

## 16 October 2018 PLANNING COMMITTEE

6e	18/0620	Reg'd:	13.06.18	Expires:	17.08.18	Ward:	PY
Nei. Con. Exp:	19.07.18	BVPI Target	Minor dwellings - 13	Number of Weeks on Cttee' Day:	>13	On Target?	No

**LOCATION:** The Bower, Princess Road, Maybury, Woking, Surrey, GU22 8EN

**PROPOSAL:** Erection of a two storey building comprising 6x self contained flats (C3) (6x one bed) with ancillary facilities and alterations to existing vehicular access.

**TYPE:** Full Application

**APPLICANT:** Quadrelom Limited

**OFFICER:** Brooke  
Bougnague

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### **REASON FOR REFERRAL TO COMMITTEE**

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

### **PROPOSED DEVELOPMENT**

The planning application proposes the construction of a two storey building comprising 6x self contained flats (C3) (6x one bed) with ancillary facilities and alterations to the existing vehicular access. The proposed flats would have vehicular and pedestrian access from Princess Road.

Site Area:	0.0535ha (535sq.m)
Existing units:	0
Proposed units:	6
Existing density:	0 dph (dwellings per hectare)
Proposed density:	112 dph

### **PLANNING STATUS**

- Urban Area
- Priority Places
- Thames Basin Heaths SPA ZoneB (400m-5km)

### **RECOMMENDATION**

Grant planning permission subject to conditions and Section 106 Agreement.

### **SITE DESCRIPTION**

The application site is currently largely laid to grass and enclosed with a close boarded fence to the east boundary and wooden paling fencing and natural boundary treatment to the north, south and west boundaries. There are a number of small trees surrounding the site. The application site slopes down from south to north and is located on a corner plot bounded by Princess Road and Maybury Hill. Vehicular access is provided off Princess Road.

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Footpaths run along the east, south and west of the site. Two storey buildings are sited to the north, east and south of the site. The Lion Retail Park is sited to the west of the site.

### **PLANNING HISTORY**

PLAN/2018/0136: Erection of a three storey building comprising 6x self contained flats (C3) (6x two bed) with ancillary facilities and alterations to existing vehicular access. Withdrawn

### **CONSULTATIONS**

Arboricultural Officer: No objection subject to condition 9

County Highway Authority: No objection subject to conditions 5, 6, 7 and 8

Flood Risk and Drainage Team: No objection subject to condition 14

Waste Services: No objection

### **REPRESENTATIONS**

1 letter of objection was received in response to the proposal raising the following points:

- Lack of parking
- Lead to further congestion
- Lead to illicit parking
- There does not appear to be provision for electric vehicle charging

### **RELEVANT PLANNING POLICIES**

National Planning Policy Framework (NPPF) (2018)

Section 2 - Achieving sustainable development

Section 5 - Delivering a sufficient supply of homes

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

CS5 - Priority Places

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

CS24 - Woking's landscape and townscape

CS25 - Presumption in favour of sustainable development

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

DM2 - Trees and landscaping

DM16 - Servicing development

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### Supplementary Planning Documents (SPD's)

Design (2015)

Parking Standards (2018)

Outlook, Amenity, Privacy and Daylight (2008)

Climate Change (2013)

Affordable Housing Delivery (2014)

### Other Material Considerations

Planning Practice Guidance (PPG)

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

Thames Basin Heaths Special Protection Area Avoidance Strategy

Woking Borough Council Strategic Flood Risk Assessment (November 2015)

Community Infrastructure Levy (CIL) Charging Schedule (2015)

Waste and recycling provisions for new residential developments

Technical Housing Standards - Nationally Described Space Standard (March 2015)

## **PLANNING ISSUES**

### Principle of Development:

1. The NPPF (2018) and Policy CS25 of the Woking Core Strategy (2012) promote a presumption in favour of sustainable development. The site lies within the designated Urban Area and within the 400m-5km (Zone B) Thames Basin Heaths Special Protection Area (SPA) buffer zone. Policy CS10 of the Woking Core Strategy (2012) seeks to ensure that sufficient homes are built in sustainable locations where existing infrastructure is in place.
2. The application site was previously occupied by a detached bungalow which was demolished in 2008, the site has remained vacant. The site lies within the designated Urban Area. It is considered developing the land with 6 x one bedroom flats would result in efficient use of the land and add to the housing mix. The principle of infill residential development is considered acceptable subject to further material planning considerations, specific development plan policies and national planning policy and guidance as discussed below.

### Impact on Character:

3. The surrounding area is characterised by two storey terrace, semi detached and detached buildings finished in brick, painted brick and render. The proposal is for a two storey building with a staggered gable roof that has been designed to reflect the form of a terrace of three dwellings and change in ground level. The building would have a traditional design and be finished in brick under a tile roof. Details of external materials can be secured by condition (Condition 3). The building would have a maximum height of approximately 7.9m, which would reflect the height of 11-20 Bower Court sited to the south of the application site. It is considered that the proposed building would have an acceptable impact on the character of the area.
4. The proposed building would be set back a maximum of approximately 4.4m from the west boundary with Maybury Hill, decreasing to 1.2m due to the tapering of the boundary at the corner with Princess Road. An approximate 1m separation distance would be retained to the south boundary adjacent to a footpath linking Maybury Hill to Bower Court. A minimum of approximately 1.2m would be maintained to north boundary with Princess Road increasing to 3m due to the tapering of the boundary. A minimum of 9m would be retained to the east boundary. Overall these separation distances are considered acceptable and would retain sufficient spacing between dwellings.

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5. Overall the proposed building is considered to have an acceptable impact on the character of the surrounding area and accord with Policies CS21 and CS24 of the Woking Core Strategy (2012), Supplementary Planning Document 'Woking Design' (2015) and the NPPF (2018).

### Impact on Neighbours:

6. 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 outlook.
7. The north elevation of the proposed building would be sited a minimum of approximately 1.2m from the north boundary with Princess Road increasing to 3m due to the tapering of the boundary. A minimum separation distance of approximately 12m would be retained between the proposed building and the side elevation of No.32 and No.32A Maybury Hill and the front elevation of No.1a and No.1b Princess Road sited to the north of the application site. This separation distance complies with the recommended minimum distances set out in the Council's 'Outlook Amenity, Privacy and Daylight' SPD (2008) for two storey development (1m for side to boundary relationships and 10m for front to front elevation relationships). Due to the separation distance and relationship it is considered the proposed building would not have an overbearing, overlooking or loss of daylight or privacy impact on No.32 and No.32A Maybury Hill or No.1a and No.1b Princess Road.
8. The proposed building would be sited approximately 1m from the south boundary and approximately 3.4m from No.11-20 Bower Court. This separation distance complies with the recommended minimum distances set out in the Council's 'Outlook Amenity, Privacy and Daylight' SPD (2008) for two storey development (1m for side to boundary relationships). There is one ground and one first floor window in the side elevation of 11-20 Bower Court serving No.19 and No.20 Bower Court. These windows serve open plan living/dining/kitchen areas which have an additional window in the front elevation. It is therefore considered the proposed development would not result in a significant loss of daylight to the open plan living/dining/kitchen areas at No.19 and No.20 Bower Court. The siting of the proposed development would not result in an overbearing impact to No.19 and No.20 Bower Court. Two ground floor and two first floor windows serving kitchens and bathrooms are proposed in the side elevation orientation towards No.19 and No.20 Bower Court. Condition 13 is recommended to obscure glaze the two ground and first floor windows in the south elevation of the proposed building to retain the privacy of No.19 and No.20 Bower Court.
9. No.2 Princess Road is sited to the east of the application site. A minimum 9m would be retained to the boundary with No.2 Princess Road. This 9m separation distance is to the boundary adjacent to driveway and forward of the front elevation of No.2 Princess Road. A minimum 11.4m separation distance would be maintained between the proposed building and flank elevation of No.2 Princess Road. Due to the siting of the properties and relationship with No.2 Princess Road it is considered there would not be a significant loss of privacy, overlooking or overbearing impact to No.2 Princess Road.
10. The Lion Retail Park car park is sited to the west of the application site. It is considered there would not be a detrimental impact on the amenities of the Lion Retail Park.
11. Overall the proposal is therefore considered to have an acceptable impact on the amenities of neighbours in terms of loss of light, overlooking and overbearing impacts and accords with Policy CS21 of the Core Strategy (2012), Supplementary Planning

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Document 'Outlook, Amenity, Privacy and Daylight' (2008) and the policies in the NPPF (2018).

### Standard of Accommodation:

12. The proposal would deliver 6 x one bedroom units ranging from 47m<sup>2</sup> to 50m<sup>2</sup> which is consistent with the recommended minimum standards set out in the National Technical Housing Standards (2015). The proposed flats are considered of an acceptable size with acceptable quality outlooks to habitable rooms.
13. Supplementary Planning Documents 'Outlook, Amenity, Privacy and Daylight (2008)' states *'dwellings specifically designed not to be used for family accommodation do not require any specific area to be set aside for each as private amenity space. This would apply to one and two bedroom flats and any other forms of dwelling less than 65sq.m floorspace'*. The proposed units would be one bedroom and less than 65sq.m floorspace. The three proposed ground floor flats would each have direct access to a small area of amenity space to the rear of the proposed building. As the proposed dwellings are not family accommodation no objection is raised to the lack of private amenity space to serve the proposed first floor flats. Overall the proposal is considered to achieve an acceptable size and standard of accommodation for future residents.
14. Two external bin stores are proposed to accommodate the required number of bins. Waste Services have been consulted and raised no objection. Condition 4 is to ensure the proposed bin stores are provided prior to first occupation of the proposed building.

### Transportation Impacts:

15. The proposed flats would have pedestrian and vehicular access from Princess Road. The existing vehicular crossover onto Princess Road will be extended and altered to facilitate the proposed parking and refuse collection vehicle.
16. Supplementary Planning Document 'Parking Standards' (2018) requires a flat with 1 bedroom to provide a minimum of 0.5 on site parking spaces. To comply with minimum parking standards a minimum of 3 on site parking spaces would be required. Each dwelling would be served by 1 on street parking space, resulting in the provision of 6 on site parking spaces. The proposal would comply with on site parking standards within Supplementary Planning Document 'Parking Standards' (2018).
17. Planning Document 'Parking Standards' (2018) requires the provision of 2 cycle spaces per residential dwelling. A total of 12 cycle spaces would be required to serve the 6 proposed flats. An external secure cycle store providing 12 cycle spaces is proposed. The proposal would comply with on cycle parking standards within Supplementary Planning Document 'Parking Standards' (2018). Condition 8 is recommended to ensure the proposed cycle store is provided prior to first occupation of the proposed building.
18. A construction transport management plan condition is recommended (condition 7) to minimise disruption to local residents during the build period should planning permission be granted. There is also potential storage space for materials on site during any build period.
19. The County Highway Authority have been consulted and raised no objection subject to conditions 5, 6, 7 and 8.
20. 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), Supplementary Planning Document 'Parking Standards' (2018) and the National Planning Policy Framework (2018).

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### Impact on Trees:

21. There are a number of unprotected small trees and hedging surrounding the application site. The applicant has advised that the small trees and hedging will be removed to facilitate the proposed development. The Councils Arboricultural Officer has been consulted and raised no objection to the removal of the trees and hedging subject to the submission of a landscaping scheme. Condition 9 is recommended to secure details of a landscaping scheme.

### Flood Risk:

22. Part of the application site is within an area at a medium risk surface water flooding and is adjacent to areas at high and medium risk of surface water flooding. The Flood Risk and Drainage Team have been consulted a recommended condition 14 to secure the submission of a scheme for disposing of surface water by means of a sustainable drainage system.

### Sustainability:

23. 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.
24. 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 (Conditions 11 and 12).

### Thames Basin Heaths Special Protection Area (TBH SPA)

25. The SPAs in this area are internationally-important and designated for their interest as habitats for ground-nesting and other birds. Core Strategy (2012) policy CS8 requires new residential development beyond a 400m threshold, but within 5km of the SPA boundary, to make an appropriate contribution towards the provisions of Suitable Alternative Natural Greenspace (SANG) and the Strategic Access Management and Monitoring (SAMM).
26. 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 applicant has agreed to make a SAMM contribution of £3,018.00 in line with the Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015 as a result of the uplift of 6 x one bedroom dwellings that would arise from the proposal.
27. Subject to the applicant entering a legal agreement to secure the above sum, the Local Planning Authority is able to determine that the development would have no significant effect upon the SPA and therefore accords with Core Strategy (2012) policy CS8 and the 'Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015'.

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### Affordable housing

28. 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 between five and nine new dwellings, the Council will require a financial contribution equivalent to the cost to the developer of providing 20% of dwellings to be affordable or a financial contribution equivalent to the cost to the developer of providing 20% of the number of dwellings to be affordable on site. All new residential development on Greenfield land and land in public ownership will be required to provide 50% of the dwellings as affordable housing, irrespective of the site size or number of dwellings proposed.
29. However, Paragraph 63 of the NPPF (2018) sets out that the provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer).
30. Whilst it is considered that weight should still be afforded to Policy CS12 of the Woking Core Strategy (2012) it is considered that more significant weight should be afforded to the policies within the NPPF (2018). The proposal is not major development and therefore no affordable housing contribution is sought.

### Community Infrastructure Levy (CIL):

31. The proposal would be liable for Community Infrastructure Levy (CIL) to the sum of £29,630.77.

### **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 area and in transportation terms. The proposal therefore accords with Policies CS1, CS5, CS7, CS8, CS9, CS10, CS11, CS12, CS18, CS21, CS22, CS24 and CS25 of the Woking Core Strategy (2012), Policies DM2 and DM16 of the DM Policies DPD (2016), Supplementary Planning Documents 'Parking Standards' (2018), 'Outlook, Amenity, Privacy and Daylight' (2008), 'Woking Design' (2015) and the NPPF (2018) 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

### **PLANNING OBLIGATIONS**

	<b>Obligation</b>	<b>Reason for Agreeing Obligation</b>
1.	SAMM (SPA) contribution of <b>£3,018.00</b>	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**

It is recommended that planning permission be Granted subject to the following Conditions and S106 Agreement:

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).

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

1422/17/EW/01B dated June 2018 and received by the Local Planning Authority on 03.08.2018

1422/17/P/10B dated April 2018 and received by the Local Planning Authority on 03.08.2018

1422/17/P/11C dated April 2018 and received by the Local Planning Authority on 06.09.2018

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

3. ++Prior to the commencement of any above ground works associated with the development hereby permitted a written specification of all external materials to be used in the construction of the development hereby approved 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.

Reason: In the interests of the visual amenities of the area and in accordance with Policy CS21 of the Woking Core Strategy 2012.

4. Prior to the first occupation of the development hereby permitted, the refuse and recycling facilities shown on the approved plans shall be made available and shall thereafter be retained for use at all times.

Reason: To ensure the provision of satisfactory facilities for the storage and recycling of refuse and to protect the amenities of the area in accordance with Policy CS21 of the Woking Core Strategy 2012.

5. The development hereby approved shall not be first occupied unless and until the proposed modified vehicular access to Princess Road has been constructed and provided with visibility zones in accordance with the approved plans and thereafter the visibility zones shall be kept permanently clear of any obstruction measured from 0.6m above the road surface.

Reason: In order that the development should not prejudice highway safety nor should it inconvenience other highway users.

6. The development hereby approved shall not be first occupied unless and until space has been 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



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gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purposes.

Reason: In order that the development should not prejudice highway safety nor should it inconvenience other highway users.

7. No development shall commence until a Construction Transport Management Plan, to include details of:
- (a) parking for vehicles of site personnel, operatives and visitors
  - (b) loading and unloading of plant and materials
  - (c) storage of plant and materials
  - (d) provision of boundary hoarding behind any visibility zones
  - (e) on-site turning for construction vehicles

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

Reason: In order that the development should not prejudice highway safety nor should it inconvenience other highway users.

8. The development hereby approved shall not be first occupied unless and until the following facilities have been provided in accordance with the approved plans for:
- (a) The secure parking of bicycles within the development site, and thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Reason: To ensure that satisfactory facilities for the storage of cycles are provided and to encourage travel by means other than the private car in accordance with the principles set out within Policy CS18 of the Woking Core Strategy (2012), SPD Parking Standards (2018) and the provisions of the NPPF (2018).

9. ++ Notwithstanding any details shown on the approved plans listed within condition 02, prior to any above ground works associated with the development hereby approved, a hard and soft landscaping scheme showing details of shrubs, trees and hedges to be planted and details of materials for areas of hardstanding, 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.

Reason: To preserve and enhance the character and appearance of the locality in accordance with Policies CS21 and CS24 of the Woking Core Strategy 2012.

10. ++ Above ground works associated with the development shall not commence until details of all screen and boundary walls, fences, hedges and any other means of enclosure (including private garden) have been submitted to and approved in writing by the Local Planning Authority. The means of enclosure will be implemented fully in accordance with the approved details prior to the occupation of any part of the development and thereafter maintained to the height and position as approved unless

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otherwise agreed in writing by the Local Planning Authority. Any hedges and planting which die or become seriously damaged or diseased within a period of 5 years from the completion of the development shall be replaced during the next planting season with specimens of the same size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure that the proposed development does not adversely affect the amenities at present enjoyed by the occupiers of the adjoining and nearby properties and to preserve and enhance the character and appearance of the locality in accordance with Policy CS21 of the Woking Core Strategy 2012.

11. ++Prior to the commencement of the development hereby approved (with the exception of demolition and site preparation works), 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.

12. 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.

13. Notwithstanding any indication otherwise given on the approved plans, the side facing windows in the south facing side elevation of the development hereby approved

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identified as serving unit 3 and unit 4 shall be glazed entirely with obscure glass and non-opening unless the parts of the windows which can be opened are more than 1.7 metres above the finished floor level of the rooms in which the windows are installed. Once installed the windows shall be permanently retained in that condition unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the adjoining properties in accordance with Policy CS21 of the Woking Core Strategy 2012.

14. 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 should demonstrate the surface water run-off generated up to and including the 1 in 100 plus climate change critical storm will not exceed the run-off from the existing site following the corresponding rainfall event.

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

- I. Calculations demonstrating 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 between the 1 in 30 and 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.

15. ++Prior to the commencement of the development hereby approved (with the exception of demolition and site preparation works), details of the existing and proposed levels and detailed setting out dimensions have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in complete accordance with the approved plans.

Reason: To ensure a satisfactory form of development in accordance with Policy CS21 of the Woking Core Strategy 2012.

### 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 2018.

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2. You are 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.
3. 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.
4. 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.
5. The planning permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, or verge to form a vehicle crossover to install dropped kerbs. Please see:  
[www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs](http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs)
6. The developer is advised that as part of the detailed design of the highway works required by the above conditions, 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.
7. 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).
8. This decision notice should be read in conjunction with the related S106 Legal Agreement.
9. 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

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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](http://www.planningportal.gov.uk/uploads/1app/forms/form_6_commencement_notice.pdf)

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).