

2016/0961

Reg Date 12/10/2016

Bisley

LOCATION: 325 GUILDFORD ROAD, BISLEY, WOKING, GU24 9BD
PROPOSAL: Erection of 6 three bedroom dwellings in the form of a pair of semi-detached houses and a terrace of two storey houses with accommodation in the roof and 6 two bedroom and 3 studio flats in the form of a three storey block with parking, landscaping and access from Guildford Road following demolition of existing building. (Amended info and plan recv'd 2/11/16) (Additional Info - Rec'd 16/02/2017). (Amended Plans - Rec'd 09/03/2017). (Additional Information recv'd 10/3/17).
TYPE: Full Planning Application
APPLICANT: Mr & Mrs MacDonald
Affordable Rentals
OFFICER: Duncan Carty

RECOMMENDATION: GRANT subject to conditions

1.0 SUMMARY

- 1.1 The proposal relates to the erection of 6 houses and 9 flats on a former commercial site in the settlement of Bisley, with an access from Guildford Road. The proposal would sit alongside the recently completed Foxleigh Grange residential development (under permissions SU/10/0933 and SU/11/0559 on the site of the former Fox Garage, 333 Guildford Road).
- 1.2 The current proposal is considered to be acceptable in terms of its impact on local character and trees, residential amenity and highway safety. The current proposal is CIL liable and would require a contribution towards SAMM, which has been received. As such, the proposal is considered to be acceptable.

2.0 SITE DESCRIPTION

- 2.1 The application site lies on the north flank of Foxleigh Grange, the recently completed redevelopment of the former Fox Garage located within the settlement of Bisley. The application site relates to the former Affordable Rentals car and van hire site, a single storey building with hardstanding across the remainder of the site. The application site has a typical width of 40 metres and a depth of 115 metres. There is an access road to the immediate north boundary (serving residential properties 321 and 323 Guildford Road and the vacant industrial building (on which a residential redevelopment was recently granted under SU/13/0327) beyond. Part of this boundary is with 323 Guildford Road.
- 2.2 The application site includes access through the Foxleigh Grange development, which forms a part of the application site.

3.0 RELEVANT PLANNING HISTORY

The application site has an extensive planning history of which the following is the most relevant:

- 3.1 BGR 461 Erection of a factory. Approved in August 1951 and implemented.
- 3.2 SU/05/0696 Change of use from general industrial (Class B2) to servicing, repair and MoT testing of motor vehicles (Class B2); and as an operating centre for motor car and van hire; alterations to existing building and provision of additional parking spaces (retrospective). Approved in March 2006.
- 3.3 SU/14/0262 Erection of 13 three bedroom, two storey (with accommodation in the roof) residential dwellings with parking, cycle stores, landscaping, ancillary works and access from Foxleigh Grange following the demolition of existing buildings.
- Refused permission in July 2014 on SPA grounds (lack of SANG capacity for the scale of the development proposal), and affordable housing and local infrastructure (refused without securing mitigation through a legal obligation).*
- 3.4 SU/14/1129 Erection of 9 dwellings (including four 2 storey (with accommodation in the roof) three bedroom, three 2 storey four bedroom and two 2 storey (with accommodation in the roof) five bedroom properties) with garages, parking, cycle stores, ancillary works, landscaping and access from Foxleigh Grange following the demolition of existing buildings. Approved in April 2015.
- 3.5 SU/16/0752 Erection of 12no three bedroom dwellings (in the form of 3 no terraced two storey blocks with accommodation in the roof) with parking, landscaping and access from Foxleigh Grange following the demolition of existing buildings. Currently under consideration.

4.0 THE PROPOSAL

- 4.1 The current proposal relates to the erection of 2 no. two storey (with accommodation in the roof) semi-detached dwellings, 4 no. two storey (with accommodation in the roof) terraced dwellings and 1 no. two storey building (with accommodation in the roof) to provide 6 no two bedroom and 3 no studio flats. The proposal would provide a total of 21 parking spaces.
- 4.2 The current proposal would provide three blocks of development, lining up roughly with the Foxleigh Grove development to the south east. The frontage block would provide a pair of semi-detached houses, sited slightly forward of 1-6 Foxleigh Grange, the middle block of flats aligning with 7 and 8 Foxleigh Grange and the rear block of four terraced houses aligning with 9-14 Foxleigh Grange. The proposed parking would be arranged between these blocks with access to the south east side of the site, adjacent to the existing Foxleigh Grange properties.
- 4.3 Each residential house would have a ridge height of about 9 metres, reducing to 5.1 metres at the eaves. The houses would have a front and a rear dormer each to provide roof level accommodation and, in terms of building height and design would reflect the residential properties in Foxleigh Grange. The middle block would have a crown roof over to a maximum height of 9.5 metres, reducing to 6.1 metres at the eaves.

5.0 CONSULTATION RESPONSES

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| 5.1 | County Highway Authority | No objections. |
| 5.2 | Tree Officer | No objections. |
| 5.3 | Environmental Health | No objections. |
| 5.4 | Surrey Wildlife Trust | No comments received to date. Any formal comments will be reported to the Planning Applications Committee. |
| 5.5 | The Council's Viability Adviser (DixonSearle) | No objections. |
| 5.6 | Local Lead Flood Authority (Surrey County Council) | Awaiting comments on revised details. Any formal comments will be reported to the Planning Applications Committee. |
| 5.7 | Bisley Parish Council | No objections subject to this Council considering that the development would not have an adverse impact on the SPA or highway safety. |

6.0 REPRESENTATIONS

At the time of the preparation of this report, no representations had been received in support or raising an objection.

7.0 PLANNING CONSIDERATIONS

- 7.1 The current proposal is to be assessed against Policies CP1, CP2, CP5, CP6, CP8, CP9, CP11, CP14, DM9, DM11 and DM12 of the Surrey Heath Core Strategy and Development Management Policies 2012 (CSDMP); Policy NRM6 of the South East Plan 2009 (as saved) (SEP); and the National Planning Policy Framework (NPPF). In addition, advice in the Developer Contributions SPD 2011; Thames Basin Heaths Special Protection Area Avoidance Strategy SPD 2012; Interim Affordable Housing Procedure Note 2012; and, the Planning Practice Guidance (PPG) are relevant. The main issues in the consideration of this application are:
- Principle for the development;
 - Impact on local character;
 - Impact on residential amenity;
 - Impact on highway safety;
 - Impact on the Thames Basin Heaths Special Protection Area and CIL;
 - Impact on housing mix, affordable housing provision and financial considerations;
 - Impact on biodiversity; and
 - Impact on flood risk and drainage.

7.2 Principle for the Development

- 7.2.1 Policy CP8 of the Surrey Heath Core Strategy and Development Management Policies 2012 indicates that the loss of other employment sites, such as the application site, will only be permitted where wider benefits to the community can be shown. The site is now vacant and it has previously been accepted that the site can come forward for redevelopment for non-commercial purposes. In addition, the proposal would remove a non-conforming use being the last in a group of commercial businesses (317-9, 333 and 335 Guildford Road) which have permission for redevelopment for residential purposes. It is therefore considered that the principle for the development is acceptable, complying with Policy CP8 of the CSDMP and the NPPF, subject to the assessment below.

7.3 Impact on local character and trees

- 7.3.1 The application site falls within the settlement of Bisley with part of the north flank boundary and the east (rear) boundary with the Green Belt. The current proposal would result in the loss of an industrial building and associated hardstanding (to the front and around the site) which do not positively contribute to the quality of the local character. The frontage properties within the current proposal would replicate the design and overall height of residential units on the adjoining site and would appear as an extension to that development. This would include adequate spacings to both flank boundaries and soft landscaping to the frontage and northern flank boundary.
- 7.3.2 The proposal would provide a pair of semi-detached dwellings to the site frontage, smaller than the existing frontage terrace of 1-6 Foxleigh Grange. The proposed dwellings would be set back about 9 metres from the Guildford Road front boundary of the site which would result in these properties being positioned 4 metres in front of 1 Foxleigh Grange, with the flank wall of Plot 2 visible from the south approach on the A322 Guildford Road to the site. However, noting the curve in the public highway, the proportion of the flank wall of Plot 2 visible, and separation provided by the proposed access road this relationship is considered to be acceptable, and is a reduction to the approved development under SU/14/1129.
- 7.3.3 The proposed block to the centre would provide a crown roof form and would have a different appearance from the properties in Foxleigh Grove, with a greater depth and width than the adjoining properties. However, noting the level of set-back from the highway and set-in from the south east boundary of the site; the obscuring of this part of the development by the proposed frontage properties; and, given that this block would provide a traditional form, the appearance and siting of this block is considered to be acceptable.
- 7.3.4 The proposed rear block of four terraced dwelling would be set forward about 3 metres of the adjoining terraced block (9-14 Foxleigh Grange), with a gap of 2 metres between these blocks. This relationship is also considered to be acceptable, and is similar to the approved development under SU/14/1129.
- 7.3.5 There are three significant trees located close to the application site, including a Leyland Cypress to the north boundary, an Ash tree close to the north east corner of the site and a Goat Willow to the close to the south east corner of the site. None of these trees are considered to be of a high enough quality for protection under a Tree Preservation Order. However, these trees (all on third party land) are not likely to be adversely impacted by the proposal and, as confirmed in the submitted tree report, it is proposed that these trees are retained. The Tree Officer has raised no objections and with the opportunity available to provide improved landscaping (including fastigate trees), no objections are raised to the proposal on tree grounds.

7.3.6 As such, it is considered that the proposed development would be acceptable in terms of its impact on local character and trees, complying with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

7.4 Impact on residential amenity

7.4.1 The proposed Plot 2, i.e. the southern unit within the pair of semi-detached dwellings proposed to the front of the development, would be located to the flank, and forward, of 1 Foxleigh Grange. This forward projection would have a very limited impact on light to the front rooms of this property, given the orientation with the proposed development to the north and with the level of separation, the loss of light would not be material. The level of separation would also limit any overbearing impact on the front of this property. The rear wall of this proposed block would not project beyond the rear wall of 1 Foxleigh Grange, and with adequate level of separation from the proposed middle block (a distance of over 32 metres between the main rear wall of 1 Foxleigh Grange and the front main front wall of the middle block), no adverse impact to the rear is envisaged. No objections are raised to the impact of the proposed development on 1 Foxleigh Grange.

7.4.2 The proposed residential flatted block would be located to the flank of 7 Foxleigh Grange. The front and rear walls of this proposed dwelling would be located principally in line with the main front and rear walls of this property. There would be a single storey front and rear projections for this new block, but this block would set away from the flank boundary with 7 Foxleigh Grange and the relationship with this property is considered to be acceptable.

7.4.3 The proposed Plot 15, i.e. the southern end unit to the rear terrace, would be located to the flank of 9 Foxleigh Grange. The main front and rear walls of this proposed dwelling property would similarly be located in line with this neighbouring property. There would be a single storey front and rear projections for this new dwelling, but this projection would set away from the flank boundary with 7 Foxleigh Grange and the relationship with this property is considered to be acceptable.

7.4.4 The ground floor windows to the flank walls of 1, 7 and 8 Foxleigh Grange are secondary windows to serve living/dining rooms with first floor windows serving secondary accommodation (bathrooms) and so any loss of light to these windows would not be a reason to refuse this application. In addition, any increase in noise and disturbance to properties in Foxleigh Grange and any other residential property needs to be considered against the former use of the site and the background noise of the A322 Guildford Road to the front of the site, and an objection on these grounds cannot be sustained.

7.4.5 The dwelling proposed for Plot 12, i.e. the northern end unit to the rear terrace, would be positioned close to the mutual flank boundary of no. 323 Guildford Road, which is sited immediately to the north. The main front and rear walls would not extend beyond the main front wall of the dwelling and this neighbour's single storey rear extension. The principal rear elevation of no. 323 is sited further away and so it is considered that the level of impact on this neighbour would not be significant.

7.4.6 The impact of the proposal on the approved development at 317-319 Guildford Road also needs to be assessed in terms of its impact on the residential amenity of future occupiers of this development (if built). The flank wall of Plot 1 (within the frontage block) would be set approximately 13 metres from the flank wall of the nearest dwelling on that development which would front Guildford Road. The flank wall of Plot 5 would be set

about 14 metres from the flank wall of the nearest residential dwelling. These levels of separation, taking into consideration the height and mass of the proposal, would result in very little impact on the residential amenity of future occupiers of this development (if built).

7.4.7 The applicant has provided a ground investigation report to support the proposal with regards to contamination that has resulted from the existing use (and former industrial uses) of the ground, Environmental Health have raised no objections on these grounds.

7.4.8 As such, and in the same manner as the previously approved 2014 scheme, no objections are raised on residential amenity grounds, with the development complying, in this respect, with Policy DM9 of Surrey Heath Core Strategy and Development Management Policies 2012.

7.5 Highway safety and parking

7.5.1 The proposal would provide 21 parking spaces to serve the development, to meet parking standards. The provision of a new access onto Guildford Road is considered to be acceptable to the County Highway Authority, who raises no objections to the proposal. As such, the proposed development is considered to be acceptable on highway and parking capacity grounds, complying with Policies CP11 and DM11 of the CSDMP.

7.6 Impact on the Thames Basin Heaths Special Protection Area and CIL

7.6.1 The application site lies approximately 0.8 kilometres from the Thames Basin Heaths Special Protection Area (SPA). In January 2012, the Council adopted the Thames Basin Heaths Special Protection Area Avoidance Strategy SPD which identifies Suitable Alternative Natural Green Space (SANGS) within the borough and advises that the impact of residential developments on the SPA can be mitigated by providing a contribution towards SANG delivery/maintenance if there is available capacity (which is available for this proposal). The proposal is CIL liable and this provision would be provided under the CIL charging scheme.

7.6.2 The Infrastructure Delivery SPD 2014 and the Community Infrastructure Levy (CIL) Charging Schedule was adopted in July 2014. There are a number of infrastructure projects which would be funded through CIL (The Regulation 123 list). These projects need not be directly related to the development proposal. As the CIL Charging Schedule came into effect on 1 December 2014, an assessment of CIL liability has been undertaken. CIL is a land charge that is payable at commencement of works. The current proposal is CIL liable and an informative advising of this would be added.

7.6.3 The current proposal would also be required to provide a contribution towards the SAMM (Strategic Access Management and Monitoring) project. This project provides management of visitors across the SPA and monitoring of the impact. The project is run through a steering group and aims to provide additional warden support across the SPA together with equipment and materials to support this. Alongside this is a monitoring of visitor numbers and behaviour. This project does not form part of the CIL scheme and a separate contribution of £7,969 is required for the proposed development. A contribution of £1,144 has been received, in addition to a payment of £6,825 previously received for the development under planning permission SU/14/1129.

7.6.4 As such, the proposal complies with Policies CP12 and CP14 of the CSDMP, Policy NRM6 of the SEP, the NPPF and advice in the Thames Basin Heaths Special Protection Area Avoidance Strategy SPD 2012, and the Infrastructure Delivery SPD 2014.

7.7 Impact on housing mix, affordable housing provision and financial considerations

- 7.7.1 Policy CP6 of the CSDMP requires the provision of a mix of housing delivered across the Borough. For this proposal, the proposal provides a range of smaller houses (1 to 3 bedroom) which closely matches the overall provision, less the provision of larger, 4 bedroom units and over), which reflecting the adjoining development, in Foxleigh Grange. this approach is considered to be acceptable, complying with Policy CP6 of the CSDMP.
- 7.7.2 Policy CP5 of the CSDMP requires the provision of 40% on-site provision for affordable housing at this site (4 units). However, the applicant has provided a viability report and the Council's Viability Adviser has confirmed that, in viability terms, affordable housing (or a contribution in lieu of on-site provision) cannot be provided on this site. As such, it is concluded that affordable housing (or a contribution in lieu of on-site provision) is not required for this development and no objections are raised on these grounds, with the proposal complying with Policy CP5 of the CSDMP.
- 7.7.3 Any development proposal for new residential development attracting New Homes Bonus payments as set out in Section 70 of the Town and Country Planning Act (as amended by Section 143 of the Localism Act) is a local financial consideration which must be taken into account, as far as they are material to an application, in reaching a decision. Whilst the implementation and completion of the development, if it were approved, would result in a local financial benefit, for reasons as already outlined it has been concluded that this proposal does not accord with the Development Plan as it would give rise to significant harm.

7.8 Impact on biodiversity

- 7.8.1 The current proposal would seek the removal of existing buildings on the site and a Phase 1 and Phase 2 bat survey has been provided to support this application, which indicates that the existing buildings provide limited usage by bats. Mitigation measures are proposed include the provision of tree-mounted bat boxes in the short term with building-mounted bat boxes and raised tiles provided in the long term. Surrey Wildlife Trust previously raised no objections to the redevelopment of this site (under SU./14/1192) but their comments are awaited for the current proposal. It is therefore considered that, subject to the comments of the Surrey Wildlife Trust, the proposal is acceptable on these grounds, complying with Policy CP14 of the CSDMP and the NPPF.

7.9 Impact on flood risk and drainage

- 7.9.1 The proposal has been supported by a surface water drainage strategy. The LLFA have raised no objections to the proposal on these grounds, subject to conditions. The application site falls within flood Zone 1 (low risk). As such, there are no objections to the proposal on drainage and flood risk grounds, with the proposal complying with Policy DM10 of the CSDMP.

7.10 Other matters

- 7.10.1 Paragraph 206 of the NPPF indicates that:

"Planning conditions should only be imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and enforceable."

The general level of separation between the new houses and the surrounding properties and size of rear gardens are considered to be acceptable but may be comprised by any future development which could be later provided through permitted development. In addition, there are some flank windows (either secondary or serving bathrooms) in the flank elevations of the blocks, which should be fitted with obscure glass to limit any

potential loss of privacy to adjoining properties. As such, it is considered prudent to remove such rights for the new dwellings by conditions which would meet the government tests.

8.0 CONCLUSION

8.1 The proposed development is considered to be acceptable in relation to its impact on local character, SPA, residential amenity, biodiversity, flood risk, drainage and highway safety. The proposal is CIL liable and an informative to that effect is proposed. As such, the current proposal is considered to be acceptable.

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. The proposed development shall be built in accordance with the following approved drawings: 2016-14-04, 2016-14-05, 2016-14-10 and 2016-14-11 received on 12 October 2016; and 2016-14-03 Rev. C, 2016-14-03 Rev. C, 2016-14-06 Rev. B, 2016-14-07 Rev. B, 2016-14-08 Rev. B and 2016-14-09 Rev. B received on 9 March 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 spaces shown on the approved plan shall be made available for use prior to the first occupation of the development and shall not thereafter be used for any purpose other than the parking of vehicles.

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

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 (as amended, or any Order revoking and re-enacting that Order), no further extensions, garages or other buildings shall be erected within the Plots 1, 2, 12, 13, 14, 15, and 16, as shown on site plan drawing 2016-14-03 Rev. C, hereby approved, 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.

6. The development hereby approved shall be implemented in accordance with the requirements set out in Part 5 (Recommendations) of the Guildford Road Ecology 2016 Bat Survey Report by Hankinson Duckett Associates Ref. 708.1 dated September 2016 unless the prior written approval has been obtained from the Local Planning Authority.

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

7. The development hereby approved shall not be occupied until the proposed access from the site has been provided in accordance with the access arrangements shown on approved drawing No. 2016-14-03 Rev. C unless the prior written approval has been obtained from the Local Planning Authority.

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.

8. No development shall take place until a Method of Construction Statement, to include details of:

- (a) parking for vehicles of site personnel, operatives and visitors
- (b) loading and unloading of plant and materials
- (c) storage of plant and materials

- (d) programme of works (including measures for traffic management)
- (e) provision of boundary hoarding
- (f) hours of construction
- (g) method for keeping the public highway clean during construction
- (h) confirmation that there will be no on-site burning during site clearance, demolition or construction phases

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

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

9. No development shall take place until a scheme to deal with the suspected contamination of land has been submitted to and approved by the Local Planning Authority. The scheme shall include:
1. A contaminated land desk study and suggested assessment methodology;
 2. A site investigation report based upon 1. above;
 3. A remediation action plan based upon 1. and 2. above should it be established that there is contaminated material that needs remediation;
 4. A discovery strategy detailing how unforeseen contamination, not previously identified, discovered during the development process would be dealt with; and
 5. A Validation strategy identifying measures to validate the planned identified remediation works.

If during development, contamination not previously identified is discovered then in conjunction with the discovery strategy provided under 5. above, no further development shall be carried out unless the prior written approval has been obtained from the Local Planning Authority.

Prior to the occupation of the premises, a verification report containing substantive evidence demonstrated that the agreed remediation has been carried out shall be submitted to and approved by the Local Planning Authority.

Reason: To ensure that satisfactory measures are put in place for addressing contaminated issues before and during the development process and to make the land suitable for the development without resulting in risk to workers on site, future users of the land and occupiers of nearby land and the local environment and to comply with the National Planning Policy Framework.

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

2. All hard and soft landscaping works shall be carried out in accordance with the approved details. All hard and soft landscaping works shall be carried out in accordance with the approved details. All plant material shall conform to **BS3936:1992 Parts 1 – 5: Specification for Nursery Stock**. Handling, planting and establishment of trees shall be in accordance with **BS 8545:2014 Trees: from nursery to independence in the landscape**
3. A landscape management plan including maintenance schedules for all landscape areas other than small, privately-owned domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority before first occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The schedule shall include details of the arrangements for its implementation. The landscape areas shall be managed and maintained thereafter in accordance with the agreed landscape management plan for a minimum period of five years.

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

11. Before first occupation of the development hereby approved, the first and second floor window(s) in the flank elevations shall be completed in obscure glazing and any opening shall be at high level only (greater than 1.7m above finished floor level) and retained as such at all times. No additional openings shall be created in these elevations without the prior approval in writing of the Local Planning Authority.

Reason: In the interests of the amenities enjoyed by neighbouring residents and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

12. The approved development shall be implemented in accordance with the Arboricultural Report (Part 1: Tree Survey and Part 2: Arboricultural Implications Assessment) by Ian Keen Ltd. dated 27 October 2016 [Reference IJK/8388-RevB/WDC] and tree protection plan 8388/02 Rev. B received on 2 November 2016 unless the prior written approval has been obtained from the Local Planning Authority.

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

Informative(s)

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

3. The applicant is advised that on the basis that there is a building on the site for which asbestos forms a part of its construction, it is recommended that a pre-demolition asbestos survey is conducted by a competent person to assess the quantity of asbestos containing material in the existing buildings. Asbestos is classified as hazardous waste and therefore there is a duty of care for its proper disposal.