

12 DECEMBER 2017 PLANNING COMMITTEE

5j 17/0735 Reg'd: 27.07.17 Expires: 21.09.17 Ward: KNA
Nei. 07.09.17 BVPI 13 (Dwellings) Number 20/8 On
Con. Target of Weeks Target? No
Exp: on Cttee'
Day:

LOCATION: Land at Copthorne Meadows Farm, Chobham Road, Knaphill, Woking, GU21 2TU

PROPOSAL: Erection of 2no. detached two storey dwellings (4+ bedrooms) with associated hard and soft landscaping following demolition of existing buildings and removal of hardstanding (flood risk assessment received on 22.11.2017).

TYPE: Full Application

APPLICANT: W J Dunphy Developments Ltd

OFFICER: Benjamin Bailey

REASON FOR REFERRAL TO COMMITTEE

The proposal is of a development type which falls outside the Management Arrangements and Scheme of Delegations.

SUMMARY OF PROPOSED DEVELOPMENT

This is a full planning application for the erection of 2no. detached two storey dwellings (4+ bedrooms) with associated hard and soft landscaping following demolition of existing buildings and removal of hardstanding.

Site Area: 0.44ha (4400 sq.m)
Existing units: 2
Proposed units: 2
Existing density: 4 dph (dwellings per hectare)
Proposed density: 4 dph

PLANNING STATUS

- Green Belt
- Thames Basin Heaths Special Protection Area (TBH SPA) Zone B (400m - 5km)
- Surface Water Flood Risk (Medium/High/Very High) (All partial)
- Contaminated land suspected

RECOMMENDATION

Grant planning permission subject to recommended conditions.

SITE DESCRIPTION

The application site is situated within the Green Belt to the west of Chobham Road near to Chobham Golf Course. The site comprises a compound containing three structures; 2 large barn structures to the centre of the site and an 'L' shaped structure (understood to formerly

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have been a goat shed/pig-sty) in the south-eastern corner of the site. The existing vehicular access is to the south-western corner of the site.

RELEVANT PLANNING HISTORY

PLAN/2015/0103 - Certificate of Lawful Development for Existing Use - 1) Operational developments and use of building CM1 as a separate dwelling, 2) The operational developments and use of building CM2 as a separate dwelling, 3) The general industrial (B2) use and external storage (B8) at the site by Aspen Arboricultural Services. Certificate of lawful existing use or development issued (21.12.2015)

PLAN/2014/0679 - Proposed residential redevelopment to provide two detached dwellings, associated parking, enhanced amenity areas and environmental improvements including provision of Site of Alternative Natural Greenspace (SANG) following demolition of two large former agricultural buildings and cessation of mixed residential use (rear of main barn) and industrial contracting use (preparation, maintenance and fabrication of forestry machinery/ plant) together with demolition of detached single storey L shaped additional dwelling. Refused (17.10.2014) for the following reasons:

- 01. The proposal represents an inappropriate form of development within the Green Belt for which there are no overriding very special circumstances to outweigh the harm to the Green Belt by reason of inappropriateness, which is by definition harmful to the openness of the Green Belt, contrary to policy CS6 of the Woking Core Strategy (2012) and section 9 of the National Planning Policy Framework (2012).*
- 02. The proposed development by reason, of its size, design, scale, bulk and massing would result in visually unattractive and incongruous residential dwellings comprising of poor design that would have a detrimental impact on the character and appearance of the area, contrary to policy CS21 and CS24 of the Woking Core Strategy (2012) and section 7 'requiring good design' and the core principles of the National Planning Policy Framework (2012).*
- 03. The proposed development by reason, of its size, siting, design, scale, bulk, massing, garages, associated paraphernalia and proximity to public vantage points would result in an unduly prominent and incongruous development that would have a detrimental impact to the visual openness of the green belt and to the character, appearance and setting of the locality, contrary to policy CS6, CS21 and CS24 of the Woking Core Strategy and section 7 and 9 and the core principles of the National Planning Policy Framework (2012).*
- 04. Insufficient information has been submitted to demonstrate that potential contamination on the site can be appropriately mitigated and the site made suitable for residential habitation contrary to policy CS21 of the Woking Core Strategy (2012) and section 11 of the National Planning Policy Framework (2012).*
- 05. In the absence of full arboricultural information, insufficient information has been submitted to demonstrate the development would have an acceptable impact on the surrounding mature trees which have important amenity and landscape value, contrary to policy NE9 of the Woking Borough Local Plan (1999), CS21 and CS24 of the Woking Core Strategy (2012) and the core planning principles and sections 7 and 11 of the National Planning Policy Framework (2012).*
- 06. The application has been submitted with insufficient information to demonstrate how flood risk and drainage will be managed now and over the development's lifetime,*

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taking climate change into account, and with regard to the vulnerability of its users contrary to policy CS9 of the Woking Core Strategy (2012) and section 10 and the core planning principles of the National Planning Policy Framework (2012).

- 07. In the absence of a legal agreement, the proposed development fails to provide avoidance measures against its impact on the Thames Basin Heaths Special Protection Area contrary to policy CS8 of the Woking Core Strategy (2012), the Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2016 and section 11 of the National Planning Policy Framework (2012).*
- 08. It has not been demonstrated that the affordable housing contribution required to meet policy CS22 is unviable and in the absence of a legal agreement securing the commuted sum, the proposed development is considered unacceptable because it fails to make any provision towards affordable housing contrary to policy CS12 of the Woking Core Strategy (2012), the draft 'Affordable Housing' Supplementary Planning Guidance (2014) and section 6 of the National Planning Policy Framework (2012).*
- 09. The proposed development would result in two large isolated residential properties within the green belt and it has not been demonstrated that the occupiers would be able to access essential facilities and/or service by more sustainable modes of transport other than private motor vehicles, contrary to policy CS10 and CS25 of the Woking Core Strategy (2012) and section 6 and 4 and the core planning principles of the National Planning Policy Framework (2012).*
- 10. The application fails to demonstrate that the proposed dwelling to the east of the site, which is situated on greenfield land, would meet level 5 of the Code for Sustainable Homes, contrary to policy CS22 of the Woking Core Strategy (2012), the Supplementary Planning Document 'Climate Change' (2013) and section 7 and 10 of the National Planning Policy Framework (2012).*
- 11. Insufficient information has been submitted to demonstrate that the proposed development would conserve or enhance the natural and local environment by minimising impacts on biodiversity, contrary to policy CS7 of the Woking Core Strategy (2012) and section 11 of the National Planning Policy Framework (2012).*

CONSULTATIONS

County Highway Authority (CHA) (SCC): Raises no objections on the grounds of highway safety or capacity however it is noted that the site is in an unsustainable location.

Arboricultural Officer: The arboricultural information provided by Ruskin is considered acceptable and should be complied with in full. Prior to commencement of any works on site a pre-commencement meeting should take place between the Project Manager, project arboriculturalist and the Local Authority tree officer. Details of drainage and service runs will be required prior to commencement.

Surrey Wildlife Trust: The Bat Survey Report, by Drummond Ecology, appears appropriate in scope and

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methodology and has not identified active bat roosts within the buildings subject to the current planning application. We therefore advise that bats do not appear to present a constraint to the proposed development.

Recommends that the Council require the development to only proceed in a precautionary manner that will avoid the killing or injuring of any individual reptiles that may be identified during development.

Drainage & Flood Risk Team (Initial):

There is a high surface water flood risk within the site and this has not been assessed within the information submitted. A Flood Risk Assessment (FRA) should be submitted that assesses the risk of surface water flooding to the site and the surrounding area.

Drainage & Flood Risk Team (Second):

No objection subject to recommended conditions 08 and 09.

Contaminated Land Officer:

No objection subject to recommended condition 12.

Surrey Heath Borough Council:

No objections are raised subject to Woking Borough Council being satisfied that the development proposal complies with national and local Green Belt policy.

REPRESENTATIONS

x1 Letter of objection has been received raising the following main points:

- Residential development is not appropriate on this Green Belt land
- Comments regarding the use of the site prior to the issue of the Certificate of Lawful Development for Existing Use reference PLAN/2015/0103
- Comments regarding historic ownership of the site
- The only immediate bungalows/houses are opposite the entrance to 'Romany Road'; these were accommodation for nursery workers initially and although called White Causeway are the only residential properties in the area
- The houses are therefore not in keeping with the Green Belt area
- Fencing should not be placed all round each site, particularly at the bottom of the garden to restrict the view from the paddocks
- How could the previous goat parlour have become a residence?
- The site consists of a very small part of Surrey Heath Borough Council
(Officer Note: The red-lined application site appears to fall wholly within the administrative jurisdiction of Woking Borough Council. Surrey Heath Borough Council have provided a consultation response and do not comment that any part of the application site falls within their administrative jurisdiction)
- Surrey Heath is coming to the boundary of Woking Borough fast; it is important that the gap is kept and the land would preferably go back to agricultural land
- The Council should ensure any planning conditions are complied with
- Is the company paying tax and the existing residents paying Council tax?
(Officer Note: These are not material planning considerations)

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- Occupants would have no pavements to get to either Chobham or Knaphill; Chobham Road is narrow in places and carries a lot of traffic. Towards Knaphill the road gets icy due to overhanging trees
 - If development applied for is agreed I can see the applicant coming back and requesting something larger
- (Officer Note: Each planning application must be considered on its individual merits)*

RELEVANT PLANNING POLICIES

National Planning Policy Framework (NPPF) (2012)

Section 4 - Promoting sustainable transport

Section 6 - Delivering a wide choice of high quality homes

Section 7 - Requiring good design

Section 9 - Protecting Green Belt land

Section 10 - Meeting the challenge of climate change, flooding and coastal change

Section 11 - Conserving and enhancing the natural environment

Woking Core Strategy (2012)

CS1 - A spatial strategy for Woking Borough

CS6 - Green Belt

CS7 - Biodiversity and nature conservation

CS8 - Thames Basin Heaths Special Protection Areas

CS9 - Flooding and water management

CS10 - Housing provision and distribution

CS11 - Housing mix

CS12 - Affordable housing

CS18 - Transport and accessibility

CS21 - Design

CS22 - Sustainable construction

Development Management Policies Development Plan Document (DMP DPD) (2016)

DM2 - Trees and Landscaping

DM8 - Land Contamination and Hazards

DM13 - Buildings in and Adjacent to the Green Belt

Supplementary Planning Documents (SPD's)

Outlook, Amenity, Privacy and Daylight (2008)

Design (2015)

Parking Standards (2006)

Climate Change (2013)

Affordable Housing Delivery (2014)

Other Material Considerations

South East Plan (2009) (Saved policy) NRM6 - Thames Basin Heaths Special Protection Area

Thames Basin Heaths Special Protection Area Avoidance Strategy

National Planning Practice Guidance (NPPG)

Written statement to Parliament - Planning update – 25th March 2015

Written Ministerial Statement – 28th November 2014

Community Infrastructure Levy (CIL) Charging Schedule (2015)

PLANNING ISSUES

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1. The main planning issues to consider in determining this application are:
 - Green Belt policy
 - Design and impact upon the character of the area, including arboricultural implications
 - Impact upon neighbouring amenity
 - Amenities of future occupiers
 - Flood risk and surface water drainage
 - Biodiversity and protected species
 - Land contamination
 - Highways and parking implications
 - Thames Basin Heaths Special Protection Area (TBH SPA)
 - Affordable housing
 - Energy and water consumptionhaving regard to the relevant policies of the Development Plan, other relevant material planning considerations and national planning policy and guidance.

Green Belt policy:

2. The application site lies within the Green Belt where strict policies apply to development whereby most development is inappropriate unless it complies with one of the exceptions listed within Paragraph 89 of the National Planning Policy Framework (NPPF) (2012). The NPPF also contains a presumption in favour of sustainable development.
3. The key planning issue to consider in the determination of this application is whether the proposed development complies with one of the exceptions listed within Paragraph 89, and thus would not be inappropriate development, and whether any other harm to the openness or visual amenities of the Green Belt would result. Policy CS6 (Green Belt) of the Woking Core Strategy (2012) and Policy DM13 (Buildings in and Adjacent to the Green Belt) of the Development Management Policies DPD (2016) are both consistent with the NPPF and enable development which complies with one of the exceptions listed within Paragraph 89 of the NPPF to occur within the Green Belt.
4. Paragraph 79 of the NPPF confirms the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. Paragraph 89 of the NPPF sets out the types of development that is not inappropriate within the Green Belt. The demolition of existing buildings and the construction of new buildings is referred to twice within Paragraph 89, with the 4th bullet point relating to replacement of “a *building*” and the 6th bullet point relating to the “*redevelopment of previously developed sites*”. It is also clear that the exceptions listed within Paragraph 89 are capable of being considered as alternatives and that only one needs to be engaged to be considered as appropriate development within the Green Belt. In this case the proposed development does not relate to the replacement of “a *building*” and therefore the 4th bullet point is not considered to be engaged.
5. The 6th bullet point states that “*limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development*” is not inappropriate development. For the 6th bullet point exception, no qualification of use or size is given, except that there should be no

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greater impact upon openness and the purpose of including land within the Green Belt from the proposed development.

6. In determining whether the 6th bullet point exception applies in this case the application site consists of a complex of substantial buildings and various external storage and hard surfacing. The issue of the Certificate of Lawful Development for Existing Use reference PLAN/2015/0103 has established that the residential use of building 'CM1' and 'CM2' (and associated operational development) has existed for a period of over four years, and that the general industrial (Class B2) use and external storage (Class B8) by Aspen Arboricultural Services, has been in use in excess of ten years. As such these uses (and associated operational development) are lawful within the meaning of Section 191 of The Town and Country Planning Act 1990 (as amended). The application site is therefore considered to constitute '*previously developed land*' as defined by the glossary to the NPPF. The application proposes the demolition of the existing built structures, and removal of the existing hard surfacing, and their redevelopment with new construction, in this case 2no. dwellings. The area of the application site proposed to be redeveloped does not extend beyond the land constituting '*previously developed land*'. The proposal is considered to comprise the complete redevelopment of a previously developed site and therefore the 6th bullet point of Paragraph 89 is considered engaged in this case.

7. However before the 6th bullet point of Paragraph 89 is satisfied it has to be demonstrated that the redevelopment would not have a greater impact upon openness, and the purpose of including land within the Green Belt, than the existing development. In this regard the existing site comprises a compound containing three structures; 2 large barn structures to the centre of the site and an 'L' shaped structure (understood to formerly have been a goat shed/pig-sty) in the south-eastern corner of the site. In addition there is external storage of forestry equipment across the application site, including heavy machinery and vehicles.

8. The westerly central building is enclosed and demonstrates a maximum height measuring approximately 7.0m with asymmetrical eaves heights measuring approximately 5.0m and 3.5m respectively. The easterly central building is open (supported by piers) below a roof and demonstrates a maximum height measuring approximately 6.5m and eaves heights measuring approximately 5.0m. The westerly central building measures approximately 17.8m in width with the easterly building approximately 9.2m in width; both buildings measure approximately 23.0m in depth. The 'L' shaped building is enclosed and measures approximately 4.0m in maximum height with an eaves height of approximately 2.6m. The maximum width and depth of the 'L' shaped building measure approximately 14.0m and 12.0m respectively.

	Existing	Proposed	Reduction/Uplift (%)	Difference
Built Footprints	728m ²	515m ²	- 29 %	- 213 m ²
Built Volume	3723m ³	2832m ³	- 24 %	- 891 m ³
Hardstanding	1734m ²	573m ²	- 67 %	- 1,161 m ²
Building heights (maximum)	7.0m	7.5m	+ 7%	+ 0.5m

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9. As can be seen from the above table the application proposal represents a reduction of 29%, equating to 213m², in built footprint and a reduction of 24%, equating to 891m³, in built volume. The applicant considers that the existing hardstanding (that is excluding the existing built footprints) on the application site equates to 1734m². Whilst it was observed during the site visit that the application site is not entirely laid to hardstanding outside of the existing built footprints, and therefore it is considered that the existing level of hardstanding is slightly below the 1734m² stated by the applicant, it is clear that the existing site has no landscaping or soft planting and that areas within the application site which are not laid to hardstanding are utilised for the external storage of forestry machinery and vehicles. A detailed landscaping scheme has been submitted in support of the application which shows that the resulting area laid to lawn would measure approximately 1,019m², with an additional approximate 177m² laid to bark mulch. Whilst approximately 574m² would be laid to hardstanding (including patio paving and gravel driveway surfaces) it is clear that the reduced level of hardstanding, and increased areas laid to lawn and bark mulch, would represent a significant betterment in comparison to the existing situation.
10. Whilst the easterly dwelling would extend further east than the existing buildings to be demolished it would not extend any further east than existing external storage on the application site. Furthermore, both dwellings have been located within the application site such that they would predominantly occupy the footprint of the existing two larger central buildings. The 'L' shaped building to the south-east corner of the compound would be removed and not replaced with any built form. The areas of the application site currently utilised for external storage of forestry machinery and vehicles would be predominately laid to lawn, alongside areas of gravel driveway and patio paving. Native hedging is proposed to encompass the frontages of the dwellings with a relatively significant quantum of new tree planting to the frontages shown on the submitted landscaping plan.
11. The proposed dwellings would demonstrate maximum heights measuring approximately 7.5m with elements terminating in eaves heights measuring approximately 3.5m. It is acknowledged that the 7.5m maximum building heights would be 0.5m higher than the maximum height of the existing buildings on the site. However elements of the proposed dwellings would be lower in height than this maximum ridge height. It is therefore considered that the proposed variation in heights and scale of the proposed dwellings would represent a betterment in terms of the openness of the Green Belt.
12. In addition it is noted that the issue of the Certificate of Lawful Development for Existing Use reference PLAN/2015/0103 has established that the general industrial (Class B2) use and external storage (Class B8) by Aspen Arboricultural Services, together with the residential use of building 'CM1' and 'CM2', are lawful within the meaning of Section 191 of The Town and Country Planning Act 1990 (as amended). The application proposal would remove the existing general industrial (Class B2) use and external storage (Class B8) by Aspen Arboricultural Services and would result in two dwellings. Although the two proposed dwellings would be larger than the existing two dwellings on the application site it is considered that the proposal would result in a decreased intensity of activity at the application site compared to the lawful uses.
13. Furthermore, outside of the footprints of the two proposed dwellings, the proposal would result in extensive areas laid to lawn with more limited areas laid to gravel driveway and paved patios. Tree planting, and native hedge planting, would also occur to the frontages of the dwellings. The proposed development would remove the existing proliferation of external storage, including heavy machinery and vehicles,

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across the application site, which, notwithstanding the existing built form, is considered harmful to the openness and visual amenities of the Green Belt. The proposed residential curtilages would not extend beyond the existing eastern and northern boundaries of the current compound with 1.1m high post and railing fencing proposed to these more sensitive boundaries, and considered sympathetic to the rural setting of the site. The potential future extension of the dwellings, and the erection of outbuildings within the residential curtilages, can also be restricted by recommended condition 18.

14. Overall, compared to the existing, the proposed development would result in less built footprint, built volume and hardstanding. The proposed dwellings are considered better related to the rural setting than the existing compound. As the footprint and volume of built structures would be reduced, together with the removal of a significant level of existing hardstanding and external storage, and the introduction of soft planting and landscaping, there would be an increase in openness on the site. Consequently the proposals would not result in sprawl and there would be no encroachment into the countryside or conflict with any of the purposes of the Green Belt. Therefore it is considered that the proposed development satisfies the 6th bullet point of Paragraph 89 of the NPPF (2012) and the proposed development is not considered to have a “*greater impact on the openness of the Green Belt or the purpose of including land within it than the existing development*”. The proposed development is therefore considered to be appropriate development within the Green Belt and to accord with Section 9 of the National Planning Policy Framework (NPPF) (2012), Policy CS6 of the Woking Core Strategy (2012) and Policy DM13 of the Development Management Policies Development Plan Document (DMP DPD) (2016).
15. Both of the proposed 2no. dwellings would exceed 370 sq.m. in Gross Internal Area (GIA) and provide 4+ bedrooms in accommodation and would therefore constitute ‘family accommodation’. Both Policy CS11 of the Woking Core Strategy (2012), and the Strategic Housing Market Assessment (SHMA) (2015), identify a need for 4+ bedroom dwellings. The proposal would therefore assist in meeting this local need and demand and would result in no loss of existing family accommodation.

Design and impact upon the character of the area, including arboricultural implications

16. One of the core principles of the National Planning Policy Framework (NPPF) (2012) is to seek to secure high quality design. Furthermore Policy CS21 of the Woking Core Strategy (2012) states that buildings should respect and make a positive contribution to the street scene and the character of the area paying due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land.
17. The application site is located within a rural area of Knaphill to the west of the Borough. Immediately to the north and east of the existing compound is grazing/paddock (agricultural) land. A belt of trees occurs to the west, beyond which is Chobham Golf Course. Chobham Golf Course also extends to the south of the application site, on the opposite side of the vehicular track, where a greenkeepers compound is located. The surrounding area is overridingly rural in character with extensive belts of trees and hedging apparent. The only dwellings within proximity of the application site are Nos.1-3 White Causeway on the opposite, eastern side of Chobham Road.
18. The existing buildings on the application site are utilitarian in appearance and the external storage of forestry machinery and vehicles is considered harmful to the rural

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character and appearance of the surrounding area and Green Belt. The proposed dwellings are proposed to be of oak frame construction and two storey in scale with some subordinate elements. Whilst there is no prevailing local architectural approach to adopt due to the general absence of dwellings within proximity of the application site the design of the proposed dwellings is traditional and references an 'Arts and Crafts' style. The proposed external materials have been set out as consisting of oak frame, brick, stone and render below a tiled roof with timber framed windows. Whilst condition 03 is recommended to secure further details of external materials this combination of materials accords with the local context. Both dwellings have been articulated through the incorporation of pitched elements of roof, subordinate elements, chimney stacks and the intended application of external materials across the elevations.

19. Whilst relatively substantial in scale the architectural approach of the proposed dwellings is considered to be acceptable and to generally accord with the rural context of the application site. It is considered that the siting of the proposed dwellings, in closely reflecting the location of the existing two central buildings, is acceptable. In terms of spacing the westerly dwelling would be located in excess of 6.0m from the western site boundary with a separation gap of approximately 8.0m retained between both proposed dwellings.
20. Several trees exist within the site, with further trees sited immediately adjacent to the site. Policy CS21 requires proposals for new development to include the retention of any trees of amenity value. Policy DM2 of the Development Management Policies DPD (2016) states that the Council will require any trees which are to be retained to be adequately protected to avoid damage during construction.
21. The application is supported by arboricultural information, dated May 2017, prepared by Ruskins Tree Consultancy, which identifies that 2no. trees would be removed (Oak and Bay Laurel). The Oak tree (T2) to be removed towards the northern boundary of the compound has been assessed as a Category U tree (cannot realistically be retained) due to having been colonized by fungi thought to be *Inonotus dryadeus*, together with decay present on the stem. The Bay Laurel (T18) to be removed is contained centrally within the site, is a modest 3.5m in height and has been assessed as being of low quality and value (Category C).
22. It is considered that the removal of these 2no. trees would be more than mitigated through the planting of twenty new trees across the frontages of both dwellings shown on the submitted landscaping plan. The submitted arboricultural information makes provision for works within the Root Protection Areas (RPAs) of retained trees to be carried out in an arboriculturally sensitive manner and for the provision of adequate physical protection to retained trees during the course of site works. The Council's Arboricultural Officer has reviewed the submitted arboricultural information and considers the arboricultural implications to be acceptable subject to a recommended condition to secure compliance (condition 15 refers) and further details of any drainage or service runs (condition 16 refers).
23. The submitted landscaping scheme shows a robust scheme of native hedge planting, shrub and perennial planting, together with the planting of twenty new trees across the frontages of both dwellings. Large areas laid to lawn would occur to the frontages alongside gravel surfaced driveways. Combinations of paved patio, lawn and bark mulched areas would occur to the rear gardens with sensitive boundaries demarcated by 1.1m high post and rail fencing and native hedge planting.

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24. Overall the proposed dwellings are considered to represent a high quality design, which would respect and make a positive contribution to the character of the area in accordance with Sections 6 and 7 of the National Planning Policy Framework (2012) (NPPF), Policy CS21 of the Woking Core Strategy (2012), Policy DM10 of the Development Management Policies DPD (2016) and Supplementary Planning Document 'Design (2015)'.

Impact upon neighbouring amenity

25. Policy CS21 of the Woking Core Strategy (2012) advises that proposals for new development should achieve a satisfactory relationship to adjoining properties, avoiding significant harmful impact in terms of loss of privacy, daylight or sunlight, or an overbearing effect due to bulk, proximity or loss of outlook. More detailed guidance, in terms of assessing neighbouring amenity impacts, is provided by SPD 'Outlook, Amenity, Privacy and Daylight (2008)'.
26. The only dwellings within proximity of the application site are Nos.1-3 White Causeway on the opposite, eastern side of Chobham Road. The closer, easterly, proposed dwelling would remain in excess of 50.0m from the front boundary of the curtilages of Nos.1-3 White Causeway and on the opposite side of the carriageway of Chobham Road to these existing dwellings, with tree and vegetative screening intervening.
27. Overall, taking account of the scale and form of the proposed dwellings, together with the levels of retained separation, the proposed dwellings are considered to achieve satisfactory relationships to Nos.1-3 White Causeway, avoiding significant harmful impact, by reason of potential loss of privacy, daylight or sunlight, or overbearing effect due to bulk, proximity or loss of outlook and therefore accord with Policy CS21 of the Woking Core Strategy (2012), SPD 'Outlook, Amenity, Privacy and Daylight (2008)' and the core principles of the National Planning Policy Framework (2012) (NPPF).

Amenities of future occupiers

28. In terms of the proposed dwellings it is considered that a good standard of outlook, daylight and sunlight would be achieved to habitable rooms and private garden amenity areas. Both proposed dwellings would exceed 370 sq.m. in Gross Internal Area (GIA); for two storey 4+ bedroom dwellings this level of GIA is considered to provide a good standard of amenity.
29. SPD 'Outlook, Amenity, Privacy and Daylight (2008)' sets out that "*where appropriate, the area of private garden should approximate with gross floorspace of the dwelling (subject to the character of the local context) but it is advised that it should always be as large as the building footprint of the dwelling house, except in the most dense urban locations*". The gross floorspace of the easterly dwelling measures approximately 402 sq.m with the building footprint measuring approximately 274 sq.m. The gross floorspace of the westerly dwelling measures approximately 380 sq.m with the building footprint measuring approximately 257 sq.m. The area of private garden amenity (including paved patio and lawn areas but excluding bark mulch areas) to serve the easterly dwelling would measure approximately 318 sq.m and that to serve the westerly dwelling approximately 353 sq.m. The areas of private garden amenity would therefore exceed the respective building footprints and provide suitable, sunlit areas of predominantly soft landscaped private amenity space, appropriate in size and shape for the outdoor domestic and recreational needs of future occupiers.

Flood risk and surface water drainage

30. Paragraph 100 of the NPPF (2012) states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. The entire application site is located within Flood Zone 1 (low risk), as identified by the Environment Agency flood map for planning, where all forms of development are suitable.
31. The main flood risk to the application site is from surface water flooding as a result of direct rainfall on the site and surface water runoff from surrounding land. A large part of the application site is identified as being at medium surface water flood risk (1 in 1000 year) with small parts of the application site identified as being at high (1 in 100 year) and very high (1 in 30 year) surface water flood risk. Policy CS9 of the Woking Core Strategy (2012) states that *“a flood risk assessment will be required for development proposals within or adjacent to areas at risk of surface water flooding”*.
32. Following an initial objection to the application, due to the absence of a Flood Risk Assessment (FRA), raised by the Council’s Drainage and Flood Risk Team the applicant has prepared and submitted an FRA. The submitted FRA identifies that the potential depth of surface water flooding to the site is anticipated to be no greater than 300mm, that the proposed development is likely to provide betterment in terms of surface water runoff from the site due to a reduction in existing impermeable hardstanding and that existing surface water flow through the site will remain unchanged as the proposed dwellings are located largely upon the same footprint as the existing buildings to be demolished. The FRA sets out that the proposed two new dwellings will require a surface water drainage system, which, once implemented, will result in no additional risk of flooding to surrounding land.
33. The FRA sets out mitigation measures, due to the potential risk to the two dwellings from surface water flooding, which include that the finished floor levels (FFL) will be raised by a minimum of 300mm above the existing ground levels and that electrical sockets on the ground floor will be raised 300mm above the FFL.
34. The Council’s Drainage and Flood Risk Team have reviewed the submitted FRA and raise no objection, in terms of flood risk and surface water drainage, subject to recommended conditions 08 and 09. Overall, subject to these recommended conditions, the proposed development is considered to accord with the provisions of the NPPF (2012) and Policy CS9 of the Woking Core Strategy (2012).

Biodiversity and protected species

35. The NPPF (2012) states that the planning system should contribute to and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible. Circular 06/05 – Biodiversity and Geological Conservation also requires the impact of a development on protected species to be established before planning permission is granted. This approach is reflected within Policy CS7 of the Woking Core Strategy (2012).
36. Surrey Wildlife Trust is the Councils retained ecologist, who provide advice to the Council in respect of the impact of development on protected species and biodiversity. The application is supported by a Bat Survey Report by Drummond Ecology. Surrey Wildlife Trust have advised that the submitted Bat Survey Report appears appropriate

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in scope and methodology and has not identified active bat roosts within the buildings subject to the current planning application, and therefore advise that bats do not appear to present a constraint to the proposed development although a precautionary approach to works should be implemented.

37. Surrey Wildlife Trust also advise that evaluation of known records by the Surrey Amphibian and Reptile Group indicates a 'possible presence' of Grass Snake and Common Lizard in the location of the development site, and that, whilst no assessment of the suitability of the application site for reptiles has been undertaken, the nature of the site's current usage indicates that some potential artificial refugia may be present and vegetated site boundaries may present a corridor for reptile movement. Furthermore optimal reptile habitat is available immediately adjacent to the application site and there is therefore a reasonable likelihood that reptiles will be present and affected by the proposed development. A precautionary approach to reptiles is therefore recommended by Surrey Wildlife Trust which can be secured via recommended condition 14.
38. Paragraph 109 of the NPPF (2012) sets out that "*the planning system should contribute to and enhance the natural and local environment by ... minimising impacts on biodiversity and providing net gains in biodiversity where possible*". Paragraph 118 also requires that "*opportunities to incorporate biodiversity in and around developments should be encouraged*". The proposed development offers opportunities to enhance biodiversity on the site and such measures will assist the Local Authority in meeting the above obligation and also help offset any localised harm to biodiversity caused by the development process. Condition 13 is recommended to secure further details of measures to enhance biodiversity on the site.
39. Overall, subject to recommended conditions 13 and 14 the proposed development is considered to accord with the provisions of the National Planning Policy Framework (NPPF) (2012) and Policy CS7 of the Woking Core Strategy (2012).

Land contamination

40. Paragraph 109 of the NPPF (2012) requires the planning system to contribute to and enhance the natural and local environment by managing the risk from unacceptable levels of soil or water pollution or land instability. Paragraphs 120 - 122 require planning policies to ensure that, as a minimum, land should be suitable for its next use and not be capable of being determined as 'contaminated land' under Part IIA of the Environmental Protection Act 1990. The guidance also states that responsibility for securing a safe development rests with the developer.
41. The Council's Contaminated Land Officer has been consulted on the application, and is satisfied that, whilst there is the potential for contamination, such contamination would be capable of being remediated, with wider benefit to the local environment, via recommended condition 12.
42. Overall, subject to recommended condition 12 it is considered that the application complies with Policy DM8 of the Development Management Policies DPD (2016), and the provisions of the National Planning Policy Framework (2012), in terms of land contamination.

Highways and parking implications

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43. SPD 'Parking Standards (2006)' sets maximum parking standards, with the objective of promoting sustainable non-car travel. Whilst Policy CS18 of the Woking Core Strategy (2012) states that the Council will move towards minimum parking standards for residential development, SPD 'Parking Standards (2006)' remains in place and sets a maximum residential car parking standard of 2 spaces, per 3 or more bedroom dwelling outside of the High Accessibility Zone, stating that *"for car parking the standards define the maximum acceptable provision for the most common forms of development. Provision above this level will not normally be permitted"*.
44. The proposal includes the provision of a frontage driveway and parking area to each dwelling which would be capable of facilitating the on-site parking of 2 cars in line with the relevant parking standard set out by SPD 'Parking Standards (2006)'.
45. The County Highway Authority (CHA) (SCC) has undertaken an assessment of the application and notes the similarity to a previous application reference PLAN/2014/0679. The CHA note that the proposed development will be accessed from a private access road outside of the jurisdiction of the CHA, and as such the application has been assessed by the CHA at the point where the public highway network is reached.
46. The County Highway Authority (CHA) comment that *"the public highway network is joined at the junction between the private access road and Chobham Road. There have been no recorded RTI (Road Traffic Incidents) associated with the access for the previous four years (2015 data), and the change of use of the land is likely to result in a reduction in trip rates (the application form indicates there will be a loss of on site parking provision of 34 spaces). Therefore the CHA raises no objections on the grounds of highway safety or capacity"*.
47. However the County Highway Authority note that the site is in an unsustainable location and refer to the comments made in response to previous application reference PLAN/2014/0679, which stated that *"the CHA considers that the location of the site is not ideal in sustainable transport terms for a new residential development, given that it lies outside the existing built up areas of Woking, is remote from key services and facilities, and is not easily accessible by modes of transport other than the private car. On this basis, it does not comply with the sustainable transport objectives of the NPPF (2012) or with Policy CS18 of the Woking Core Strategy (2012). Notwithstanding this advice, however, the CHA acknowledges that there are three dimensions to sustainable development - economic, social and environmental - hence the sustainability of the site should not be assessed purely in terms of transport mode and distance. It is also acknowledged that planning policy does permit the conversion and re-use of buildings in the Green Belt and hence some developments will not be able to meet the requirements of locational and transport policies. Therefore, it is for the Local Planning Authority to weigh up the CHA's sustainable transport advice against the other policies in the NPPF and the Core Strategy, particularly those relating to rural areas, in order to determine whether or not the proposed development would be sustainable in its wider sense"*.
48. Whilst the above is noted in the intervening period since the refusal of application reference PLAN/2014/0679 the issue of the Certificate of Lawful Development for Existing Use reference PLAN/2015/0103 has established that the residential use of building 'CM1' and 'CM2' (and associated operational development) has existed for a period of over four years, and that the general industrial (Class B2) use and external storage (Class B8) by Aspen Arboricultural Services, has been in use in excess of ten years. As such these uses (and associated operational development) are lawful within

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the meaning of Section 191 of The Town and Country Planning Act 1990 (as amended).

49. Whilst it is acknowledged that future residential occupiers of the two proposed dwellings would be almost wholly reliant upon the private vehicle to obtain access to goods and services the existing site contains two lawful dwellings and a complex of buildings, the use of which by Aspen Arboricultural Services, is lawful. Whilst the proposed dwellings would likely provide accommodation for more individuals than the existing two dwellings on the site the proposed development would also result in the cessation of the use of site for general industrial (Class B2) and external storage (Class B8) purposes by Aspen Arboricultural Services. Overall therefore the proposed development is very likely to result in a decrease in existing vehicular movements to and from the site.
50. Overall therefore the proposal is considered to result in an acceptable impact upon highway safety and car parking provision and accords with Policy CS18 of the Woking Core Strategy (2012), SPD 'Parking Standards' (2008) and the National Planning Policy Framework (NPPF) (2012).

Thames Basin Heaths Special Protection Area (TBH SPA)

51. The application site is located within Zone B (400m - 5km) of the Thames Basin Heaths Special Protection Area (TBH SPA), a European designated site afforded protection under the Conservation of Habitats and Species Regulations 2010 (as amended). The TBH SPA is designated for its internationally important habitat which supports breeding populations of three rare bird species: Dartford Warbler, Woodlark and Nightjars.
52. The issue of the Certificate of Lawful Development for Existing Use reference PLAN/2015/0103 has established that the residential use of building 'CM1' and 'CM2' (and associated operational development) has existed for a period of over four years and as such are lawful within the meaning of Section 191 of The Town and Country Planning Act 1990 (as amended). The proposed development would not give rise to a net increase in dwellings on the site over and above the existing lawful situation. The Thames Basin Heaths Special Protection Area Avoidance Strategy states that "*replacement dwellings will not generally lead to increased recreational pressure, therefore, will have no likely significant effect on the SPA and will not be required to make a contribution to the provision of avoidance measures*".
53. In view of the above, the Local Planning Authority is able to determine that the proposed development would have no significant effect upon the TBH SPA over and above the existing lawful situation and therefore accords with Policy CS8 of the Woking Core Strategy (2012) and the 'Thames Basin Heaths Special Protection Area Avoidance Strategy'.

Affordable Housing

54. Policy CS12 of the Woking Core Strategy (2012) states that all new residential development will be expected to contribute towards the provision of affordable housing and that, on sites providing fewer than five new dwellings, the Council will require a financial contribution equivalent to the cost to the developer of providing 10% of the number of dwellings to be affordable on site.

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55. However, following the Court of Appeal's judgment of 11 May 2016 (*Secretary of State for Communities and Local Government v West Berkshire District Council and Reading Borough Council [2016] EWCA Civ 441*), it is acknowledged that the policies within the Written Ministerial Statement of 28 November 2014, as to the specific circumstances where contributions for affordable housing and tariff-style planning obligations should not be sought from small scale and self build development, must be treated as a material consideration in development management decisions.
56. Additionally the Planning Practice Guidance (Paragraph 031 - Revision date: 19.05.2016) sets out that affordable housing contributions should not be sought from developments of 10-units or less, and which have a maximum combined gross floorspace of no more than 1000sqm. Whilst it is considered that weight should still be afforded to Policy CS12 of the Woking Core Strategy (2012) it is considered that greater weight should be afforded to the policies within the Written Ministerial Statement of 28 November 2014 and the Planning Practice Guidance (Paragraph 031 - Revision date: 19.05.2016). The proposal represents a development of 10-units or less, and has a maximum combined gross floorspace of no more than 1000sqm, and therefore no affordable housing contribution is sought.

Energy and water consumption:

57. Planning policies relating to sustainable construction have been updated following the Government's withdrawal of the Code for Sustainable Homes (CfSH). Therefore in applying Policy CS22 of the Woking Core Strategy (2012), the approach has been amended and at present all new residential development shall be constructed to achieve a water consumption standard of no more than 105 litres per person per day indoor water consumption and not less than a 19% CO2 improvement over the 2013 Building Regulations TER Baseline (Domestic). Planning conditions are recommended to secure this (recommended conditions 10 and 11).

LOCAL FINANCE CONSIDERATIONS

58. The proposed development would be liable for Community Infrastructure Levy (CIL) to the sum of **£4,431** (including the April 2017 Indexation).

CONCLUSION

59. Overall it is considered that the proposed development satisfies the 6th bullet point of Paragraph 89 of the NPPF (2012) and the proposed development is not considered to have a "*greater impact on the openness of the Green Belt or the purpose of including land within it than the existing development*". The proposed development is therefore considered to be appropriate development within the Green Belt. The proposed dwellings are considered to represent a high quality design, which would respect and make a positive contribution to the character of the area. The proposal is considered to result in acceptable impact upon neighbouring amenity and to provide a good standard of amenity to future occupiers. The risk of surface water flooding can be mitigated via recommended conditions. Bats do not appear to present a constraint to the proposed development although a precautionary approach to works is secured via recommended condition in respect of bats and reptiles with biodiversity enhancement measures also secured via recommended condition. A condition is recommended to address land contamination with the impact of the proposed development upon highways and parking considered to be acceptable. The proposed development would have no significant effect upon the Thames Basin Heaths Special Protection Area

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(TBH SPA) over and above the existing lawful situation and energy and water consumption measures are addressed via recommended conditions.

60. The proposal is therefore considered to be an acceptable form of development which complies with Sections 4, 6, 7, 9, 10 and 11 of the National Planning Policy Framework (NPPF) (2012), Policies CS1, CS6, CS7, CS8, CS9, CS10, CS11, CS12, CS18, CS21 and CS22 of the Woking Core Strategy (2012), Policies DM2, DM8 and DM13 of the Development Management Policies Development Plan Document (DMP DPD) (2016), Supplementary Planning Documents 'Outlook, Amenity, Privacy and Daylight (2008)', 'Design (2015)', 'Parking Standards (2006)', 'Climate Change (2013)' and 'Affordable Housing Delivery (2014)' and South East Plan (2009) (Saved policy) NRM6, Thames Basin Heaths Special Protection Area Avoidance Strategy and the National Planning Practice Guidance (NPPG). It is therefore recommended that planning permission is granted subject to recommended conditions as set out below.

BACKGROUND PAPERS

Site visit photographs

x1 Letter of objection

Consultation response from Arboricultural Officer

Consultation response from County Highway Authority (SCC)

Consultation response from Surrey Wildlife Trust

Consultation responses from Drainage and Flood Risk Team

Consultation response from Contaminated Land Officer

Consultation response from Surrey Heath Borough Council

Site Notice

RECOMMENDATION

Grant planning permission subject to the following conditions:

01. The development for which permission is hereby granted must be commenced not later than the expiration of three years beginning with the date of this permission.

Reason: To accord with the provisions of Section 91(1) of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

02. The development hereby permitted shall be carried out in accordance with the following approved plans numbered/titled:

892 75 (Site Arrangement), dated June 2017 and received by the Local Planning Authority on 26.06.2017.

892 91 (West House - Floor Plans & Elevations), dated June 2017 and received by the Local Planning Authority on 26.06.2017.

892 92 (East House - Floor Plans & Elevations), dated June 2017 and received by the Local Planning Authority on 26.06.2017.

892 93 (Roof Plans), dated June 2017 and received by the Local Planning Authority on 26.07.2017.

892 94 (Existing Detached Dwelling - Floor Plans & Elevations), dated June 2017 and received by the Local Planning Authority on 26.07.2017.

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892 95 (Existing Sheds and Accommodation - Floor Plans & Elevations), dated June 2017 and received by the Local Planning Authority on 26.07.2017.

892 101 (Site Location), dated June 2017 and received by the Local Planning Authority on 26.06.2017.

892 102 (Site Block Plan), dated June 2017 and received by the Local Planning Authority on 26.06.2017.

00273 (Proposed Landscaping Scheme), dated 08.05.17 and received by the Local Planning Authority on 26.06.2017.

Reason: For the avoidance of doubt and in the interests of proper planning.

03. ++ Notwithstanding any details outlined on the approved plans listed within this notice or within the submitted application form, prior to the commencement of any above ground works to construct the development hereby permitted, details and/or samples and a written specification of the materials to be used in the external elevations shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter permanently retained in accordance with the approved details unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To protect the visual amenities of the area in accordance with Policy CS21 of the Woking Core Strategy (2012), Supplementary Planning Document 'Design (2015)' and the provisions of the National Planning Policy Framework (NPPF) (2012).

04. ++ Prior to the commencement of the development hereby permitted full details of the existing and proposed finished floor levels and existing and proposed site levels shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details.

Reason: To protect the visual amenities of the area in accordance with Policy CS21 of the Woking Core Strategy (2012), Supplementary Planning Document 'Design (2015)' and the provisions of the National Planning Policy Framework (NPPF) (2012).

05. All new soft landscaping shall be carried out in accordance with the approved plan numbered/titled '00273 (Proposed Landscaping Scheme)', dated 08.05.17 and prepared by Clive Warwick Landscape Design within the first planting season (November-March) following the first occupation of the dwellings or the completion of the development, whichever is the sooner and maintained thereafter unless otherwise first agreed in writing by the Local Planning Authority. Any retained or newly planted trees, shrubs or hedges which die, become seriously damaged or diseased or are removed or destroyed within a period of 5 years from the date of planting shall be replaced during the next planting season with specimens of the same size and species unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To protect the character and appearance of the area in accordance with Policy CS21 of the Woking Core Strategy (2012), Policy DM2 of the Development Management Policies DPD (2016), Supplementary Planning Document 'Design (2015)' and the provisions of the National Planning Policy Framework (NPPF) (2012).

06. ++ All new 'hard' landscaping shall be carried out in accordance with the approved plan numbered/titled '00273 (Proposed Landscaping Scheme)', dated 08.05.17 and

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prepared by Clive Warwick Landscape Design unless otherwise first agreed in writing by the Local Planning Authority. Notwithstanding any details shown on this approved plan, prior to the commencement of any 'hard' landscape works hereby permitted full details and/or samples of the materials to be used for the 'hard' landscape works shall be submitted to and approved in writing by the Local Planning Authority. The 'hard' landscape works shall be carried out in accordance with the approved details and completed before the first occupation of the dwellings hereby permitted and permanently retained thereafter.

Reason: To protect the character and appearance of the area in accordance with Policy CS21 of the Woking Core Strategy (2012), Supplementary Planning Document 'Design (2015)' and the provisions of the National Planning Policy Framework (NPPF) (2012).

07. Modifications to boundary treatments (including the subdivision of the application site between the two proposed dwellings) shall be carried out in accordance with the approved plan numbered/titled '00273 (Proposed Landscaping Scheme)', dated 08.05.17 and prepared by Clive Warwick Landscape Design unless otherwise first agreed in writing by the Local Planning Authority. The approved boundary modifications and treatments shall be implemented in full prior to the first occupation of the dwellings hereby permitted and permanently maintained thereafter unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To ensure adequate security and a satisfactory appearance of the completed development in accordance with Policy CS21 of the Woking Core Strategy (2012), Policy DM2 of the Development Management Policies DPD (2016), Supplementary Planning Document 'Design (2015)' and the provisions of the National Planning Policy Framework (NPPF) (2012).

08. ++ No development shall commence until details of a scheme for disposing of surface water by means of a sustainable drainage system have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in full in accordance with the approved details prior to the first occupation of the development and permanently retained thereafter.

Reason: To ensure that the development achieves a high standard of sustainability and mitigates the risk of surface water flooding to future occupiers in accordance with Policy CS9 of the Woking Core Strategy (2012) and the provisions of the National Planning Policy Framework (NPPF) (2012).

09. All development shall be constructed in accordance with the submitted Flood Risk Assessment by Nijhuis H2OK Ltd dated 16 November 2017 (Ref: J-12109-01-HS). For the avoidance of doubt this includes that all new residential dwellings are to have a finished ground floor level (FFL) raised a minimum of 300mm above the existing ground levels unless otherwise first agreed in writing by the Local Planning Authority. The mitigation measures within the submitted Flood Risk Assessment by Nijhuis H2OK Ltd dated 16 November 2017 (Ref: J-12109-01-HS) shall be provided in full prior to the first occupation of the development hereby permitted and thereafter permanently retained.

Reason: To ensure that the development achieves a high standard of sustainability and mitigates the risk of surface water flooding to future occupiers in accordance with Policy CS9 of the Woking Core Strategy (2012) and the provisions of the National Planning Policy Framework (NPPF) (2012).

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10. ++ Prior to the commencement of any above ground works to construct the development hereby permitted, written evidence shall be submitted to, and approved in writing by, the Local Planning Authority demonstrating that the development will:
- a. Achieve a minimum of a 19% improvement in the dwelling emission rate over the target emission rate, as defined in the Building Regulations for England Approved Document L1A: Conservation of Fuel and Power in New Dwellings (2013 edition). Such evidence shall be in the form of a Design Stage Standard Assessment Procedure (SAP) Assessment, produced by an accredited energy assessor; and
 - b. Achieve a maximum water use of no more than 110 litres per person per day as defined in paragraph 36(2b) of the Building Regulations 2010 (as amended), measured in accordance with the methodology set out in Approved Document G (2015 edition). Such evidence shall be in the form of a Design Stage water efficiency calculator.

Such details shall be permanently maintained unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources in accordance within Policy CS22 of the Woking Core Strategy (2012).

11. ++ The development hereby permitted shall not be first occupied until written documentary evidence has been submitted to, and approved in writing by, the Local Planning Authority, demonstrating that the development has:
- a. Achieved a minimum of a 19% improvement in the dwelling emission rate over the target emission rate, as defined in the Building Regulations for England Approved Document L1A: Conservation of Fuel and Power in New Dwellings (2013 edition). Such evidence shall be in the form of an As Built Standard Assessment Procedure (SAP) Assessment, produced by an accredited energy assessor; and
 - b. Achieved a maximum water use of 110 litres per person per day as defined in paragraph 36(2b) of the Building Regulations 2010 (as amended). Such evidence shall be in the form of the notice given under Regulation 37 of the Building Regulations.

Such details shall be permanently maintained unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources in accordance within Policy CS22 of the Woking Core Strategy (2012).

12. ++ The development hereby permitted shall not commence until a scheme to deal with contamination of the site has been submitted to and approved in writing by the Local Planning Authority.

(i) The above scheme shall include :-

- (a) a contaminated land desk study and suggested site assessment methodology;
- (b) a site investigation report based upon (a);

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- (c) a remediation action plan based upon (a) and (b);
- (d) a "discovery strategy" dealing with unforeseen contamination discovered during construction;
- and (e) a "validation strategy" identifying measures to validate the works undertaken as a result of (c) and (d)
- (f) a verification report appended with substantiating evidence demonstrating the agreed remediation has been carried out

(ii) Unless otherwise first agreed in writing by the Local Planning Authority, the development shall be carried out and completed wholly in accordance with such details and timescales as may be agreed.

Reason: In accordance with the National Planning Policy Framework (2012) and Policy DM8 of the Development Management Policies DPD (2016) which require development to contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to, or being put at unacceptable risk from, or being adversely affected by, unacceptable levels of water pollution (paragraph 109) and to ensure that adequate site investigation information, prepared by a competent person, is presented (paragraph 12).

13. ++ Prior to the commencement of any above ground works to construct the development hereby permitted full details of the measures for the enhancement of biodiversity on the site in accordance with (but not limited to) the general details specified within Paragraph 6.3.1 (Mitigation) of the submitted Bat Survey Report by Drummond Ecology and the consultation response from Surrey Wildlife Trust dated 9th October 2017 (Ref: 967601/14984/HL) shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancements as approved shall be provided on the site prior to the first occupation of the development hereby permitted and shall thereafter be permanently retained in accordance with the approved details.

Reason: In order to enhance biodiversity on the site in accordance with Policy CS7 of the Woking Core Strategy (2012), Circular 06/05 Biodiversity and Geological Conservation and the provisions of the National Planning Policy Framework (2012).

14. ++ No development shall commence (including demolition and site clearance works) until details of a precautionary working method for bats and reptiles, following best ecological practice which shall include (but not be limited to) all of the measures specified within the consultation response from Surrey Wildlife Trust dated 9th October 2017 (Ref: 967601/14984/HL) has been submitted to and approved in writing by the Local Planning Authority. The development shall then be implemented in accordance with the approved details.

Reason: To protect the ecology on/adjacent to the site in accordance with Policy CS7 of the Woking Core Strategy (2012), Circular 06/05 Biodiversity and Geological Conservation and the provisions of the National Planning Policy Framework (2012).

15. Tree protective measures shall be carried out in strict accordance with both the Arboricultural Report and Tree Condition Survey (Ref: 0517-2122-JGS, dated May 2017) and the Tree Removals & Tree Protection Plan (Ref: 0417-2121 TSP1-01 Rev1), both prepared by Ruskins Tree Consultancy. A pre-commencement site meeting shall be held between the Council's Arboricultural Officer, the project Arboricultural consultant and Project Manager whereupon any arboricultural supervision can be agreed and any changes to tree protection details can be

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amended and agreed. No works or demolition shall take place until the tree protective measures have been implemented. Any deviation from the works prescribed or methods agreed in the report will require prior written approval from the Local Planning Authority. The works shall be carried out as approved and the tree protection shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition nor shall any fires be started, no tipping, refuelling, disposal of solvents or cement mixing carried out and ground levels within those areas shall not be altered, nor shall any excavation or vehicular access be made, without the prior written consent of the Local Planning Authority.

Reason: To ensure the retention and protection of trees on and adjacent to the site in the interests of the visual amenities of the locality and the appearance of the development in accordance with Policy CS21 of the Woking Core Strategy (2012), Policy DM2 of the Development Management Policies DPD (2016) and the core principles of the National Planning Policy Framework (NPPF) (2012).

16. ++ Prior to the commencement of the development hereby permitted, full details of the method of construction and position of drainage and service runs on the site shall be submitted to and approved in writing by the Local Planning Authority. The method shall adhere to the principles embodied in BS 5837:2012 and the involvement of an arboricultural consultant may be necessary. The development shall thereafter be carried out strictly in accordance with the agreed details.

Reason: To ensure the retention and protection of trees on and adjacent to the site in the interests of the visual amenities of the locality and the appearance of the development in accordance with Policy CS21 of the Woking Core Strategy (2012), Policy DM2 of the Development Management Policies DPD (2016) and the core principles of the National Planning Policy Framework (NPPF) (2012).

17. The development hereby permitted shall not be first occupied unless and until the proposed vehicular access(es) have been constructed in accordance with the approved plans listed within this notice and until space has been laid out within the site in accordance with the approved plans listed within this notice for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be permanently retained and maintained for their designated purposes.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy CS18 of the Woking Core Strategy (2012) and the provisions of the National Planning Policy Framework (NPPF) (2012).

18. Notwithstanding the provisions of Article 3, Schedule 2, Part 1 and Classes A, B and E of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any orders amending or re-enacting that Order with or without modification) no extension(s) or enlargement(s) of the dwellings hereby permitted, or the provision of any outbuilding(s), shall be constructed without planning permission being first obtained from the Local Planning Authority.

Reason: The Local Planning Authority considers that further development could cause detriment to the openness of the Green Belt, to the character of the area and provision of an appropriate level of private garden amenity space to serve the dwellings hereby permitted and for this reason would wish to control any future development in

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accordance with Policies CS6 and CS21 of the Woking Core Strategy (2012), Supplementary Planning Document 'Design (2015)' and the provisions of the National Planning Policy Framework (NPPF) (2012).

19. The residential curtilages of the two dwellings hereby permitted are defined by the boundary treatments delineated on the approved plan numbered/titled '00273 (Proposed Landscaping Scheme)', dated 08.05.17 and prepared by Clive Warwick Landscape Design. The residential curtilages of the two dwellings hereby permitted shall not encroach beyond these lines unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To highlight the residential curtilages of the dwellings hereby permitted and protect against any potential residential encroachment into the Green Belt in accordance with Policy CS6 of the Woking Core Strategy (2012) and Section 9 of the National Planning Policy Framework (2012).

20. Notwithstanding the provisions of Article 3, Schedule 2, Part 2, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any orders amending or re-enacting that Order with or without modification) no other means of enclosure, other those expressly permitted by condition 07 above, shall be erected without planning permission being first obtained from the Local Planning Authority.

Reason: To ensure that the proposed development harmonises with the rural surroundings and to protect the openness and visual amenities of the Green Belt in accordance with Policy CS6 of the Woking Core Strategy (2012) and Section 9 of the National Planning Policy Framework (2012).

Informatives

01. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework (NPPF) (2012). A Flood Risk Assessment (FRA) was requested during consideration of the application. Following submission of the requested FRA the application was considered to be acceptable.
02. The applicants attention is specifically drawn to the conditions above marked ++. These condition(s) require the submission of details, information, drawings, etc. to the Local Planning Authority PRIOR TO THE RELEVANT TRIGGER POINT. Failure to observe these requirements will result in a contravention of the terms of the permission and the Local Planning Authority may serve Breach of Condition Notices to secure compliance. You are advised that sufficient time needs to be given when submitting details in response to conditions, to allow the Authority to consider the details and discharge the condition. A period of between five and eight weeks should be allowed for.
03. The development hereby permitted is subject to the Community Infrastructure Levy (CIL). The charge becomes due when development commences. A Commencement Notice, which is available from the Planning Portal website (Form 6: Commencement Notice: https://ecab.planningportal.co.uk/uploads/1app/forms/form_6_commencement_notice.pdf) must be issued to the Local Planning Authority and all owners of the relevant land to notify them of the intended commencement date of the development. The Local

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Planning Authority will then send a Demand Notice to the person or persons who have assumed liability.

04. The applicant is advised that Council officers may undertake inspections without prior warning to check compliance with approved plans and to establish that all planning conditions are being complied with in full. Inspections may be undertaken both during and after construction.
05. The applicant is advised that, under the Control of Pollution Act 1974, site works which will be audible at the site boundaries are restricted to the following hours:-
08.00 – 18.00 Monday to Friday
08.00 – 13.00 Saturday
and not at all on Sundays and Bank/Public Holidays.
06. This decision notice should be read in conjunction with the related Legal Agreement.