quality design. Development should respect and enhance the character of the local environment and be appropriate in scale, materials, massing, bulk, and density. Policy CP2 states that new development should use the land efficiently within the context of its surroundings and respect and enhance the quality of the urban, rural, natural, and historic environments. Policy DM9 also sets out that trees and other vegetation worth of retention should be protected.
- 7.4.2 The RDG provides further guidance relating to the design of residential developments. Principle 7.4 says that new residential development should reflect the spacing, heights and building footprints of existing buildings. Principle 7.3 states that building heights should integrate well into its surrounding context and Principle 7.5 advises against roof forms that diverge from the prevailing character.
- 7.4.3 Additionally, Policy WNP2.1 of the WNP states that proposals for new housing development shall be supported if they respond positively to and protect the built and natural character features of their setting within Windlesham village. Planning applications shall be supported if they:

- Maintain the established density including number of residential units and ratio of building footprint to open space development in the surrounding area.
- Maintain the general scale of development in the surrounding area without creating any overbearing presence; and
- Maintain the style and pattern of separation between buildings and widths of building frontages.

- 7.4.4 The surrounding area is characterised by large, detached dwellings setback from the highway with generous front gardens that sit comfortably within spacious plots.
- 7.4.5 The proposed main dwelling would be of a scale and form that would not appear out of character or proportion with the plot nor the surrounding street scene. The property sits relatively centrally within the plot, ensuring generous setbacks from all boundaries, thus reducing its overall prominence from public vantage points, and subsequently its potential visual harm.
- 7.4.6 The proposed design is one of neo-classical approach which is considered to have been well-detailed, with good quality materials proposed ensuring an attractive design of interest that would ensure a high-quality development. The proposed architectural approach fits within that of the surrounding area, with the properties north east of the site (Nos.1-8) built of similar architecture. The building maintains the general pattern and form of development found in the wider setting. The proposed design is also supported by the Council's Urban Design Consultant.
- 7.4.7 The proposed ancillary building, as with the existing building, is of a scale and footprint that is significantly reduced relative to the main building, giving an ancillary appearance in this context. The proposed design matches elements of existing building, having a similar jerkinhead roof form, and the use of modest front and rear dormers. Where the previous building had garage doors, the proposed building fenestration treatment mimics the position of the garage doors, helping to support its overall ancillary feel relative to the main dwelling.
- 7.4.8 The proposed development would result in the loss of three trees on site, a category B tree and two category C trees necessary to facilitate the development. The application is supported by a tree survey and Arboricultural Method Assessment which have been reviewed by the Council's Arboricultural officer who raised no objection to the development. Relevant conditions in respect of tree planting detail and replacement planting have been requested which are considered acceptable and appropriate in ensuring the area retains its green character.
- 7.4.9 As such, based on the above the proposed development would be of an acceptable design, scale and form to this setting and would therefore meet the objectives of Policies CP2 and DM9 of the CSDMP, Policy WNP2.1 of the WNP and Principles 7.3 and 7.4 of the RDG.

## **7.5 Impact on residential amenity**

- 7.5.1 Policy DM9 of the CSDMP 2012 states that development should respect the amenities of the adjoining properties and uses. Principle 8.1 states that new residential development should be provided with a reasonable degree of privacy and respect the privacy of neighbouring properties. Principle 8.3 goes on to say that new developments should not result in occupants of neighbouring dwellings suffering from a material loss of daylight. Turning into the residential amenities of the future occupiers, Principle 7.6 recommends that new housing development complies with the national internal space standards. Policy 8.2 advises regarding adequate outlook to habitable rooms and Principles 8.5 and 8.6 talks about private amenity space.

- 7.5.2 The proposed dwelling buildings are set a minimum 27m from the shared boundaries either side of the site with significant mature trees sited to the boundaries. Owing to the significant separation distances, together with the overall scale of the development, it is not considered there would be any significant amenity impact upon the neighbouring occupiers in respect of outlook, daylight/sunlight, and privacy.

#### Residential Amenity of future occupiers

- 7.5.3 The Department for Communities and Local Government Technical Housing Standard – Nationally Described Space Standard sets the requirements for internal space within new dwellings and is suitable for application across all tenures. Principle 8.4 of the RDG outlines the minimum outdoor amenity space size standards for houses. In this instance as amenity space predominantly faces south a minimum of 70sqm is required.
- 7.5.4 The proposed dwelling would exceed all minimum space standards providing a spacious internal setting for future occupiers whilst providing good quality, usable outdoor amenity space.
- 7.5.5 The technical space standards are only the starting point in assessing the standard of accommodation and matters of privacy, outlook, natural light, and circulation space are also fundamental matters to assess. In this instance the general internal layouts are well conceived, ensuring acceptable levels of outlook, natural light, and privacy.

#### Summary

- 7.5.6 The proposed development would provide a good standard of accommodation for the future occupiers and raises no significant harm to the amenity of the neighbouring occupiers. This would be acceptable in line with Policy DM9 of the CSDMP and Principle 8.1 of the RDG.

### **7.6 Impact on transport and highways**

- 7.6.1 Policy DM11 states that development which would adversely impact the safe and efficient flow of traffic movement on the highway network will not be supported by the Council, unless it can be demonstrated that measures to reduce such impacts to acceptable levels can be implemented.
- 7.6.2 Surrey County guidance suggests two cycle parking spaces for a unit of this size and should be covered, lit and secure. No details of cycle storage have been shown on the plans, however, there is considered ample space to provide such facilities. It is considered reasonable that this matter be subject to condition.
- 7.6.3 Surrey County guidance suggests two off-street parking spaces for a unit of this size, and the proposal provides up to four spaces. This is considered acceptable and appropriate. Further details shall be secured to ensure the spaces benefit from electrical charging points.
- 7.6.4 Based on the above, the proposal satisfies the objectives of Policy DM11 of the CSDMP and the RDG.

### **7.7 Impact on biodiversity and ecology**

- 7.7.1 Policy CP14 of the CSDMP indicates that development which would result in harm to or loss of features of interest for biodiversity will not be permitted whilst biodiversity gain is recommended.

- 7.7.2 The application is supported by a Preliminary Ecological Appraisal which has been reviewed by Surrey Wildlife Trust. No objections have been raised, however, it has been recommended that pre-commencement conditions are secured in respect of a sensitive lighting management plan, revised Great Crested Newt mitigation strategy, a construction environment management plan, and biodiversity enhancements whilst a cautionary approach for bats and consideration of breeding birds is given.
- 7.7.3 The proposed recommendations are agreed by the officer, being appropriate and relevant to the scale of the development and would ensure that the development accords with the objectives of Policy CP14 of the CSDMP.

## **7.8 Impact on infrastructure**

- 7.8.1 Policy CP12 states that the Borough Council will ensure that sufficient physical, social and community infrastructure is provided to support development. In the longer term, contributions will be via the Community Infrastructure Levy (CIL) charging schedule, to offset the impacts of the development and make it acceptable in planning terms. The Council's Infrastructure Delivery Supplementary Planning Document (2014) sets out the Council's approach to delivering the infrastructure required to support growth.
- 7.8.2 Surrey Heath's Community Infrastructure Levy (CIL) Charging Schedule was adopted on 16 July 2014 and the CIL Charging Schedule came into effect on 1 December 2014. Regulation 123 CIL sets out the list of infrastructure projects that may be funded (either entirely or in part) through CIL. These include, for example, open spaces, community facilities or play areas. It is noted that these projects do not have to be directly related to the proposed development.
- 7.8.3 The development would result in an increase of 319sqm floorspace and would be CIL liable.

### Impact on the Thames Basin Heath SPA

- 7.8.4 Policy CP14B of the CSDMP 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 Special Protection Area (SPA) and Special Areas of Conservation (SAC) sited within the Borough. Furthermore, it states that no new net residential development will be permitted within 400m of the SPA. Proposals for all new net residential development elsewhere in the Borough should provide or contribute towards the provision of SANGs and shall also contribute toward strategic access management and monitoring (SAMM) measures.
- 7.8.5 The proposal does not result in any net gain of residential development and therefore would not be liable to any SAMM payment.

## **7.9 Other matters**

- 7.9.1 The application is supported by an Energy Statement which outlines that the development would be compliant with Part L of the Building Regulations taking a fabric first approach through the use of efficient insulation, double glazing, high-efficiency heating systems and low energy lighting. EV panels are proposed to meet 92.2% of the overall primary energy demand of the dwelling. The proposal would therefore comply with Policy CP2 of the CSMDP.
- 7.9.2 The RDG advises that refuse storage should be purpose built, sufficient in size, accessible for residents and waste operatives, do not generate offensive smells and do not have a negative visual harm from the street scene. In this instance, the unit would need to benefit from a food waste bin (23L), recycling bin (240L) and refuse bin (180L). No details of refuse/recycling storage have been shown on plans, however, it is



considered there is appropriate provision and space to provide such a store and therefore details can be secured by condition.

- 7.9.3 The application site lies in a Zone 1 (low risk) flood area and relates to a site of less than one hectare in area. The application is supported by a flood risk assessment and drainage strategy which conclude that the development would not result in any unacceptable risk to flooding whilst it would seek to incorporate SuDS. It is recommended a condition is attached to any grant of permission to secure use of SuDS on site. On this basis, no objections are raised on drainage and flood risk grounds with the proposal complying with Policy DM10 of the CSDMP and the NPPF.

#### Removal of Permitted Development rights

- 7.9.4 It is recommended that a condition be attached to any grant of permission to restrict the property's Permitted Development rights. Paragraph 53 of the Framework advises against the use of planning conditions to restrict PD rights unless there is clear justification to do so. Such conditions should only be imposed where they are necessary, relevant, and amongst other criteria, reasonable in all other respects. The Planning Practice Guidance states that blanket removal of freedoms to carry out small scale domestic alterations are unlikely to meet the tests of reasonableness and necessity, and it advises that the scope of conditions should be precisely defined.
- 7.9.5 The detached house, noting the scale of the plot, could feasibly undertake a significant amount of development without the need for planning permission were Permitted Development rights to be retained. Whilst the site's location within the Green Belt alone does not in itself represent an exceptional circumstance to warrant the removal, noting the site characteristics, where the plot is of a significant size, with the plot already benefiting from a large ancillary building as proposed, the site would be sensitive to change from any further additions.
- 7.9.6 By allowing PD rights, the property has the potential to construct disproportionate additions significantly increasing its overall volume and spread particularly with sizeable outbuildings which in turn would harm the openness of the Green Belt and the character and appearance of the area.
- 7.9.7 As such, it is considered appropriate to restrict PD rights on this property, to allow greater control of spread of development within this area of the Green Belt and in turn the control any harm to the character and appearance of the surroundings.

## **8.0 POSITIVE/PROACTIVE WORKING AND PUBLIC SECTOR EQUALITY DUTY**

- 8.1 In assessing this application, officers have worked with the applicant in a positive, creative, and proactive manner consistent with the requirements of paragraphs 38-41 of the NPPF. This included one or more of 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.
- 8.2 Under the Equalities Act 2010 the Council must have due regard to the need to eliminate discrimination, harassment, or victimisation of persons by reason of age,

disability, pregnancy, race, religion, sex, and sexual orientation. This planning application has been processed and assessed with due regard to the Public Sector Equality Duty. The proposal is not considered to conflict with this duty.

## **9.0 CONCLUSION**

- 9.1 The proposed development is acceptable in principle, replacing existing dwelling and ancillary building, and the proposal would not be inappropriate development in the Green Belt as the replacement buildings would not be materially larger than the existing to be replaced. The proposal would also be a high quality design and providing a development of a design, scale and form that would positively relate to the surrounding context. It would not result in any significant adverse amenity harm, whilst providing a good standard of accommodation and raising no significant issues in respect of highway matters and biodiversity. The application is therefore recommended for approval.

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

102 P4, 150 P2, 203 P3, 204 P3, 205 P2, 245 P2, 251 P2 received 14 October 2022, 101 P1, 110 P1, 111 P1, 112 P1, 113 P1, 114 P1, 120 P1, 121 P1, 130 P1, 200 P1, 201 P1, 202 P1, 240 P1, 241 P1, 242 P1, 244 P1, 250 P1 and 100 P1 received 16/06/2022.

Preliminary Ecological Appraisal and Preliminary Roost Assessment Issue 2, Flood Risk Assessment & Drainage Strategy Rev P2, CCTV Survey, Tree Survey, Planning Statement and Design and Access Statement received 16/06/2022, Non-Licence Great Crested Newt Method Statement received 07/07/2022, Energy Statement ref.112352, SAP Report, and Bat Emergence and Re-entry Surveys Issue 2 received 27/07/2022, Arboricultural Impact and Method Statement and Tree Protection Plan received 08/09/2022.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. The ancillary building hereby approved shall be retained for purposes ancillary to the main dwelling and shall not be used or converted into a stand-alone living accommodation detached from the uses of the main dwelling.

The development hereby permitted shall not be otherwise occupied other than as ancillary accommodation to the existing dwelling known as Reef House, Snows Ride, Windlesham, Surrey, GU20 6LA.

To ensure the ancillary nature of the outbuilding it shall not have; i) a separate postal address, ii) separate metres for the provision of services, iii) a separate and registered

Land Registry title, iv) a separate Council tax account, v) a separate access independent of the main dwelling house.

In addition the outbuilding shall be retained within the curtilage of the host dwelling house and a separate curtilage shall not be created. At no time shall the outbuilding be sold, sub-let or rented independently to the occupation of Reef House, Snows Ride, Windlesham.

Reason: To maintain planning control of this property and to ensure that the additional accommodation is not in any way partitioned from the main dwelling to provide a self-contained dwelling unit to the detriment of the character of the area and the integrity of the Thames Basin Heath Special Protection Area in accordance with Policies DM9 and CP14 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

4. Notwithstanding the provisions of Schedule 1, Part 2, Classes A, B and E of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order) no further extensions, garages or other buildings shall be erected without the prior approval in writing of the Local Planning Authority. The replacement dwelling hereby approved shall not be constructed until any additional outbuildings constructed after the date of this permission have been demolished and all resultant debris removed from the site.

Reason: To enable the Local Planning Authority to retain control over the enlargement, improvement or other alterations to the development in the interests of the Green Belt and to accord with Policies CP1, DM1 and DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

5. 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
  - (d) programme of works (including measures for traffic management)
  - (e) provision of boundary hoarding behind any visibility zones
  - (f) HGV deliveries and hours of operation
  - (g) vehicle routing
  - (h) measures to prevent the deposit of materials on the highway
  - (i) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused

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

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 protect the amenities of residents in accordance with Policies DM9, CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 and thereby reduce the reliance on the private car and meet the prime objective of the National Planning Policy Framework.

6. Prior to the commencement of the development full samples and details 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.

7. All new roof lights hereby permitted shall be of a conservation style specification flush with the profile of the roof and shall thereafter be retained as such.

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

8. Prior to the commencement of the development full details of hard landscaping works shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be carried out as approved and implemented prior to first occupation. The scheme shall include indication of all hard surfaces, walls, fences, access features.

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

9. The erection of fencing for the protection of any retained tree and any other protection specified shall be undertaken in entire accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site, and thereafter maintained until the completion of all construction work and all equipment, machinery and surplus materials have been permanently removed from the site. No development, demolition or other operations shall take place except in complete accordance with the approved protection.

A) Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made. The protective fencing as proposed shall be retained intact, for the full duration of the development hereby approved and shall not be removed or repositioned without the prior written approval of the Local Planning Authority.

B) No fires are to be lit within 6m of the furthest extent of the canopy of any tree or tree group to be retained as part of the approved scheme.

C) All tree felling and pruning works shall be carried out in full accordance with the approved specification and the requirements of British Standard 3998: 2010 - Recommendations for Tree Works. No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, or disposal of liquids shall take place within any area designated as being fenced off or otherwise protected in the approved protection scheme.

D) Prior to first occupation, details of the satisfactory written evidence of contemporaneous monitoring and compliance by the pre-appointed tree specialist during construction (where working within RPA is shown) shall be submitted to and approved in writing by the Local Planning Authority.

E) No development or other operations shall take place except in complete accordance with The Arboricultural Method Statement and plan submitted in support of the application and shall be adhered to in full. Any additional protection measures specified shall be undertaken in complete accordance with BS:5837:2012, the tree protection plan (TPP) and arboricultural method statement (AMS) as submitted.

Reason: To protect trees which contribute to the visual amenities of the site and surrounding area and to comply with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

10. Prior to demolition a site-specific cross sectional design for the Cellular confinement system is to be submitted to and approved in writing by the Local Planning Authority. Details will need to include the cross sectional diagrams and how the proposed system will interact with the proposed building, the means of constraint for the path and full details of the wearing course including means of surface maintenance to ensure the footway remains free of small fines which can block the interstitial spaces preventing the percolation of water. When approved the works shall be carried out in accordance with the agreed submitted details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect trees which contribute to the visual amenities of the site and surrounding area and to comply with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

11. No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted, wilfully damaged, or destroyed, cut back in any way or removed without the prior written consent of the Local Planning Authority. Any trees, shrubs or hedges removed without such consent, or which die or become severely damaged or seriously diseased with five years from the completion of the development or from the date of the occupation of the building hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species and shall be planted in the immediate vicinity unless the Local Planning Authority gives its written consent to any variation.

Reason: To protect trees which contribute to the visual amenities of the site and surrounding area and to comply with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

12. Prior to the commencement of any works (including site clearance, demolition and construction works) at least 5 working days' notice shall be given to the Local Planning Authority to attend a pre-commencement site meeting to inspect all tree protection measures and to confirm that they have been installed in the correct location and to the specifications as shown in the submitted and approved documents. These details will need to be approved in writing from the Local Planning Authority. Alternatively, photo evidence can be submitted to and approved in writing from the Local Planning Authority which clearly demonstrates that all elements of the tree protection, including ground protection and any other measures specified have been installed in accordance within the approved tree report.

Reason: To protect trees which contribute to the visual amenities of the site and surrounding area and to comply with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

13. Prior to completion or first occupation of the development hereby approved, whichever is the sooner; details of treatment of all parts on the site not covered by buildings shall be submitted to and approved in writing by the Local Planning Authority. The site shall be landscaped strictly in accordance with the approved details in the first planting season after completion or first occupation of the development, whichever is the sooner.

Details shall include:

- A) scaled plan showing all existing vegetation and landscape features to be retained and trees and plants to be planted;
- B) Location, type and materials to be used for hard landscaping and boundary treatments including specifications when proposed within RPA's of retained trees.
- C) A detailed written soft landscape specification detailing the quantity, density, size, species, position and the proposed time or program of planting of all trees, shrubs, plants, hedges and grasses etc. including the proposed tree pit design and means of

restraint along with sufficient specification to ensure successful establishment and survival of new planting, including a landscape management plan and a comprehensive watering program, covering maintenance schedules for a minimum period of 5 years.

D) Specifications for operations associated with plant establishment and maintenance that are compliant with best practise;

E) Details of habitat boxes

If within a period of five years from the date of planting of any tree or shrub shown on the approved landscaping plan, that tree or shrub, or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted in the immediate vicinity, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure a form of development that maintains, and contributes positively to, the character and appearance of the area and to comply with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

14. Prior to the first occupation of the development hereby approved on site, full details of
- Cycle storage to be sheltered and secure
  - Refused/recycling storage to be sheltered

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 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 and National Planning Policy Framework.

15. The development hereby approved shall fully confirm to the recommendations and best practices set out in the approved Preliminary Ecological Appraisal and Preliminary Roost Assessment Issue 2 received 16/06/2022, Non-Licence Great Crested Newt Method Statement received 07/07/2022, and Bat Emergence and Re-entry Surveys Issue 2 received 27/07/2022. The development shall be carried out solely in accordance with the approved details and where relevant thereafter maintained for the lifetime of the development.

Reason: The development shall be carried out in accordance with the approved ecological assessment recommendations and any necessary mitigation measures shall be provided and thereafter retained in perpetuity in accordance with Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies Document 2012 and the National Planning Policy Framework.

16. Prior to the commencement of the development a Sensitive Lighting Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The document should demonstrate that the proposed development will result in no net increase to external artificial lighting at primary bat foraging and commuting routes across the development site.

Reason: To ensure no adverse harm to the ecological value of the surrounding area and bat community routes in accordance with Policy CP14 of the Surrey Heath Core Strategy and Development Management.

17. Prior to the commencement of the development a Construction Environmental Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The document shall include but not be limited to

- a) Map showing the location of all of the ecological features
- b) Risk assessment of the potentially damaging construction activities
- c) Practical measures to avoid and reduce impacts during construction
- d) Location and timing of works to avoid harm to biodiversity features
- e) Responsible persons and lines of communication
- f) Use of protected fences, exclusion barriers and warning signs.

The development shall be carried out in accordance with the approved recommendations and any necessary mitigation measures shall be provided and thereafter retained in perpetuity.

Reason: the interests of preserving and enhancing the ecological and biodiversity value of the area in accordance with Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies Document 2012 and the National Planning Policy Framework.

18. The development hereby approved shall not commence until an Ecological Enhancement Plan (including a biodiversity net gain assessment, using an appropriate metric) is submitted demonstrating biodiversity net gain on site.

Reason: In the interests of preserving and enhancing the ecological and biodiversity value of the area in accordance with Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies Document 2012 and the National Planning Policy Framework.

19. The development hereby approved shall not be occupied unless and until the each of the proposed parking spaces are each provided with a fast charge electrical vehicle charging socket (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason: In recognition of Section 4 'Promoting Sustainable Transport' in the National Planning Policy Framework and to accord with the Policies CP11 and DM11 of the Surrey Heath Core Strategy 2012.

20. The development hereby approved shall fully confirm to the recommendations and best practices set out in the approved Flood Risk Assessment & Drainage Strategy Rev P2 received 16/06/2022. The development shall be carried out solely in accordance with the approved details and where relevant thereafter maintained for the lifetime of the development.

Reason: To ensure the design meets the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site and to accord with Policy DM10 of the Core Strategy and Development Management Policies 2012 and the NPPF.

21. The development hereby approved shall fully confirm to the recommendations and best practices set out in the approved Energy Statement ref.112352 and SAP Report received 27/07/2022. The development shall be carried out solely in accordance with the approved details and where relevant thereafter maintained for the lifetime of the development.

Reason: In the interests of sustainable development in line with Policy DM9 of the Core Strategy and Development Management Policies 2012 and the NPPF.

22. No on-site burning of any material shall take place during the implementation of the development hereby approved.

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

### **Informative(s)**

1. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
2. Notwithstanding any permission granted under the Planning Acts, no signs, devices or other apparatus may be erected within the limits of the highway without the express approval of the Highway Authority. It is not the policy of the Highway Authority to approve the erection of signs or other devices of a non-statutory nature within the limits of the highway.
3. The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the Highway Authority Local Highways Service.
4. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Please refer to:  
<http://www.beama.org.uk/resourceLibrary/beama-guide-to-electric-vehicle-infrast ructure.html>  
for guidance and further information on charging modes and connector types.
5. Installation must be carried out in accordance with the IET Code of Practice for Electric Vehicle Charging Equipment:  
<https://www.theiet.org/resources/standards/cop-electric.cfm>
6. The applicant is expected to ensure the safe operation of all construction traffic in order to prevent unnecessary disturbance obstruction and inconvenience to other highway users. Care should be taken to ensure that the waiting, parking, loading and unloading of construction vehicles does not hinder the free flow of any carriageway, footway, bridleway, footpath, cycle route, right of way or private driveway or entrance. Where repeated problems occur the Highway Authority may use available powers under the terms of the Highways Act 1980 to ensure the safe operation of the highway.
7. The applicant will be required to obtain a mitigation licence from Natural England following the receipt of planning permission and prior to any works which may affect bats commencing.