

20 OCTOBER 2020 PLANNING COMMITTEE

6b PLAN/2020/0313

WARD: KNA

LOCATION: Former Ambulance Station, Bagshot Road, Woking, GU21 2RP

PROPOSAL: Erection of 7x two storey dwellings (Use Class C3) with accommodation in the roof space and associated parking, landscaping, bin and cycle storage and modified vehicular access following demolition of existing vacant Ambulance Station buildings (Use Class Sui Generis)

APPLICANT: Mr Suneet Jain

OFFICER: David Raper

REASON FOR REFERRAL TO COMMITTEE:

The proposal includes the creation of 7x new dwellings which falls outside the scope of delegated powers as set out by the Management Arrangements and Scheme of Delegation.

SUMMARY OF PROPOSED DEVELOPMENT

The proposal is for the demolition of the existing buildings on the site and the erection of 7x three bedroom, two storey dwellings with accommodation in the roof space. The dwellings would be arranged in two terraces with associated landscaping, bin and cycle storage. The proposal would utilise an existing vehicular access onto Bagshot Road which would be slightly modified and the proposal would provide a communal parking area of 14x spaces.

Site Area:	0.147ha (1,470m ²)
Existing units:	0
Proposed units:	7
Existing density:	N/A
Proposed density:	47.6dph (dwellings per hectare)

PLANNING STATUS

- Urban Area
- Adjoining Green Belt
- Tree Preservation Order
- Surface Water Flood Risk Area
- Thames Basin Heaths SPA ZoneB (400m-5km)

RECOMMENDATION

GRANT planning permission subject to conditions and Section 106 Agreement to secure a SAMM contribution.

SITE DESCRIPTION

The proposal relates to a vacant former Ambulance Station on the western side of Bagshot Road, close to the junction with Redding Way and Brookwood Farm Drive. The site is characterised by redundant single storey buildings dating from the 1960s/1970s surrounded by hardstanding. Bordering the site to the north on Bagshot Road and Raynes Close are modern two storey dwellings and to the south of the site is a large telephone exchange

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building. Further to the south are detached dwellings and to the north-west is the newly completed Brookwood Farm Development. To the east and north-east are modern estate housing and a large supermarket. The proposal site is within the Urban Area and borders open land to the rear which is designated Green Belt.

RELEVANT PLANNING HISTORY

- 24913 – Erection of ambulance station – Permitted 01.09.1969
- 22412– Erection of ambulance station - Permitted 01.01.1968

CONSULTATIONS

County Highway Authority: No objection subject to conditions.

Tree Officer: No objection subject to conditions.

Drainage and Flood Risk Engineer: No objection subject to conditions.

Scientific Officer: No objection subject to conditions.

Environmental Health: No objection subject to conditions.

Surrey Wildlife Trust: No objection subject to conditions.

REPRESENTATIONS

Two objections have been received raising the following summarised concerns:

- The construction phase would cause noise disturbance; construction hours should be limited and no generators should be used (*Officer note: Permissible working hours on construction sites are set out by the Control of Pollution Act (1974); the applicant can be reminded of these by way of Informative*)
- Concern that residential development could prejudice the functionality and operation of the adjacent Telephone Exchange; Noise from plant could generate noise complaints (*Officer note: See 'Standard of Accommodation Section'*)

BACKGROUND

Amended plans were received on 24/06/2020 and 01/07/2020 which made small fenestration changes to the dwellings; arboricultural information and vehicle tracking plans were also received. A Noise Assessment was subsequently received on 18/09/2020. The proposal has been assessed on the basis of these amended plans and additional information.

During the course of the planning application several trees were removed from within the site; the remaining tree to the frontage has been protected by a Tree Preservation Order which would be retained as part of the development.

RELEVANT PLANNING POLICIES

National Planning Policy Framework (NPPF) (2019):

Section 2 - Achieving sustainable development

Section 5 - Delivering a sufficient supply of homes

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Section 9 - Promoting sustainable transport
Section 11 - Making effective use of land
Section 12 - Achieving well-designed places
Section 14 - Meeting the challenge of climate change, flooding and coastal change

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
CS24 - Woking's landscape and townscape
CS25 - Presumption in favour of sustainable development

Woking Development Management Policies DPD (2016):

DM2 - Trees and Landscaping
DM7 - Noise and Light Pollution
DM8 - Land Contamination and Hazards
DM13 - Buildings in and adjoining Green Belt

Supplementary Planning Documents (SPDs):

Parking Standards (2018)
Woking Design (2015)
Outlook, Amenity, Privacy and Daylight (2008)

PLANNING ISSUES

Principle of Development:

1. The proposal relates to a former Ambulance Station in Knaphill which is vacant and redundant. The existing use is a 'sui generis' use and is not considered to constitute a community facility; there is therefore no policy presumption against the loss of the existing use. The NPPF (2019) and Core Strategy policy CS25 (2012) promote a presumption in favour of sustainable development. The site lies within the designated Urban Area, in close proximity to a large supermarket and other amenities to the north-east and is within the 400m-5km (Zone B) Thames Basin Heaths Special Protection Area (SPA) buffer zone. Core Strategy (2012) policy CS10 seeks to ensure that sufficient homes are built in sustainable locations where existing infrastructure is in place. The proposal would result in the demolition of redundant buildings and replacement with 7x much-needed family dwellings in a sustainable location and the proposal is therefore considered to achieve the efficient use of previously developed land within the urban area.
2. The principle of residential development is therefore considered acceptable subject to the detailed material planning considerations set out below.

Impact on Character:

3. The provision of additional dwellings through the subdivision of existing plots in the urban area can be considered acceptable subject to the impact of the subdivision on

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the pattern, grain and character of development in the surrounding area. Bordering the site to the north are modern two storey dwellings in Raynes Close and to the south of the site is a large telephone exchange building. Further to the south are detached dwellings and to the north-west is the newly completed Brookwood Farm Development. The proposed development would be in the form of a terrace of three dwellings to the front and a terrace of four dwellings to the rear. Whilst the proposal would introduce a second tier of development which could be considered 'backland' development, this is not considered to conflict with the grain of development in the immediate area which is considered varied in nature. For example Raynes Close to the north features dwellings in a similar position in a cul-de-sac layout and the telephone exchange to the south has a large footprint. The nearby Brookwood Farm development has a varied layout and pattern of development.

4. The surrounding area features a mixture of detached, semi-detached and terraced dwellings. The surrounding area is therefore relatively mixed in character and plot widths in Raynes Close range from around 6.5m to 9.3m in width whilst dwellings further to the south are typically around 8m in width. The proposed plot widths range in width from 5m to 8m; overall the plot widths and the pattern and grain of the proposed development is considered to be commensurate with that of the surrounding area.
5. The block to the front would feature a hipped roof design to reflect the roof forms of dwellings in Raynes Close to the north with a front gable feature at the southern end of the terrace; gable features are common in the area including on dwellings to the south. The front block would be two storeys with accommodation in the roof space of one of the dwellings; the front block would be consistent with the eaves and ridge height of adjacent dwellings in Raynes Close and would adopt a similar traditional design approach. The block to the rear adopts a similar eaves and ridge height to the front block but with a pair of gable roofs in the centre of the terrace. The terrace to the rear includes accommodation in the roof space but the dwellings are still considered to retain the appearance of predominately two storey dwellings. The rear terrace features dormer windows to the rear and these are considered visually acceptable and not unduly dominant on the roof slopes.
6. The proposed front terrace respects the building line along Bagshot Road and the proposed dwellings are considered well-proportioned and visually acceptable and are considered consistent with the character of the area. Further details of external materials can be secured by condition.
7. The proposal would incorporate areas of soft landscaping to the frontage and the parking and turning areas would incorporate areas of soft landscaping which is considered to soften the appearance of these areas. Overall the proposed development is considered to achieve an acceptable balance between hard and soft landscaping; details of a robust, high quality soft and hard landscaping scheme can be secured by condition and this would include tree planting within the development.
8. Overall the proposed development is considered commensurate with the character, pattern and grain of development in the area and the proposal is considered to have an acceptable impact on the character of the surrounding area.

Density:

9. In terms of density, the proposal would result in a housing density of 47.6 dwellings per hectare. Core Strategy (2012) policy CS10 sets an indicative density range for infill development in the urban area of 30-40dph. This policy makes clear however that

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density ranges are indicative and states that '*Density levels will be influenced by design with the aim to achieve the most efficient use of land. Where possible, density should exceed 40 dwellings per hectare...*'. As discussed above the proposal is considered to result in an efficient use of land and is considered to result in an acceptable impact on the character of the area. The proposed density is therefore considered acceptable and is considered consistent with the aims of policy CS10 and the wider aims of the Core Strategy (2012).

Impact on Neighbours:

10. The nearest residential neighbours are those on Bagshot Road and Raynes Close to the north; there are no residential neighbours adjoining the site to the south and to the rear is open land. The Council's 'Outlook, Amenity, Privacy and Daylight' SPD (2008) sets recommended minimum separation distances for different forms of development including 20m for 'rear-to-rear' relationships and 10m for 'front/rear-to-boundary' relationships at two storey level. The main habitable room windows in the proposed development are positioned to the front and rear and do not face towards the nearest neighbours in Raynes Close to the north and there are no proposed side-facing windows facing towards these neighbours. The insertion of side-facing windows in the future can be restricted by condition. The front-facing windows would be positioned in excess of 17m from the rear boundaries of neighbours on Percheron Drive on the opposite side of Bagshot Road to the east which is considered sufficient to avoid an undue overlooking impact.
11. The rear block would not be located directly opposite the rear elevation of No.68 Bagshot Road and other neighbours on Bagshot Road; the rear block would be located a minimum of 18.5m from the boundary with this neighbour and 29m from this neighbour itself at its nearest point. This is considered sufficient to avoid an undue overlooking impact. In terms of relationships within the development, the two blocks would be positioned 28m from each other which is considered sufficient to avoid undue overlooking within the development itself. The proposal is not therefore considered to result in an undue overlooking or loss of privacy impact on surrounding neighbours.
12. Neighbours at No.3-6 Raynes Close to the north have a rear-to-side relationship with the proposed terrace to the rear. The flank elevation of the rear block would have a separation distance of 3m to the rear boundaries of these neighbours which themselves are positioned a further 10.3m from the boundary with the proposal site. The flank elevation facing these neighbours would feature a barn-hipped roof and the proposal would pass the '25° test' with these neighbours. The proposal is not therefore considered to result in an undue loss of light or overbearing impact on these neighbours. The front block would align with the neighbour at No.68 Bagshot Road to the north and would not project beyond the front or rear elevation of this neighbour; the proposal is therefore considered to form an acceptable relationship with his neighbour in terms of potential loss of light and overbearing impacts. Other neighbours are considered to be a sufficient distance from the proposal site to avoid an undue neighbour amenity impact.
13. Overall the proposed development is considered to form an acceptable relationship with surrounding neighbours and is not considered to result in an undue loss of light, overbearing or overlooking impact on neighbours.

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Transportation Impact:

14. The Council's Parking Standards SPD (2018) sets minimum standards of two spaces per three bedroom dwelling. The total parking requirement for the proposed 7x three bedroom dwellings would therefore be 14x spaces. The proposal would provide 14x off-street parking spaces within the proposed development in a communal parking area. The proposal would therefore meet the minimum parking standards and is considered to deliver sufficient off-street parking. The proposal would utilise the existing access onto Bagshot Road which would be slightly modified.
15. Each dwelling would have space within their curtilage for adequate bin and cycle storage. The applicant has provided vehicle tracking diagrams demonstrating how refuse and service vehicles would enter and leave the site in forward gear and it is considered that there is sufficient space within the site for bins to be stored and collected. The County Highway Authority has reviewed the proposal and raises no objection subject to conditions. Overall the proposal is therefore considered to result in an acceptable transportation impact.

Standard of Accommodation.

16. The proposal is for the erection of 7x three bedroom dwellings. The dwellings would have internal floor areas ranging from 84m²-110.5m²; these are considered to achieve an acceptable size of internal accommodation and would accord with the recommended minimum floor areas set out in the National Technical Housing Standards (2015). Habitable rooms would have relatively open outlooks to the front and rear and ground floor windows would have landscaped defensible space in front of them. The Council's 'Outlook, Amenity, Privacy and Daylight' SPD (2008) recommends that the rear gardens of dwellings should be at least the same size as the footprint of the dwelling they serve. Each of the proposed dwellings would have areas of private amenity space of around 9m in depth which are considered proportionate to the footprint of the dwellings they serve. It is acknowledged that there would be a degree of overlooking from windows in the adjacent Telephone Exchange which area positioned approximately 9m-13m from the boundary of the site, however these are not considered to result in a degree of overlooking which would significantly harm the amenity of future residents.
17. Bagshot Road is a relatively busy road and adjacent to the site is a Telephone Exchange. The operators of the Telephone Exchange have raised a concern that the operation of plant and the testing of generators could generate noise complaints from future residents. The application is accompanied by a Noise Report which assesses the likely impact on future residents from noise and include noise surveys which measures the noise levels emanating from the generators, plant and road noise. The conclusion of the assessment is that subject to appropriate double glazing being installed, the proposed development would achieve an acceptable noise environment. The application is also accompanied by an Odour Assessment which concludes that there were no perceptible odours associated with the operation of plant or generators. The Council's Environmental Health Team has been consulted and raises no objection subject to compliance with the specified mitigation measures.
18. Overall the proposal is considered to achieve an acceptable standard of accommodation for future residents.

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Housing Mix:

19. Core Strategy (2012) policy CS11 requires proposals to address local needs as evidenced in the Strategic Housing Market Assessment (SHMA) which identifies a need for family accommodation of two bedrooms or more. The proposal would result in a net gain of 7x three bedroom family dwellings which is considered an appropriate and acceptable housing mix.

Impact on Trees:

20. During the course of the planning application several trees were removed from within the site which were not protected. The remaining tree to the frontage has been protected by a Tree Preservation Order. Information was received during the course of the application detailing how trees would be protected during construction; the Council's Tree Officer has reviewed the submitted information and raises no objection subject to details of new drainage and service runs being submitted. Subject to a condition securing this information, the proposal is considered to have an acceptable impact on existing trees. Indicative tree planting is shown on the proposed plans and full details of soft landscaping including tree planting can be secured by condition.

Impact on Biodiversity:

21. The application is accompanied by an Ecological Assessment which assesses the potential for the presence of protected species and other species on the site. The assessment concludes that the existing buildings to be demolished have a negligible potential to support roosting bats and the site has an overall low habitat value for bats. The submitted information identifies the potential of the site to support other species however recommendations are made for precautions during clearance of the site. The submitted Ecological Assessment also makes recommendations with regards to potential measures to enhance the biodiversity value of the site (e.g. bird and bat boxes and use of native plant/tree species). Specific details of biodiversity enhancement measures can be secured by condition. Surrey Wildlife Trust has been consulted and raises no objection to the proposal subject to compliance with the recommendations set out in the submitted information. Overall the proposal is therefore considered to result in an acceptable impact on biodiversity subject to conditions.

Drainage and Flood Risk:

22. The proposal site is not within a designated Flood Zone however parts of the site and the surrounding area are identified as being at risk from surface water flooding. The Council's Drainage and Flood Risk Engineer has been consulted and raises no objection subject to conditions securing details of a sustainable drainage scheme. The proposal is therefore considered acceptable in terms of drainage and flood risk subject to conditions.

Green Belt:

23. The proposal site is within the Urban Area but borders the Green Belt to the rear. The rear of the site would be visible from adjacent Green Belt however the proposed development would be viewed in the context of existing development either side in the form of two storey dwellings and garden fencing of Raynes Close which also abuts the Green Belt and the relatively large and imposing telephone exchange building adjacent to the site. Overall the proposal is considered to form an acceptable

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relationship with the Green Belt and is not considered to harm the openness or visual amenity of the Green Belt.

Contamination:

24. Due to the previous use of the site and the possibility of underground fuel tanks, there is potential for contamination on the proposal site. The Council's Scientific Officer raises no objection to the proposal subject to a conditions securing the investigation and remediation of potential contamination. The proposal is therefore considered acceptable in this regard subject to conditions.

Impact on the Thames Basin Heaths Special Protection Area (SPA):

25. The Thames Basin Heaths Special Protection Area (TBH SPA) has been identified as an internationally important site of nature conservation and has been given the highest degree of protection. Policy CS8 of the Core Strategy states that any proposal with potential significant impacts (alone or in combination with other relevant developments) on the TBH SPA will be subject to Habitats Regulations Assessment to determine the need for Appropriate Assessment. Following recent European Court of Justice rulings, a full and precise analysis of the measures capable of avoiding or reducing any significant effects on European sites must be carried out at an 'Appropriate Assessment' stage rather than taken into consideration at screening stage, for the purposes of the Habitats Directive (as interpreted into English law by the Conservation of Habitats and Species Regulations 2017 (the "Habitat Regulations 2017")). An Appropriate Assessment has therefore been undertaken for the site as it falls within 5 kilometres of the TBH SPA boundary.
26. Policy CS8 of Woking Core Strategy (2012) requires new residential development beyond a 400m threshold, but within 5 kilometres of the TBH SPA boundary to make an appropriate contribution towards the provision of Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM), to avoid impacts of such development on the SPA. The SANG and Landowner Payment elements of the SPA tariff are encompassed within the Community Infrastructure Levy (CIL), however the SAMM element of the SPA tariff is required to be addressed outside of CIL. The proposed development would require a SAMM financial contribution of **£6,601** based on a net gain of 7x three bedroom dwellings which would arise from the proposal. The Appropriate Assessment concludes that there would be no adverse impact on the integrity of the TBH SPA providing the SAMM financial contribution is secured through a S106 Legal Agreement. CIL would be payable in the event of planning permission being granted. For the avoidance of doubt, sufficient SANG at Horsell Common has been identified to mitigate the impacts of the development proposal.
27. Subject to securing the provision of the SAMM tariff and an appropriate CIL contribution, and in line with the conclusions of the Appropriate Assessment (as supported by Natural England), the Local Planning Authority is able to determine that the development will not affect the integrity of the TBH SPA either alone or in combination with other plans and projects in relation to urbanisation and recreational pressure effects. The development therefore accords with Policy CS8 of Woking Core Strategy (2012), the measures set out in the Thames Basin Heaths SPA Avoidance Strategy, and the requirements of the Habitat Regulations 2017.

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Affordable Housing:

28. The NPPF (2019) establishes that affordable housing should not be sought for developments which are not 'major' developments. The NPPF definition of 'major' development is the same as that in the Development Management Procedure Order (2015) which is defined as 10x units or more. Affordable housing contributions are not therefore sought under this application.

Sustainability:

29. Following a Ministerial Written Statement to Parliament on 25 March 2015, the Code for Sustainable Homes (aside from the management of legacy cases) has now been withdrawn. For the specific issue of energy performance, Local Planning Authorities will continue to be able to set and apply policies in their Local Plans that require compliance with energy performance standards that exceed the energy requirements of Building Regulations until commencement of amendments to the Planning and Energy Act 2008 in the Deregulation Bill 2015. The government has stated that the energy performance requirements in Building Regulations will be set at a level equivalent to the outgoing Code for Sustainable Homes Level 4.
30. Until the amendment is commenced, Local Planning Authorities are expected to take this statement of the Government's intention into account in applying existing policies and setting planning conditions. The Council has therefore amended its approach and an alternative condition will now be applied to all new residential permissions which seeks the equivalent water and energy improvements of the former Code Level 4. The Council has therefore amended its approach and an alternative condition will now be applied to all new residential permissions which seeks the equivalent water and energy improvements of the former Code Level 4.

Community Infrastructure Levy (CIL):

31. The proposal would be liable to make a CIL contribution.

CONCLUSION

32. Considering the points discussed above, the proposal is considered an acceptable form of development which would have an acceptable impact on the amenities of neighbours, on the character of the surrounding area and in transportation terms. The proposal therefore accords with the Development Plan and is recommended for approval subject to conditions and subject to Section 106 Agreement.

BACKGROUND PAPERS

1. Site visit photographs
2. Consultation responses
3. Representations

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PLANNING OBLIGATIONS

The following obligation has been agreed by the applicant and will form the basis of the Legal Agreement to be entered into.

	Obligation	Reason for Agreeing Obligation
1.	SAMM (SPA) contribution of £6,601	To accord with the Habitat Regulations, policy CS8 of the Woking Core Strategy 2012 and The Thames Basin Heaths SPA Avoidance Strategy 2010-2015.

RECOMMENDATION

PERMIT subject to the following conditions:

1. 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).

Approved Plans

2. The development hereby permitted shall be carried out in accordance with the approved plans listed below:

P01 (Location Plan) received by the LPA on 14/05/2020
PL-03 (Existing and Proposed Block Plan) received by the LPA on 14/05/2020
PL04 Rev.C (Proposed Site Plan) received by the LPA on 01/07/2020
PL-05 (Existing Plans) received by the LPA on 14/05/2020
PL-07 (Existing Side Elevations) received by the LPA on 14/05/2020
PL08 Rev.A (Proposed Ground Floor Plan) received by the LPA on 01/07/2020
PL09 Rev.A (Proposed First Floor Plan) received by the LPA on 01/07/2020
PL10 Rev.A (Proposed Second Floor Plan) received by the LPA on 01/07/2020
PL-11 (Proposed Roof Plan) received by the LPA on 14/05/2020
PL-12 Rev.B (Proposed Elevations – Front Block) received by the LPA on 24/06/2020
PL-13 Rev.A (Proposed Elevations – Rear Block) received by the LPA on 24/06/2020
PL-14 (Proposed Side Elevations) received by the LPA on 14/05/2020
PL-15 Rev.A (Street Scenes) received by the LPA on 01/07/2020
PL-16 (Proposed Sections) received by the LPA on 14/05/2020
TK01 Rev.A (Swept Path Analysis – Refuse Vehicle) received by the LPA on 24/06/2020
TK02 Rev.A (Swept Path Analysis – Fire Tender) received by the LPA on 24/06/2020

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

Materials

3. ++Prior to the commencement any above ground works in connection with the development hereby permitted (excluding demolition), a written specification of all external materials to be used in the construction of the dwellings hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter retained in accordance with the

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approved details unless otherwise first agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual amenities of the area.

Landscaping

4. ++Prior to the commencement of the development hereby permitted (excluding demolition), a hard and soft landscaping scheme showing details of shrubs, trees and hedges to be planted, details of materials for areas of hardstanding and details of boundary treatments, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter retained in accordance with the approved details unless otherwise first agreed in writing by the Local Planning Authority. All landscaping shall be carried out in accordance with the approved scheme in the first planting season (November-March) following the occupation of the buildings or the completion of the development (in that phase) whichever is the sooner and maintained thereafter. 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 agreed in writing by the Local Planning Authority. The development shall be carried out and thereafter retained in accordance with the approved details unless otherwise first agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual amenities of the area.

Tree Protection

5. The development hereby permitted shall take place in strict accordance with Arboricultural Method Statement dated 01/07/2020 and Tree Survey prepared by Green Earth Arboricultural and Environmental Consultants, including the convening of a pre-commencement meeting and arboricultural supervision as indicated. No works or demolition shall take place until the tree protection 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.

Reason: To ensure reasonable measures are taken to safeguard trees in the interest of local amenity.

6. ++Prior to the commencement of the development hereby permitted (excluding demolition) full details of the method of construction and position of any new 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 and engineer will be necessary. The development shall thereafter be carried out strictly in accordance with the agreed details.

Reason: To ensure reasonable measures are taken to safeguard trees in the interest of local amenity.

Highways

7. ++ Prior to the commencement of the development hereby permitted a Method of Construction Statement, to include details of points (a) to (d) below, shall be submitted

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to and approved in writing by the Local Planning Authority. The approved details shall then be implemented during the construction of the development hereby approved.

- (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) on-site turning for construction vehicles

Measures will be implemented in accordance with the approved Method of Construction Statement and shall be retained for the duration of the construction period. Only the approved details shall be implemented during the construction works unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development does not prejudice highway safety nor cause inconvenience to other highway users and in the interests of public safety and amenity

8. Prior to the first occupation of the development hereby permitted, the proposed modified vehicular access to Bagshot Road shall be constructed and provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority and thereafter shall be kept permanently maintained.

Reason: To ensure that the development does not prejudice highway safety nor cause inconvenience to other highway users and in the interests of public safety and amenity.

9. Prior to the first occupation of the development hereby permitted, space shall be laid out within the site in accordance with the approved plans 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: To ensure that the development does not prejudice highway safety nor cause inconvenience to other highway users and in the interests of public safety and amenity.

10. Prior to the first occupation of the development hereby permitted, secure cycle storage for each of the dwellings hereby permitted shall be provided and made available for use in accordance with the approved plans listed in this notice and shall thereafter be retained and made available for use at all times.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided.

11. No above ground development (excluding demolition) associated with the development hereby permitted shall commence until a scheme detailing the proposed waste and recycling storage and management arrangements has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in full prior to the first occupation of the development and maintained thereafter at all times.

Reason: In the interests of amenity and to ensure the appropriate provision of waste infrastructure.

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Ecology

12. The development hereby permitted shall take place in accordance with the precautions and recommendations set out in the within the Ecological Assessment dated 03/03/2020 unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to protect and enhance biodiversity on the site.

13. Prior to any above ground works in connection with the development hereby permitted (excluding demolition), details of the measures for the enhancement of biodiversity on the site, in accordance with the recommended actions within the Ecological Assessment dated 03/03/2020 and a timetable for their provision on the site, shall be submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in full accordance with the agreed details prior to the first occupation of the development hereby permitted and thereafter shall be permanently retained and maintained in accordance with the agreed details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to protect and enhance biodiversity on the site.

14. No external lighting including floodlighting shall be installed until details (demonstrating compliance with the recommendations of the Institute of Lighting Engineers "Guidance Notes for Reduction of Light Pollution" and the provisions of BS 5489 Part 9) have been submitted to and approved in writing by the Local Planning Authority. The approved lighting scheme shall thereafter be installed and maintained in accordance with the approved details.

Reason: In the interests of residential amenity and biodiversity.

Permitted Development

15. Notwithstanding the provisions of Article 3 and Schedule 2, Part 1 and Classes A, B, D and F of The Town and Country Planning (General Permitted Development) Order 2015 (as amended), (or any orders amending or re-enacting that Order with or without modification) no extension, enlargement or addition to the dwellings hereby permitted, nor any hardstanding provided forward of the principal front elevation of any of the dwellings hereby permitted, shall be carried out 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 amenities of nearby properties and the character of the area and for this reason would wish to control any future development.

16. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no window, dormer window, rooflight or other additional openings, other than those expressly authorised by this permission, shall be formed in the north or south-facing elevation or roof slope of the dwellings hereby permitted at first floor level or above without planning permission being first obtained from the Local Planning Authority.

Reason: To protect the amenity and privacy of the occupiers of adjoining properties.

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Noise

17. The mitigation measures specified in the Noise Assessment prepared by Accon UK Ltd dated 15.09.2020 and received by the Local Planning Authority on 18.09.2020 shall be implemented in full prior to the first occupation of the development hereby permitted and thereafter permanently maintained thereafter at all times.

Reason: To protect the amenity of future occupiers.

Drainage

18. No development shall commence until a surface water drainage scheme for the site based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall demonstrate the surface water run-off generated up to and including the 1 in 100 plus climate change critical storm will be as close as reasonably practicable to the pre-development Greenfield Rate and not exceed the run-off from the existing site following the corresponding rainfall event and will be designed in accordance with the Non-Statutory Technical Standards for sustainable Drainage Systems .

The drainage scheme details to be submitted for approval shall also include:

- I. Calculations demonstrating the proposed systems is as close as reasonably practicable to the pre-development greenfield runoff rate and no increase in surface water runoff rates and volumes discharged from the site compared to the existing scenario up to the 1 in 100 plus climate change storm event.
- II. Calculations demonstrating no on site flooding up to the 1 in 30 storm event and any flooding in the 1 in 100 plus climate change storm event will be safely stored on site ensuring no overland flow routes.
- III. Detail drainage plans showing where surface water will be accommodated on site,
- IV. A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

The surface water drainage scheme shall be implemented in accordance with the approved details prior to the first occupation of the development hereby permitted and thereafter it shall be managed and maintained in accordance with the approved details in perpetuity.

Reason: To prevent the increased risk of flooding, to improve and protect water quality and to ensure the future maintenance of these in accordance with Policies CS9 and CS16 of the Woking Core Strategy 2012 and the policies in the NPPF.

19. Prior to the first occupation of the development hereby permitted, a Verification Report (appended with substantiating evidence demonstrating the approved construction details and specifications have been implemented in accordance with the surface water drainage scheme), shall be submitted to and approved in writing by the Local Planning Authority. The Verification Report shall include photographs of excavations and soil profiles/horizons, any installation of any surface water structure and Control mechanism.

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Reason: To ensure that the development achieves a high standard of sustainability and to comply with Policies CS9 and CS16 of the Woking Core Strategy 2012 and the policies in the NPPF.

Sustainability

20. ++ Prior to the commencement of any above ground works in connection with the development hereby permitted, written evidence shall be submitted to and approved in writing by the Local Planning Authority (LPA) 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.

Development shall be carried out wholly in accordance with the agreed details and maintained as such in perpetuity unless otherwise agreed in writing by the LPA.

Reason: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources and to comply with policy CS22 of the Woking Core Strategy 2012.

21. The development hereby permitted shall not be 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.

Development shall be carried out wholly in accordance with the agreed details and maintained as such in perpetuity unless otherwise agreed in writing by the LPA.

Reason: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources and to comply with policy CS22 of the Woking Core Strategy 2012.

Contamination

22. ++Prior to the commencement of the development hereby permitted a comprehensive, written Environmental Desktop Study Report shall be submitted to and approved in writing by the Local Planning Authority (including any additional requirements that it may specify). The report to be submitted shall identify and evaluate possible on and off-site sources, pathways and receptors of contamination and enable the presentation of all plausible pollutant linkages in a preliminary conceptual site model.

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The study shall include relevant regulatory consultations and shall be prepared in accordance with the Environment Agency's Model Procedures for the Management of Contaminated Land (CLR 11) and British Standard BS 10175.

Reason: To ensure that a satisfactory strategy is put in place for addressing contaminated land, making the land suitable for the development hereby approved without resulting in risk to construction workers, future users of the land, occupiers of nearby land and the environment. This condition is required to be addressed prior to commencement in order that the ability to discharge its requirement is not prejudiced by the carrying out of building works or other operations on the site.

23. ++Prior to the commencement of the development hereby permitted and any contaminated land site investigations on site and in follow-up to the Environmental Desktop Study Report, a contaminated land site investigation proposal shall be submitted to and approved in writing by the Local Planning Authority (including any additional requirements that it may specify). This proposal shall provide details of the extent and methodologies of sampling, analyses and proposed assessment criteria required to enable the characterisation of the plausible pollutant linkages identified in the preliminary conceptual model. Following approval, the Local Planning Authority shall be given a minimum of two weeks written prior notice of the commencement of site investigation works on site. The site investigation works shall then be undertaken in accordance with the approved details.

Reason: To ensure that a satisfactory strategy is put in place for addressing contaminated land, making the land suitable for the development hereby approved without resulting in risk to construction workers, future users of the land, occupiers of nearby land and the environment. This condition is required to be addressed prior to commencement in order that the ability to discharge its requirement is not prejudiced by the carrying out of building works or other operations on the site.

24. ++Prior to the commencement (excluding demolition and site clearance) of the development hereby permitted a Contaminated Land Site Investigation and Risk Assessment, undertaken in accordance with the approved site investigation proposal, that determines the extent and nature of contamination on site and reported in accordance with the standards of DEFRA's and the Environment Agency's Model Procedures for the Management of Contaminated Land (CLR 11) and British Standard BS 10175, shall be submitted to and approved in writing by the Local Planning Authority (including any additional requirements that it may specify). If applicable, ground gas risk assessments should be completed in line with CIRIA C665 guidance.

Reason: To ensure that a satisfactory strategy is put in place for addressing contaminated land, making the land suitable for the development hereby approved without resulting in risk to construction workers, future users of the land, occupiers of nearby land and the environment. This condition is required to be addressed prior to commencement in order that the ability to discharge its requirement is not prejudiced by the carrying out of building works or other operations on the site.

25. ++Prior to the commencement of the development hereby permitted, a detailed Remediation Method Statement shall be submitted to and approved in writing by the Local Planning Authority (including any additional requirements that it may specify). The Remediation Method Statement shall detail the extent and method(s) by which the site is to be remediated, to ensure that unacceptable risks are not posed to identified receptors at the site and shall detail the information to be included in a validation report. The Remediation Method Statement shall also provide information on a suitable Discovery Strategy to be utilised on site should contamination manifest

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itself during site works that was not anticipated. The Local Planning Authority shall be given a minimum of two weeks written prior notice of the commencement of the remediation works on site. The development shall then be undertaken in accordance with the approved details.

Reason: To ensure that a satisfactory strategy is put in place for addressing contaminated land, making the land suitable for the development hereby approved without resulting in risk to construction workers, future users of the land, occupiers of nearby land and the environment. This condition is required to be addressed prior to commencement in order that the ability to discharge its requirement is not prejudiced by the carrying out of building works or other operations on the site.

26. Prior to the first occupation of the development hereby permitted, a Remediation Validation Report for the site shall be submitted to and approved in writing by the Local Planning Authority. The report shall detail evidence of the remediation, the effectiveness of the remediation carried out and the results of post remediation works, in accordance with the approved remediation method statement and any addenda thereto, so as to enable future interested parties, including regulators, to have a single record of the remediation undertaken at the site. Should specific ground gas mitigation measures be required to be incorporated into a development the testing and verification of such systems shall have regard to CIRIA C735 guidance document entitled 'Good practice on the testing and verification of protection systems for buildings against hazardous ground gases' and British Standard BS 8285 Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings.

Reason: To ensure that a satisfactory strategy is put in place for addressing contaminated land, making the land suitable for the development hereby approved without resulting in risk to construction workers, future users of the land, occupiers of nearby land and the environment.

27. Contamination not previously identified by the site investigation, but subsequently found to be present at the site shall be reported to the Local Planning Authority as soon as is practicable. If deemed necessary development shall cease on site until an addendum to the remediation method statement, detailing how the unsuspected contamination is to be dealt with, has been submitted to and approved in writing to the Local Planning Authority (including any additional requirements that it may specify). The development shall then be undertaken in accordance with the approved details. Should no further contamination be identified then a brief comment to this effect shall be required to be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development hereby approved.

Reason: To ensure that a satisfactory strategy is put in place for addressing contaminated land, making the land suitable for the development hereby approved without resulting in risk to construction workers, future users of the land, occupiers of nearby land and the environment.

Informatives

1. 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 the National Planning Policy Framework (2019).
2. The permission hereby granted shall not be construed as authority to carry out any works (including Stats connections/diversions required by the development itself or

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the associated highway works) on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works (including Stats connections/diversions required by the development itself or the associated highway works) on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see: <https://www.surreycc.gov.uk/roads-and-transport/permits-and-licences>

3. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see: <https://www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice/more-about-flooding/ordinary-watercourse-consents>
4. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
5. The developer is advised that as part of the detailed design of the highway works required by the above condition(s), the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
6. The applicant is advised that under the Control of Pollution Act 1974, works which will be audible at the site boundary will be restricted to the following hours:-

8.00 a.m. - 6.00 p.m. Monday to Friday
8.00 a.m. - 1.00 p.m. Saturday
and not at all on Sundays and Bank Holidays.
7. The applicant is advised that the development hereby permitted is subject to a Community Infrastructure Levy (CIL) liability. The Local Planning Authority will issue a Liability Notice as soon as practical after the granting of this permission.

The applicant is advised that, if he/she is intending to seek relief or exemptions from the levy such as for social/affordable housing, charitable development or self-build developments it is necessary that the relevant claim form is completed and submitted to the Council to claim the relief or exemption. In all cases (except exemptions relating to residential exemptions), **it is essential that a Commencement Notice be submitted at least one day prior to the starting of the development.** The exemption will be lost if a commencement notice is not served on the Council prior to commencement of the development and there is no discretion for the Council to waive payment. For the avoidance of doubt, commencement of the demolition of any existing structure(s) covering any part of the footprint of the proposed structure(s) would be considered as commencement for the purpose of CIL regulations. A blank commencement notice can be downloaded from: http://www.planningportal.gov.uk/uploads/1app/forms/form_6_commencement_notice.pdf

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Claims for relief must be made on the appropriate forms which are available on the Council's website at:

<https://www.woking.gov.uk/planning/service/contributions>

Other conditions and requirements also apply and failure to comply with these will lead to claims for relief or exemption being rendered void. The Local Planning Authority has no discretion in these instances.

For full information on this please see the guidance and legislation here:

<https://www.gov.uk/guidance/community-infrastructure-levy>

<http://www.legislation.gov.uk/all?title=The%20Community%20Infrastructure%20Levy%20Regulations%20>

Please note this informative provides general advice and is without prejudice to the Local Planning Authority's role as Consenting, Charging and Collecting Authority under the Community Infrastructure Levy Regulations 2010 (as amended).

8. Your 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 COMMENCEMENT OF ANY DEVELOPMENT ON THE SITE or, require works to be carried out PRIOR TO THE COMMENCEMENT OF THE USE. 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.