

18/01000/FUL Jewson Builders Merchant, Moor Lane, Staines-upon-Thames.  
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# Planning Committee

09 January 2019



<b>Application No.</b>	18/01000/FUL		
<b>Site Address</b>	Jewson Builders Merchant, Moor Lane, Staines-upon-Thames		
<b>Proposal</b>	Demolition of existing buildings and redevelopment of the site to provide 36 residential units comprising 25 houses (7 no. 2 bed, 8 no. 3 bed and 10 no. 4 bed) and 11 flats (3 no. 1 bed and 8 no. 2 bed) together with associated accesses, car parking, amenity space and landscaping (renewal of planning permission 14/01882/FUL)		
<b>Applicant</b>	CBRE GI Trustee Ltd as Trustees for EDS Pension Plans		
<b>Ward</b>	Staines		
<b>Call in details</b>	N/A		
<b>Case Officer</b>	Paul Tomson/Susanna Angell		
<b>Application Dates</b>	Valid: 04.09.2018	Expiry: 04.12.2018	Target: Extension of time agreed until 16.01.2019
<b>Executive Summary</b>	<p>This application seeks the demolition of the existing buildings and the redevelopment of the site to provide 36 dwellings together with associated accesses, car parking, amenity space and landscaping.</p> <p>The application is the same as planning permission 14/01882/FUL, which was granted on the 03 September 2015 (expired on the 03/09/2018). The proposed plans and elevations are identical to the approved scheme.</p> <p>The site is located within the urban area and is allocated for housing in the Council's Allocations Development Plan Document 2009 and in part 1 of the Brownfield Register. The principle of redeveloping the site for residential purposes is therefore acceptable. The proposal continues to be in keeping with the character of the surrounding area and has an acceptable relationship with neighbouring properties. The proposed parking provision is considered acceptable in this location close to the town centre. The County Highway Authority has raised no objection to the scheme on highway safety grounds. The impact on flooding continues to be acceptable.</p> <p>The proposal is considered to be in accordance with the Government's revised National Planning Policy Framework 2018. It is not considered</p>		

	that there has been a material change in circumstances since the last approval that would justify refusal for this particular scheme.
<b>Recommended Decision</b>	The application is recommended for approval subject to the completion of a Section 106 agreement relating to affordable housing, highway matters and open space/children's play area.

## MAIN REPORT

### 1. Development Plan

1.1 The following policies in the Council's Core Strategy and Policies DPD 2009 are considered relevant to this proposal:

- SP1 (Location of Development)
- LO1 (Flooding)
- SP2 (Housing Provision)
- HO1 (Providing for New Housing Development)
- HO3 (Affordable Housing)
- HO4 (Housing Size and Type)
- HO5 (Housing Density)
- CO3 (Provision of Open Space for New Development)
- SP6 (Maintaining and Improving the Environment)
- EN1 (Design of New Development)
- EN3 (Air Quality)
- EN8 (Protecting and Improving the Landscape and Biodiversity)
- EN15 (Development on Land Affected by Contamination)
- SP7 (Climate Change and Transport)
- CC1 (Renewable Energy, Energy Conservation and Sustainable Construction)
- CC2 (Sustainable Travel)
- CC3 (Parking Provision)

1.2 The following policy of the Allocations Development Plan Document December 2009 is considered relevant to this application:

- Site Allocation A7 Builders Merchant, Moor Lane

1.3 It is also considered that the following Saved Local Plan Policy is relevant to this proposal:

- BE26 (Archaeology)

1.4 Also relevant are the following Supplementary Planning Documents/Guidance:

- SPD on Design of Residential Extensions and New Residential Development 2011.
- SPD on Housing Size and Type 2012.
- SPG on Parking Standards Updated 2011.

1.5 The advice contained within the National Planning Policy Framework (NPPF) 2018 is also relevant.

## 2. **Relevant Planning History**

11/00941/FUL	Demolition of existing buildings and redevelopment of the site to provide 36 residential units comprising 25 houses (7 no. 2-bed, 8 no. 3-bed and 10 no. 4-bed) and 11 flats (3 no. 1-bed and 8 no. 2-bed), together with associated accesses, car parking, amenity space and landscaping.	Approved 04/09/2012
14/01882/FUL	Demolition of existing buildings and redevelopment of the site to provide 36 residential units comprising 25 houses (7 no. 2-bed, 8 no. 3-bed and 10 no. 4-bed) and 11 flats (3 no. 1-bed and 8 no. 2-bed), together with associated accesses, car parking, amenity space and landscaping (renewal of planning permission 11/00941/FUL)	Approved 03/09/2012

## 3. **Description of Current Proposal**

3.1 This application relates to the Jewson's Builders Merchants site located on the eastern side of Moor Lane. The site is 0.59 hectares in area and includes a large warehouse to the centre of the site. There are a number of smaller structures to the north and east of the site, the remainder being covered in hard standing. The site is largely flat in profile.

3.2 The application site is triangular in shape. To the east of the site lies Wraysbury Gardens a traditionally styled residential estate built in the early 2000's, comprising terraced and semi-detached dwellings with flats to the south of the site. To the north lies Victoria Road which comprises late 19th century cottages and to the east lies the Lammas Close residential development.

3.3 The site lies within the urban area and is in the 1 in 1000 year flood zone. The site is included in the Spelthorne Development Plan Allocations DPD as a specific site allocation (Allocation A7). The document, adopted in 2009, allocates the site as follows:

*"This site is proposed for approximately 30 dwellings. The adjoining site has been developed with a mixture of housing and flats. The number of units assumes a mixture of flats and houses"*



With regard to Jewson's Yard site, the Allocation document states that the shape of the site, and the proximity of adjoining housing means the design and layout will require particular care to ensure the privacy of adjoining properties is maintained. It also states that for reasons of pedestrian safety, any proposal must make provision for a public footway for Moor Lane which forms the western boundary of the site.

- 3.4 The proposal involves the demolition of the existing buildings and redevelopment of the site to provide 36 residential units comprising 25 houses and 11 flats. The design of the proposal is identical to the previously approved scheme (with the exception to the location of the bin stores). On the Moor Lane frontage 1 block of 11 flats will be erected to the south of the site. Viewed from the road, the proposed block will be 2-storey in appearance with rooflights, although within the site the building would extend to three storeys. This will provide 3 one bedroom and 8 two bedroom flats. The remaining units will comprise 25 houses largely arranged in terraces between 2 and 3 storeys in height. The units will also front Moor Lane. The elevations of the proposed dwellings incorporate hipped pitched roofs with gable elements and some dormer windows and roof lights. Materials include yellow and brown bricks, render, reconstituted stone features and cladding, although samples have not been submitted at this stage.
- 3.5 The applicant is proposing 7 of the units (i.e. 19%) to be affordable housing, 5 of the affordable units will be rented housing and 2 will be shared ownership. In addition, the applicant will also pay a financial contribution of £69,568 towards off-site affordable housing.

	PRIVATE	AFFORDABLE		TOTAL
		Rented	Shared	
One bed	3			3
Two beds	12	1	2	15
Three beds	4	4		8
Four beds	10			10
<b>Total</b>	<b>29</b>	<b>5</b>	<b>2</b>	<b>36</b>

- 3.6 A total of 60 parking spaces will be provided comprising both integral garages and areas of surface parking. The site will be served by new accesses onto Moor Lane. The plans also show the provision of a new footway along the boundary of the site with Moor Lane. To the southern corner of the site the plans show a pump station. The applicant states that it is required by the water authority. The majority of equipment will be below ground with a small equipment cabin situated above ground. It is a requirement that this area is fenced off from the rest of the site and the appearance of which would be subject to a suitable condition.
- 3.7 Copies of the proposed site layout and elevations are provided as an Appendix.

#### 4. Consultations

4.1 The following table shows those bodies consulted and their response.

Consultee	Comment
County Highway Authority	Recommends a Section 106 Agreement to secure within a period of 5 years following occupation of the development, if required by Surrey County Council, the full funding of the cost of advertising and implementing a Traffic Regulation Order (TRO) for the traffic management scheme on the south-western side of Moor Lane, or an alternative scheme as determined by Surrey County Council. Also advises a Section 106 agreement to secure the footpath and that a number of conditions and informatives should be attached to the permission.
Environment Agency	No objection
Group Head- Neighbourhood Services	No objection to revised bin store layout.
Valuation Advisor	Agrees with the applicant's provision of 2 shared ownership units and 5 affordable rented units. Requested a further contribution of £69,568 towards off-site affordable housing ( <i>Officer note: the applicant has agreed to pay this figure</i> )
Sustainability Officer	No objection. Satisfied the renewable energy requirements will be met.
Local Lead Flood Authority (Surrey County Council)	No objection subject to conditions
County Archaeologist	No objection subject to a condition
Crime Prevention Officer	Has made various security related comments. Recommends a condition or informative to enable the development to achieve a Secured by Design award.
Natural England	No objection
Surrey Wildlife Trust	No objection recommends applicant under take the recommendations in section 12 of the Phase 1 Habitat survey, which can be controlled by condition
Tree Officer	No objection. There are no trees of merit on the site and they will be replaced by new tree planting.
Thames Water	No objection recommends informative.

National Grid	No comments
Environmental Health (Contaminated land)	No objection. Recommends conditions.
Environmental Health (Air Quality)	No objection. Recommends conditions.
Environmental Health (Noise)	No objection. Recommends conditions.

## 5. **Public Consultation**

5.1 91 properties were notified of the planning application. A statutory site notice was displayed and the application was advertised in the local press. A total of 3 representations have been received. Reasons for objecting include:-

- Concerns about impact on parking
- Overlooking/loss of privacy
- Overdevelopment of the site,
- Lack of amenity space for proposed dwellings
- Density of the development

## 6. **Planning Issues**

- Need for housing
- Housing density
- Design and appearance.
- Residential amenity
- Highway issues
- Parking provision
- Affordable housing
- Dwelling mix
- Flooding
- Ecology
- Public open space
- Archaeology

## 7. **Planning Considerations**

### Principle

7.1 The site lies within the urban area and is occupied by a Jewson's Warehouse located centrally on the site, with a number of smaller structures to the north and east of the site. The site is not within a designated Employment Area and the principle of demolishing the existing buildings and developing the site for residential purposes has already been agreed by the Council under planning permission 11/00941/FUL and 14/01882/FUL. It is also within the Spelthorne Development Plan Allocations DPD (Allocations DPD) and in part 1 of the Brownfield Register. Whilst the allocation suggests residential development of approximately 30 dwellings, this is only a guide and reflected a cautious assessment of the sites capacity in the absence of detailed design. The allocation does not preclude a greater number of dwellings, provided other aspects of the scheme are acceptable.

- 7.2 It is not considered there has been a material change in planning policy since the previous planning permission, which would preclude the development from being approved again. The proposal continues to comply with the relevant policies in the Councils Core Strategy and Policies DPD.

### Need for housing

- 7.3 In terms of the principle of housing development regard must be had to paragraphs 59-61 of the National Planning Policy Framework (NPPF) which state the following:-

*“Para 59. To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.*

*Para 60. To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for.*

*Para 61. Within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes).”*

- 7.4 When considering planning applications for housing local planning authorities should have regard to the government’s requirement that they boost significantly the supply of housing, and meet the full objectively assessed need for market and affordable housing in their housing area so far as is consistent policies set out in the National Planning Policy Framework (NPPF).

- 7.5 Para 11 of the NPPF stresses the presumption in favour of sustainable development and that proposals which accord with a development plan should be approved without delay noting that’

“...Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- (i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- (ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”

- 7.6 The Council has embarked on a review of its Local Plan and accepts that the housing target in its Core Strategy and Policies DPD-Feb 2009 of 166 dwellings per annum is significantly short of its latest objectively assessed need of 552-757 dwellings per annum (Para 10.42 – Strategic Housing Market Assessment – Runnymede and Spelthorne – Nov 2015). In September 2017, the government produced a consultation paper on planning for the right homes in the right places which included proposals for a standard method for calculating local authorities’ housing need. A figure of 590 dwellings per annum for Spelthorne was proposed by the application of this new approach. The draft methodology has yet to be formally adopted by the Government and is being reviewed in the light of the new 2016 household projection forecasts which appeared to indicate lower growth rates. The Government is now consulting on changes to the standard methodology in the light of these new forecasts and, for the time being, the Council will continue to rely on the provisional figure of 590 based on the 2014 household formation projections as suggested by the Government in its latest consultation (Oct – Dec 2018). Despite recent uncertainties the draft methodology provides the most recent calculation of objectively assessed housing need in the Borough and is therefore the most appropriate for the Council to use in the assessment of the Council’s five-year supply of deliverable sites.
- 7.7 In using the new objectively assessed need figure of 590 as the starting point for its calculation of its five year supply it must be borne in mind that this does not represent a target as it is based on unconstrained need. Through the Local Plan review the Borough’s housing supply will be assessed in light of the Borough’s constraints which will be used to consider options for meeting need. The Council has now published its Strategic Land Availability Assessment (SLAA) which identifies potential sites for future housing development over the plan period.
- 7.8 The sites identified in the SLAA as being deliverable within the first five years have been used as the basis for a revised 5-year housing land supply figure. Using the draft Objectively Assessed Need figure of 590 for the five year period from 1 April 2019 to 31 March 2024 the Council is satisfied that it can demonstrate a five year supply of deliverable housing sites.
- 7.9 Taking into account the above and adopted policy HO1, which encourages new housing development, it is considered that particular weight should be given to the use of this urban site for housing.

#### Housing density

- 7.10 Policy HO5 of the CS & P DPD states that within existing residential areas that are characterised by predominantly family housing rather than flats, new development should generally be in the range of 30 to 55 dwellings per hectare. Higher density development may be acceptable where it is demonstrated that the development complies with Policy EN1 on design particularly in terms of compatibility with the character of the area and is also within an area which is accessible by non-car based modes of transport.
- 7.11 The proposed density remains 61 dwellings per hectare (dph), which is just above the recommended 35 to 55 dph range laid out in policy HO5.

However, this level continues to be acceptable in this location. The design and appearance of the dwellings would respect the character of the surrounding area and complies with policy EN1 (which is addressed in more detail in the following paragraphs). Furthermore, the site is located within a short walking distance of the Two Rivers Shopping Centre and the rest of the Staines town centre. Policy HO5 recognises that higher densities may be acceptable in locations that are accessible by non-car modes of transport. It is also relevant to note that the neighbouring 3 storey development of Marley Croft has a density of 89 dwellings per hectare. There has been no fundamental change in planning policy regarding housing density since that time. As stated above, The 2018 NPPF requires that the supply of homes are significantly boosted. Accordingly, it is considered that the density proposed in this particular site remains acceptable.

### Design and appearance

- 7.12 Policy EN1a of the CS & P DPD states that *“the Council will require a high standard in the design and layout of new development. Proposals for new development should demonstrate that they will: create buildings and places that are attractive with their own distinct identity; they should respect and make a positive contribution to the street scene and the character of the area in which they are situated, paying due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land.”*
- 7.13 The proposed design and appearance of the development is virtually identical to the schemes granted planning permission in 2011 and 2014 and is acceptable in accordance with Policy EN1. The character of the surrounding area is mixed in terms of style of dwellings and storey height. The proposed dwellings fronting Moor Lane to the north of the site are two storey in height and would incorporate rendered gable frontages that reflect the character of the adjacent semi-detached Edwardian dwellings. To the south of the site the buildings increase to 2.5 storeys, with one 3 storey terraced block facing the road. However, there is other 3 storey development fronting Moor Lane and forming part of the Wraysbury Gardens development to the east of the site. The proposed development would have a variety of storey heights, as reflected in the surrounding area. The dwellings would incorporate varied roof pitches, gables and materials providing visual interest. The development as a whole incorporates traditional design features, including pitched roofs, porches, white and coloured renders and casement windows in order to reflect the existing architectural styles within the area. Parking areas would be softened with introduction of landscaped areas, with further landscaping in front of dwellings.

### Impact on neighbouring residential properties

- 7.14 Policy EN1b of the CS & P DPD states that:

*“New development should achieve a satisfactory relationship to adjoining properties avoiding significant harmful impact in terms of loss of privacy, daylight or sunlight, or overbearing effect due to bulk and proximity or outlook.”*

- 7.15 There are no changes to the siting and layout of the proposal from the previously approved scheme and therefore its impact on the amenity of neighbouring residential properties continues to be acceptable and complies with Policy EN1 of the CS & P DPD. With regards to the relationship with Wraysbury Gardens to the east of the site, the terrace to the west of No.34 Wraysbury Garden would retain a 13.5m separation distance which would comply with the back to flank separation distance laid out in the Council's Supplementary Planning Document on Design (SPD). The position of the terrace would mean that it would also not extend across the full width of the garden of No. 34. The adjacent property (No.35) is set slightly further back and therefore would retain a 14.3m separation distance. This relationship is therefore also considered to be acceptable, avoiding significant loss of light, privacy or overbearing impact. The new dwellings are also at 90 degrees to these properties and therefore would not result in unacceptable overlooking. Conditions will also be attached to ensure no window openings can be formed in the eastern elevation of the terrace.
- 7.16 The proposed terrace to the west of No's 28, 29 and 30 Wraysbury Gardens would retain a 13.6m separation distance. This would also comply with the guidance in the Design SPD regarding two storey development. The adjacent terrace is slightly higher (with accommodation in the roof space) but would continue to have two floors and therefore the 13.5m separation distance continues to be considered acceptable. These new dwellings would also be at 90 degrees to these properties and therefore would also not result in unacceptable overlooking.
- 7.17 With regard to 42 Wraysbury Gardens, the proposed flank elevation of Plot 34 will be situated at an oblique angle to the neighbouring front elevation and partly behind the existing garage block. It will be at least 8 metres away from No. 42's nearest front windows. Bearing in mind the orientation and distance, it is not considered the proposed dwelling will result in an unacceptable loss of amenity.
- 7.18 The Council has received a letter of objection from the occupants of No.10 Lammas Close concerned about loss of privacy and overlooking. No. 10 has a unusual layout in that its rear elevation faces onto Moor Lane and comprises 2 no. bedroom windows at first floor. The rear elevation is also positioned in very close proximity to the boundary of the site adjacent to Moor Lane and has a garden situated to the side of the property. The proposed new block fronting Moor Lane has been reduced in scale during previous applications. The block remains unchanged from the previously approved scheme and the applicant has demonstrated that block meets the requirements of the Councils 25 degree guide laid out in the Design SPD, which seeks to preserve outlook. Furthermore, the Council will require the first floor window of the corner flat facing No.10 (which serves a lounge) to be obscure glazed and non-opening 1.7m above floor level in order to preserve privacy. Overall therefore, the relationship continues to be acceptable in accordance with policy EN1. Furthermore, the applicants have submitted a Daylight, Sunlight and Overshadow Report which applies the Building Research Establishment's (BRE's) guidelines and has established that the proposal will meet the BRE's guidance. An assessment was also submitted



with the last application and it was considered there would be no adverse loss of light or overbearing impact. The impact therefore continues to be acceptable.

### Amenity Space

- 7.19 The Council's Design SPD provides minimum garden sizes for new schemes. 5 of the houses on the Moor lane frontage have private rear gardens slightly below that stipulated (i.e. several square metres below). However, 2 of these are only below standard because of the provision of a shared footpath to the rear of 4 of the dwellings (which could be omitted). Moreover, several of the dwellings have amenity space allocations above that required. The communal amenity space for the flats to the south of the site also falls below the requirement stipulated in the SPD at 179 square metres (51 metres below that required). However, as noted below the site is located in close proximity to the Lammas recreation ground. Furthermore, the application was previously considered acceptable on grounds of amenity space and there have been no changes since the last application. Overall therefore it is not considered that this reduction in amenity space would be sufficient grounds to refuse the scheme as a whole.

### Proposed dwelling sizes

- 7.20 The SPD on the Design of Residential Extensions and New Residential Development 2011 sets out minimum floorspace standards for new dwellings. These standards relate to single storey dwellings including flats, as well as to 2 and 3 storey houses. For example, the minimum standard for a 1-bedroom flat for 2 people is 50 sq. m.
- 7.21 The Government has since published national minimum dwelling size standards in their "*Technical Housing Standards – nationally described space standard*" document dated March 2015. These largely reflect the London Housing Design Guide on which the Spelthorne standards are also based. The standards are arranged in a similar manner to those in the SPD and includes minimum sizes for studio flats. This national document must be given substantial weight in consideration of the current application.
- 7.22 The 3 no. 1 bed flats would have 50 sq m of internal floor space, which would comply with the standards in the SPD. The 8 no.2 bed flats would have 61 sq m's of internal floor space, which would comply with the standards. The proposed dwellings would also meet the minimum floor space requirements as laid out in the Government's Technical Standards.

### Highway/Servicing issues

- 7.23 Policy CC2 of the CS & P DPD states that:

*"The Council will seek to secure more sustainable travel patterns by: ... (d) only permitting traffic generating development where it is or can be made compatible with the transport infrastructure in the area taking into account: (i) number and nature of additional traffic movements, including servicing needs; (ii) capacity of the local transport network; (iii) cumulative impact*

*including other proposed development; (iv) access and egress to the public highway; and (v) highway safety.*

- 7.24 As with the previous applications the County Highways Authority (CHA) has again not raised objection to the proposal on highway safety grounds.
- 7.25 The applicant continues to propose a new footpath along the site boundary adjacent to Moor Lane, tying in with the existing footway on either site. The CHA considers that there is no major safety problems associated with the proposed highway works, which also formed part of the previously approved schemes and would be secured by a Section 106 agreement.
- 7.26 The CHA has analysed the number of vehicle movements associated with the existing and proposed use of the site. The results of this analysis show that the proposed development could generate approximately 17 additional two way traffic movements within the PM peak period compared to the existing use, but that it is unlikely to significantly change the number of movements in the AM peak. The CHA considers that the increase in vehicle movements that could occur would be safely accommodated on the surrounding highway network, subject to the recommended S106 obligations and conditions. Furthermore, the CHA considers that the decrease in HGV movements associated currently with the site would provide a significant improvement in safety for cyclists and pedestrians along this stretch of Moor Lane. Overall, having regard to the CHA's comments and subject to the implementation of the Section 106 Agreement and the required conditions the application is considered acceptable in terms of impact on highway safety

#### Parking provision

- 7.27 Policy CC3 (Parking Provision) of the CS & P DPD states that the Council will require appropriate provision to be made for off-street parking in development proposals in accordance with its maximum parking standards. On 20 September 2011 the Council's Cabinet agreed a 'Position Statement' on how Policy CC3 should now be interpreted in the light of the Government's recent parking policy changes. The effect of this is that the Council will give little weight to the word 'maximum' in relation to residential development when applying Policy CC3 and its residential parking standards will generally be applied as minimum (maximum parking standards continue to be applicable in relation to commercial development).
- 7.28 The proposed parking provision is 60 spaces which is the same number as proposed in the previously approved schemes. The Council's Parking Standards require a total of 68 spaces and therefore the scheme has a shortfall of 8 spaces. The concerns about increased parking problems raised in 3 of the representations received are noted.
- 7.29 However, the County Highway Engineer has again not raised objection to the proposal on highway safety. The CHA has stated that they recognise "*existing on-street parking within the vicinity of the application site is not ideal and at times indiscriminate parking can cause problems to the free and safe flow of traffic on Moor Lane*" and the Highway Authority is therefore concerned that the proposed development may "*exacerbate this existing situation resulting in danger and inconvenience to highway users along this stretch of Moor Lane*".

Parking restrictions on the north eastern side of Moor Lane have already been implemented but, the CHA is concerned that that over spill parking resulting from the reduced parking provision could cause “indiscriminate parking to occur on the south west side of Moor Lane, resulting in danger and inconvenience to highway users”. Therefore the CHA considers it reasonable that within a period of 5 years following occupation of the development, if required by Surrey County Council, the applicant fully funds a scheme to provide additional/amended parking restrictions on the south west side of Moor Lane, which would be secured via a Section 106 Agreement. This was also agreed as part of the previous application.

- 7.30 It is relevant to note that the site is located in a relatively sustainable location being a 6 minute walk from the town centre. It could be argued that car ownership may be less than in more remote locations which are some distance away from public services. Moreover, the Council’s Parking Standards state that a lower provision may be acceptable. Overall therefore, taking into consideration that the provision has previously been agreed it is not considered that the Council could sustain an objection on the basis of inadequate parking provision.

#### Affordable housing

- 7.31 Policy HO3 of the CS & P DPD requires up to 50% of housing to be affordable where the development comprises 15 or more dwellings. The Council seeks to maximise the contribution to affordable housing provision from each site having regard to the individual circumstances and viability, including the availability of any housing grant or other subsidy, of development on the site. Negotiation is conducted on an ‘open book’ basis. Provision within any one scheme may include social rented and intermediate [*shared ownership*] units, subject to the proportion of intermediate not exceeding 35% of the total affordable housing component.
- 7.32 The applicant has proposed 7 units out of 36 as affordable. The 7 units will represent 4 no. 3-bed and 1 no. 2-bed houses for affordable rent and 2 no. 1-bed flats for shared ownership, which is a ratio of 19%. The Council’s Valuation Advisor has been consulted on the proposal and considers that in the current financial climate, the proposed 7 units is reasonable. The Valuation Advisor has also requested an off-site contribution of £69,568 in addition to the 7 affordable units. The proposed affordable housing provision is slightly different to the previously approved scheme in that the 2 no. shared ownership units are now 2 bed in size (instead of 1 bed) and a financial contribution is now also proposed.. With regard to the financial contribution, the applicant has confirmed that they are willing to pay this figure. Accordingly, the proposed affordable housing is considered acceptable.

#### Flooding

- 7.33 Policy LO1 of the CS & P DPD states that the Council will seek to reduce flood risk and its adverse effects on people and property in Spelthorne by requiring all development proposals within Zones 2, 3a and 3b and development outside these areas (Zone 1) on sites of 0.5ha or of 10 dwellings

or 1000sqm of non-residential development or more, to be supported by an appropriate Flood Risk Assessment (FRA).

- 7.34 The application site is located in Flood Zone 2 which has a between a 1:100 and 1:1000 year chance of flooding. The Environment Agency have not raised objection to the proposal. The applicant has submitted a Flood Risk Assessment (FRA). This demonstrates a dry means of escape via Church Street and Bridge Street to get to Staines Bridge and the Causeway to a point outside the flood plain. This route was acceptable as part of the previously approved application and accordingly, the proposed impact in terms of flood risk is considered acceptable.

#### Ecology

- 7.35 Policy EN8 of the CS and P DPD states that the Council will seek to protect and improve the landscape and biodiversity of the Borough by ensuring that new development, wherever possible, contributes to an improvement in the landscape and biodiversity and also avoids harm to features of significance in the landscape or of nature conservation interest.
- 7.36 The Council has consulted the Surrey Wildlife Trust (SWT) on the proposal who has raised no objection. Having reviewed the applicants Phase 1 Habitat Survey update by Wildlife Matters the SWT has advised that the applicant should be required to implement all the recommendations in section 12 of the report, including the biodiversity enhancements. This will be required by condition.

#### Open space

- 7.37 Policy CO3 of the CS & P DPD requires the provision of public open space for residential development. The policy states that where any new housing is proposed in areas of the borough with inadequate open space, or where provision would become inadequate because of the development, the Council will require either new on site provision or a financial contribution to new off-site provision. New housing development of 30 or more family dwellings (i.e. 2-bed or greater units) should provide a minimum of 0.1ha of open space to provide for a children's play area.
- 7.38 The site and surrounding area is not located within an area of inadequate open space. (Assessment of Open Space, Sport and Recreation Provision in Spelthorne 2005). It is relevant to note that the Lammas Park is located a short walk away from the application site. The development continues to propose a total of 33 'family dwellings' and the policy would therefore require a minimum of 0.11 hectares of open space to provide for a children's play area. It was previously considered reasonable, given the proximity of the site to Lammas Park, that the existing facilities are upgraded/extended rather than a smaller park being provided on the application site, which is likely to make the scheme unviable. The Council's Neighbourhood Services have recommended that a contribution of £30,000 would be sufficient to extend the existing play area in the north eastern part of the park and the applicant has agreed to pay this. This would be secured by a Section 106 agreement.

### Dwelling mix

- 7.39 Policy HO4 of the CS & P DPD (Housing Size and Type) seeks to ensure a range of housing sizes and types are delivered to meet community needs. It requires developments that propose four or more dwellings to include at least 80% of their total as one or two bedroom units. The proposal provides a total of 36 units 50% of which are 1 or 2 bedroom units. The Supplementary Planning Document (SPD) on Housing Size and Type (July 2012) introduces greater flexibility on the proportion of small units in areas characterised by family dwellings. It also states proposals for new residential development should have regard to policy EN1 and its requirements for regard to local character and quality of design.
- 7.40 As noted in the previously approved schemes, the area surrounding the application site is characterised by family sized dwelling houses. To the east of the site, Wraysbury Gardens comprises mainly 3 and 4 bed terraced and semi-detached dwelling houses. To the north of the site is Victoria Road, consisting predominately of family sized terraced dwellings and to the west of the site is the Lammas Close development which comprises 3 to 4 bedroom 2 storey houses. The only exceptions to this character are the 3 storey blocks of flats in Wraysbury Gardens and the 3 storey block of flats fronting Moor Lane (Marley Croft). It was previously considered in this particularly case that it was more important that the design and layout of the proposal respects the character of the area, than the 80% smaller dwellings policy is met. Furthermore, if the policy was to be met, it is likely that the scheme would need to be substantially redesigned with a higher proportion of flats, which could have less regard to the character of the area. As the provision of 50% (18) smaller dwellings was approved as part of the previous applications it is not considered that there are sufficient grounds to justify a refusal on the limited provision of smaller dwellings in this particular scheme.

### Archaeology

- 7.41 The Council has consulted the County Archaeological Officer on the proposal. He notes that the site is over the 0.4 hectare threshold recommended for archaeological investigation as laid out in Saved Policy BE26, and within an area with good potential for containing heritage assets with archaeological significance. However, he considers that given that a proportion of the site will have been impacted on already, he does not believe that the archaeological work needs to be carried out in advance of planning permission. As previously recommended he advises that a programme of archaeological works is secured by condition.

### Refuse Storage and Collection

- 7.42 The Head of Neighbourhood Services originally raised concerns regarding the proposed bin storage facilities and the ability for refuse vehicles to enter and turn around and exit the site in a satisfactory manner. The County Highway Authority has not raised objection to the proposed access arrangements in the current application. Amended plans have since been submitted showing the bin storage facilities moved closer to the highway so to prevent the need for refuse vehicles to reverse into the site. The Head of Neighbourhood

Services is satisfied with this revised layout and accordingly the bin storage facilities are considered acceptable.

### Financial Considerations

- 7.43 Under S155 of the Housing and Planning Act 2016, Local Planning Authorities are now required to ensure that potential financial benefits of certain development proposals are made public when a Local Planning Authority is considering whether or not to grant planning permission for planning applications which are being determined by the Council's Planning Committee. A financial benefit must be recorded regardless of whether it is material to the Local Planning Authority's decision on a planning application, but planning officers are required to indicate their opinion as to whether the benefit is material to the application or not. In consideration of S155 of the Housing and Planning Act 2016, the proposal is a CIL chargeable development and will generate a CIL Payment of approximately £98,000. The financial contributions of £69,568 towards off-site affordable housing and £30,000 towards the children's play area are in addition to this. These are material considerations in the determination of this planning application. The proposal will also generate a New Homes Bonus and Council Tax payments which are not material considerations in the determination of this proposal.

### Other Matters

- 7.44 The Environmental Health Department has raised no objection to the proposal on contamination grounds, subject to the imposition of conditions.
- 7.45 The applicant has submitted an Air Quality Assessment. The Pollution Control Officer has been consulted and has raised no objection on air quality grounds.
- 7.46 The Council's Sustainability Officer has raised no objection to the proposed renewable energy facilities (photovoltaics).
- 7.47 The Environmental Health Officer has raised no objection on noise grounds.
- 7.48 With regard to the comments from the Crime Prevention Officer, it is proposed to attach an informative to the decision notice to bring the Secured by Design award to the applicant's attention.

### Conclusion

- 7.49 The scheme is considered to be acceptable for the reasons set out in the report and subject to the proposed legal agreement.

## **8. Recommendation**

- 8.1 (A) Subject to the applicant first entering into an appropriate legal agreement in respect of the following:

1. To provide at least 7 affordable housing units on site built in accordance with core standards set out in the Homes England Design and Quality Standards (April 2007) and:
  - The split of the type of affordable housing shall be at 5 for affordable rent and 2 for shared ownership.
  - Prior to implementation the Registered Provider (RP) shall enter into a Nominations Agreement in respect of the affordable housing (in order that the affordable housing meets local needs).
  - Build and complete the affordable units and hand over to the Registered Provider prior to the occupation of the buildings.
2. To secure a financial contribution of £69,568 towards off-site affordable housing.
3. The creation of a footway fronting Moor Lane, generally in accordance with Plan No. FNH392/P/302B, to a specification to be agreed in writing with the Local Planning Authority following consultation with the Highway Authority. The private land required for the new footway shall be offered for adoption as publicly maintained highway.
3. Within a period of 5 years following occupation of the development, if required by Surrey County Council the applicant shall fully fund the cost of advertising and implementing a Traffic Regulation Order (TRO) for a traffic management scheme on the southwest side of Moor Lane (as shown by the blue coloured parking restrictions on Milestone's Drawing No. 14080/02), or an alternative scheme as determined by Surrey County Council.
4. To provide £30,000 to pay for the cost of extending the children's play area at Lammas Park.

#### **In the event that the Section 106 Agreement is not completed**

In the event that the Section 106 agreement is not completed to the satisfaction of the Local Planning Authority and/or the applicant does not agree an extension of time for the determination of the planning application, delegate to the Planning Development Manager in consultation with the Chairman of the Planning Committee the following: -

REFUSE the planning application for the following reasons:

1. The development fails to provide a satisfactory provision of affordable housing to meet the Borough's housing needs, contrary to Policy HO3 of the Core Strategy and Policies DPD 2009.
2. The proposal fails to secure a public footpath on the eastern side of Moor Lane, which would be detrimental to pedestrian safety contrary to Policy CC2 of the Core Strategy and Policies DPD 2009.



3. The overspill parking resulting from the reduced parking provision would cause indiscriminate parking to occur on the south west side of Moor Lane resulting in danger and inconvenience to highway users, contrary to Policy CC2 of the Core Strategy and Policies DPD 2009.
4. The proposal fails to provide a financial contribution towards off-site children's play equipment, contrary to Policy CO3 of the Core Strategy and Policies DPD 2009

1.2 (B) In the event that the Section 106 agreement is completed to the satisfaction of the Local Planning Authority; GRANT subject to the following conditions: -

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason:- This condition is required by Section 91 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 following approved plans and drawings:

FNH392 LS/01 received 10 July 2018

FNH392/P/301; /302B; /303B; /310B; /311B; /312B; /313B; /314B; /315B; /316B; 317B; /330A received 10 July 2018

Existing Site Plan received 24 July 2018

533009 & 533006A received 27 July 2018

FNH392/P/340A received 30 November 2018

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

3. No development above damp-proof course level shall take place until details of the materials and detailing to be used for the external surfaces of the buildings and surface material for parking areas are submitted to and approved by the Local Planning Authority. The development shall then be constructed in accordance with the approved materials.

Reason:- To ensure that the proposed development does not prejudice the appearance of the development and the visual amenities and character of the locality, in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

4. No development shall take place until:-

- a) A comprehensive desk-top study, carried out to identify and evaluate all potential sources and impacts of land and/or groundwater contamination relevant to the site, has been submitted to and approved in writing by the Local Planning Authority.

- b) Where any such potential sources and impacts have been identified, a site investigation has been carried out to fully characterise the nature and extent of any land and/or groundwater contamination and its implications. The site investigation shall not be commenced until the extent and methodology of the site investigation have been agreed in writing with the Local Planning Authority.
- c) A written method statement for the remediation of land and/or groundwater contamination affecting the site shall be agreed in writing with the Local Planning Authority prior to the commencement of remediation. The method statement shall include an implementation timetable and monitoring proposals, and a remediation verification methodology.

The site shall be remediated in accordance with the approved method statement, with no deviation from the statement without the express written agreement of the Local Planning Authority.

Reason:- To protect the amenities of future residents and the environment from the effects of potentially harmful substances.

#### NOTE

The requirements of the above Condition must be carried out in accordance with current best practice. The applicant is therefore advised to contact Spelthorne's Pollution Control team on 01784 446251 for further advice and information before any work commences. An information sheet entitled "Land Affected By Contamination: Guidance to Help Developers Meet Planning Requirements" providing guidance can also be downloaded from Spelthorne's website at [www.spelthorne.gov.uk](http://www.spelthorne.gov.uk).

In accordance with policies SP6 and EN15 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

- 5. Prior to the first use or occupation of the development, and on completion of the agreed contamination remediation works, a validation report that demonstrates the effectiveness of the remediation carried out shall be submitted to and agreed in writing by the Local Planning Authority.

Reason:- To protect the amenities of future residents and the environment from the effects of potentially harmful substances.

- 6. Following construction of any groundwork and foundations, no construction of the development above damp-proof course level shall take place until a report is submitted to and agreed by the Local Planning Authority which includes details and drawings demonstrating how 10% of the energy requirements generated by the development as a whole will be achieved utilising renewable energy methods and showing in detail the estimated sizing of each of the contributing technologies to the overall percentage. The detailed report shall identify how renewable energy, passive energy and efficiency measures will be generated and utilised for each of the proposed buildings to meet collectively the requirement for the scheme. The agreed measures shall be implemented with the construction of the building and thereafter retained.

Reason:- To ensure that the development is sustainable and complies with Policy SP7 and CC1 of the Spelthorne Development Plan Core Strategy and Policies DPD.

7. Prior to the occupation of the development, details of a scheme of the means of enclosure shall be submitted to and approved in writing by the Local Planning Authority indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the buildings are occupied and thereafter maintained as approved.

Reason:- To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties and the appearance of the locality, in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

8. Prior to first occupation of the proposed development :-

- (a) the proposed vehicular accesses to Moor Lane (D3286) shall be constructed in accordance with the approved plans and provided with the visibility splays shown on Drawing No. 14080/01 'Visibility Requirements'. The visibility splays shall be kept permanently clear of any obstruction between 0.6m and 2.0m above the carriageway.

- (b) the proposed footway on the south-western side of the application site, adjacent to Moor Lane, shall be constructed in accordance with Fairview Homes' Proposed Site Layout Drawing No. FNH392/P/302 Revision B.

Reason:- The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2012 and policy CC2 of Spelthorne Borough Council's Core Strategy and Policies Development Plan Document February 2009.

9. Any accesses from the site to Moor Lane (D3286) made redundant as a result of the development shall be permanently closed and any kerbs, verge, footway, fully reinstated by the applicant, in a manner to be agreed in writing with the Local Planning Authority.

Reason:- The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2012 and policy CC2 of Spelthorne Borough Council's Core Strategy and Policies Development Plan Document February 2009.

10. No new development shall be occupied until space has been laid out within the site in accordance with the approved plans and Milestones Transport Assessment October 2014 for cars to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. The parking and turning areas shall be used and retained exclusively for its designated purpose.

11. Notwithstanding the proposed plans and the accompanying Milestone's Transport Assessment dated October 2014 no new development shall be occupied until space has been laid out within the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority to provide a secure, covered and accessible storage area for a minimum of 11 bicycles and shall thereafter be permanently retained for their designated use.

Reason:- The above condition is required in recognition of Section 9 (Promoting Sustainable Transport) of the NPPF.

12. No new development shall be occupied until refuse collection points have been provided in accordance with the approved Refuse Strategy plan as shown on the Fairview Homes' Proposed Site Layout Drawing No. FNH392/P/340 Revision A received 30 November 2018. The refuse collection points shall thereafter be permanently retained for their designated use.

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2012 and policy CC2 of Spelthorne Borough Council's Core Strategy and Policies Development Plan Document February 2009.

13. Prior to the occupation of the buildings hereby permitted details including a technical specification of all proposed external lighting shall be submitted to and approved in writing by the Local Planning Authority. The agreed external lighting shall be implemented prior to the occupation of the buildings and shall at all times accord with the approved details.

Reason:- To safeguard the amenity of neighbouring residential properties and in the interest of security.

14. Details of a scheme of both soft and hard landscaping works shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any part of the development hereby approved. The approved scheme of tree and shrub planting and other associated works shall be carried out prior to first occupation of the buildings and/or site. The planting so provided shall be maintained as approved for a period of 5 years, such maintenance to include the replacement in the current or next planting season whichever is the sooner, of any trees or shrubs that may die, are removed or become seriously damaged or diseased, with others of similar size and species, unless the Local Planning Authority gives written permission to any variation.

Reason:- To minimise the loss of visual amenity occasioned by the development and to enhance the proposed development.

15. Before the first occupation of any part of the development, a landscape management plan including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas shall be submitted to and approved in writing by the Local Planning Authority.

The landscape management plan shall be carried out as approved.

Reason:- To minimise the loss of visual amenity occasioned by the development and to enhance the proposed development.

16. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 (or any order revoking and re-enacting that Order), no extensions or outbuildings shall be erected to the residential development hereby permitted without the prior planning permission of the Local Planning Authority.

Reason:- To safeguard the amenity of neighbouring properties.

17. The proposed development works shall be carried out in accordance with the Recommendations set out in Section 12 of the Wildlife Matters Phase 1 Habitat Survey update dated May 2018.

Reason:- In the interest of encouraging wildlife on the site.

18. No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the Planning Authority.

Reason:- The site is of high archaeological potential and it is important that the archaeological information should be preserved as a record before it is destroyed by the development.

19. Prior to the occupation of development, a scheme to provide bird and bat boxes/bricks on the site shall be submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be implemented before the buildings are occupied and thereafter maintained.

Reason:- To encourage wildlife on the site.

20. Prior to the construction of the buildings details of the proposed pump station including the design and appearance of any equipment cabins, underground services, means of enclosure and hardsurfacing shall be submitted to and approved in writing by the Local Planning Authority. The agreed pump station details shall be implemented prior to the occupation of the dwellings and thereafter maintained.

Reason:- To ensure that the proposed development does not prejudice the appearance of the development and the visual amenities and character of the locality, in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

21. Prior to the occupation of the buildings, details of the design of the proposed pergolas over the parking spaces shall be submitted to and approved in writing by the Local Planning Authority. The agreed pergolas shall be installed prior to the occupation of the dwellings and shall

thereafter be maintained.

Reason:- To ensure that the pergolas do not prejudice the appearance of the development and the visual amenities and character of the locality.

22. Prior to the occupation of the development hereby permitted the living/dining room window on the western elevation of the first floor corner flat (SP-10 2-bed 61m<sup>2</sup> on plan no. FNH392/P/310B) shall be obscure glazed and be non-opening to a minimum height of 1.7 metres above internal floor level in accordance with details/samples of the type Local Planning Authority. The window shall thereafter be permanently retained as installed.

Reason:- To safeguard the privacy of the adjoining property(ies), in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

23. That no openings of any kind be formed in the eastern elevation(s) of Plots 12, 33, and 36 without the prior written consent of the Local Planning Authority.

Reason:- To safeguard the amenity of neighbouring residential properties.

24. The development hereby permitted shall not commence (excluding demolition) until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the planning authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS. The required drainage details shall include:

- a) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.)
- b) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.
- c) Details of drainage management responsibilities and maintenance regimes for the drainage system.
- d) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected.

Reason: To ensure the design meets the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site.

25. Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority to demonstrate that the Sustainable Urban Drainage System has been constructed as per the agreed scheme.

Reason: To ensure the Sustainable Drainage System is designed to the technical standards

26. No new development shall be occupied until 1 parking space has been laid out within the allocated residential parking spaces for the apartments for 1 dual headed fast charge point, and 25 individual fast units (houses only), for electric vehicles, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The charging points shall be retained exclusively for the designated purpose.

Reason: The above condition is required in recognition of Section 9 (Promoting Sustainable Transport) of the NPPF.

## INFORMATIVES

1. Please note that this application is subject to the payment of Community Infrastructure Levy (CIL). Full details of the charge, how it has been calculated and what happens next are set out in the CIL Liability Notice which will be sent separately.

If you have not already done so an Assumption of Liability notice should be sent to the Council as soon as possible and before the commencement of development.

Further information on CIL and the stages which need to be followed is available on the Council's website. [www.spelthorne.go.uk/CIL](http://www.spelthorne.go.uk/CIL).

2. The applicant's attention is drawn to the ACPO/Home Office Secured by Design (SBD) award scheme, details of which can be viewed at [www.securedbydesign.com](http://www.securedbydesign.com).
3. The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the Highway Authority Local Highways Service.
4. The 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 or 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).



5. 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).
6. The applicant is advised that the proposed accesses and the new footway will have to be constructed under a Section 278 of the Highway Act legal agreement. This agreement must be obtained from Surrey County Council (the Highway Authority) before any works are carried out on any footway, carriageway, verge, or other land forming part of the highway. The applicant should contact Surrey County Council's Transportation Development Control section (Tel: 0300 200 1003) to discuss the requirements for entering into the agreement.
7. Design standards for the layout and construction of the proposed accesses and footway shall be in accordance with the requirements of the County Highway Authority.
8. When a temporary access is approved or an access is to be closed as a condition of planning permission an agreement with, or licence issued by, the Highway Authority Local Transportation Service will require that the redundant dropped kerb be raised and any verge or footway crossing be reinstated to conform with the existing adjoining surfaces at the developers expense.
9. The Highway Authority advise that the proposed roads within the application site are of insufficient public utility to warrant adoption as highway maintainable at public expense.
10. The applicant 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.
11. You are advised that the Council will expect the following measures to be taken during any building operations to control noise, pollution and parking:
  - a) Work that is audible beyond the site boundary should only be carried out between 08:00hrs to 18:00hrs Monday to Friday, 08:00hrs to 13:00hrs Saturday and not at all on Sundays or any Public and/or Bank Holidays;
  - b) The quietest available items of plant and machinery should be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels;
  - c) Deliveries should only be received within the hours detailed in (a) above;

- d) Adequate steps should be taken to prevent dust-causing nuisance beyond the site boundary. Such uses include the use of hoses to damp down stockpiles of materials, which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes;
- e) There should be no burning on site;
- f) Only minimal security lighting should be used outside the hours stated above; and
- g) Building materials and machinery should not be stored on the highway and contractors' vehicles should be parked with care so as not to cause an obstruction or block visibility on the highway.

Further details of these noise and pollution measures can be obtained from the Council's Environmental Health Services Unit. In order to meet these requirements and to promote good neighbourliness, the Council recommends that this site is registered with the Considerate Constructors Scheme ([www.ccscheme.org.uk/index.php/site-registration](http://www.ccscheme.org.uk/index.php/site-registration)).

12. The applicant is advised that the essential requirements for an acceptable communication plan forming part of a Method of Construction Statement are viewed as:
  - a. how those likely to be affected by the site's activities are identified and how they will be informed about the project, site activities and programme;
  - b. how neighbours will be notified prior to any noisy/disruptive work or of any significant changes to site activity that may affect them;
  - c. the arrangements that will be in place to ensure a reasonable telephone response during working hours;
  - d. the name and contact details of the site manager who will be able to deal with complaints; and
  - e. how those who are interested in or affected will be routinely advised regarding the progress of the work. Registration and operation of the site to the standards set by the Considerate Constructors Scheme (<http://www.ccscheme.org.uk/>) would help fulfil these requirements.
  
13. Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website. <https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewater-services>

#### Water Comments

With regard to water supply, this comes within the area covered by the Affinity Water Company. For your information the address to write to is - Affinity Water Company The Hub, Tamblin Way, Hatfield, Herts, AL10 9EZ - Tel - 0845 782 3333.

14. The applicant's attention is drawn to the ACPO/Home Office Secured by Design (SBD) award scheme, details of which can be viewed at [www.securedbydesign.com](http://www.securedbydesign.com).
15. The applicant is advised that all gas fired boilers should meet a minimum standard of less than 40mgNOx/kWh.

**The Town and Country Planning (Development Management Procedure) (England) Order 2015**  
**Working in a positive/proactive manner**

In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of Section 4 of the NPPF. This included the following:-

- a) Provided pre-application advice to seek to resolve problems before the application was submitted to foster the delivery of sustainable development.
- b) Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be registered;
- c) Have suggested/accepted/negotiated amendments to the scheme to resolve identified problems with the proposal and to seek to foster sustainable development.
- d) Have proactively communicated with the applicant through the process to advise progress, timescales or recommendation.



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Front Elevation



North Elevation



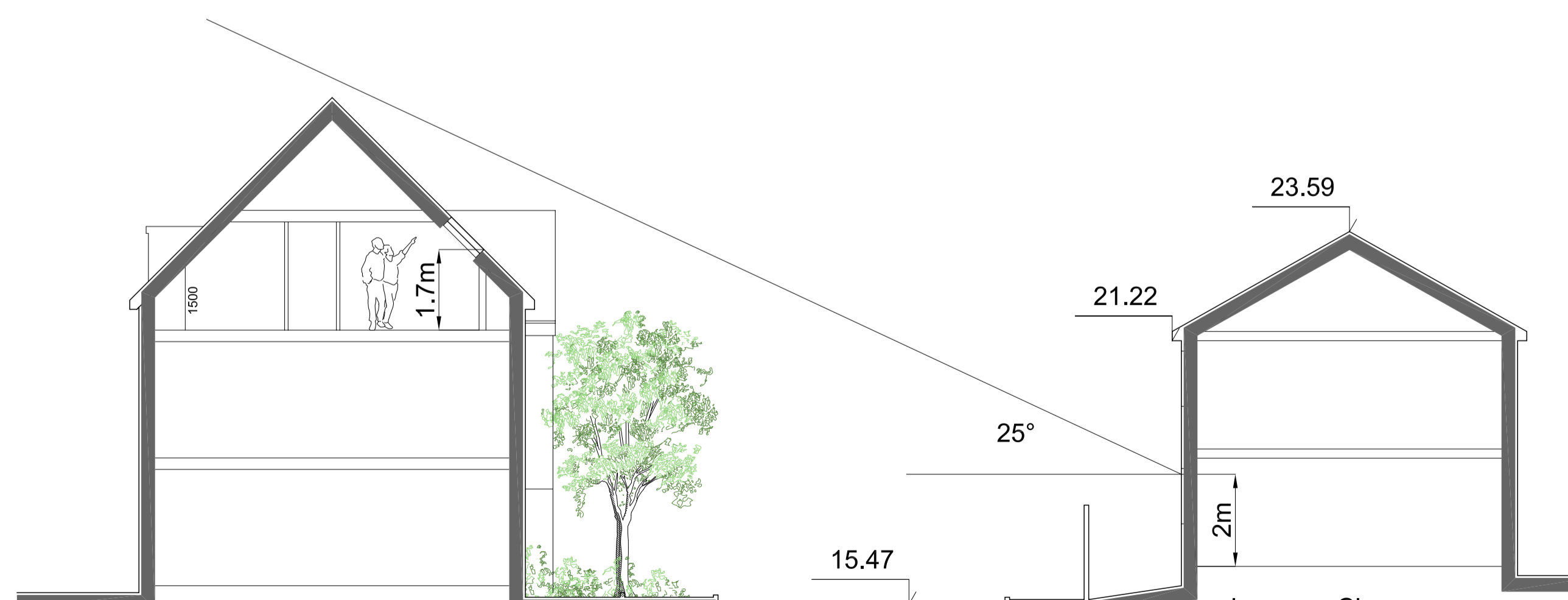
South Elevation



Sectional South Elevation A-A



Rear Elevation

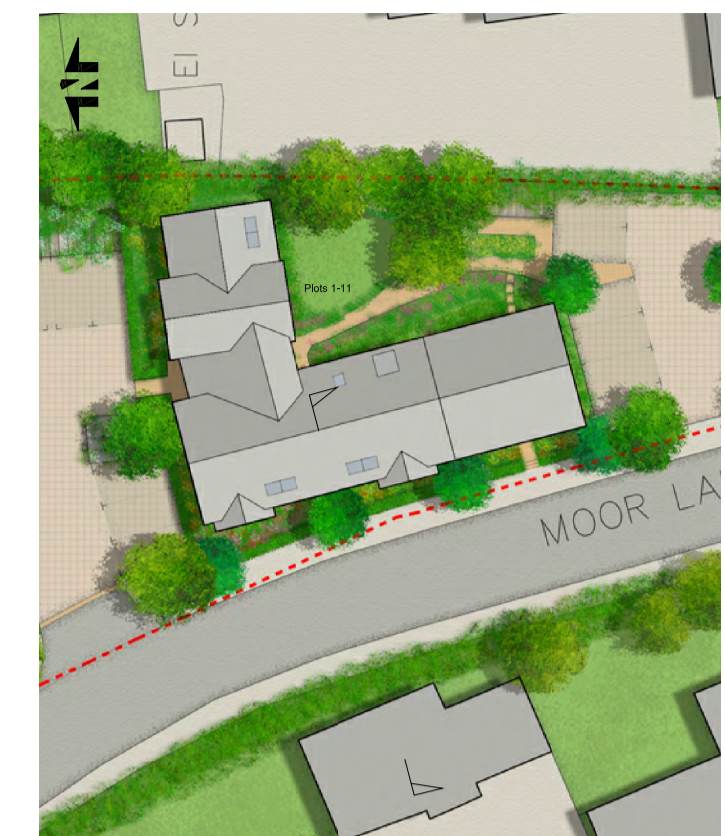


2.5 storey part fronting Moor Lane

Moor Lane

Lammas Close No.10

Section



Roof Plan - 1:500 @ A1, 1:1000 @ A3

**MATERIALS:**

- Brick:
  - B1 - Brown Stock
  - B2 - Yellow Stock
- Reconstituted stone features
- Render:
  - R1 - White
  - R2 - Rose
- Cladding: Eternit Weatherboard or similar
- C1- Blue/Grey
- Roofs: Slate grey concrete tile
- Windows: White UPVC
- Juliette balconies - dark grey metal railing
- Refuse & Cycle stores: timber
- Pergola over parking: timber

Rev.B (12.03.2012) - block of flats revised, one unit removed, plot numbers revised to match  
 Rev.A (09.02.2012) - plans, footprint and elevations revised, building height reduced at eastern end.

**Fairview**  
**NEW HOMES Ltd.**

Moor Lane  
 Staines  
 Plots 1-11 Elevation

Scale 1:100 @ A1 / 1:200 @ A3

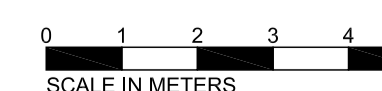
Date October 2011

Drawn ML

FAIRVIEW NEW HOMES Ltd.  
 50 Lancaster Road Enfield Middx EN2 0BY  
 Telephone: 0208-366 1271 Fax: 0208-366 7219

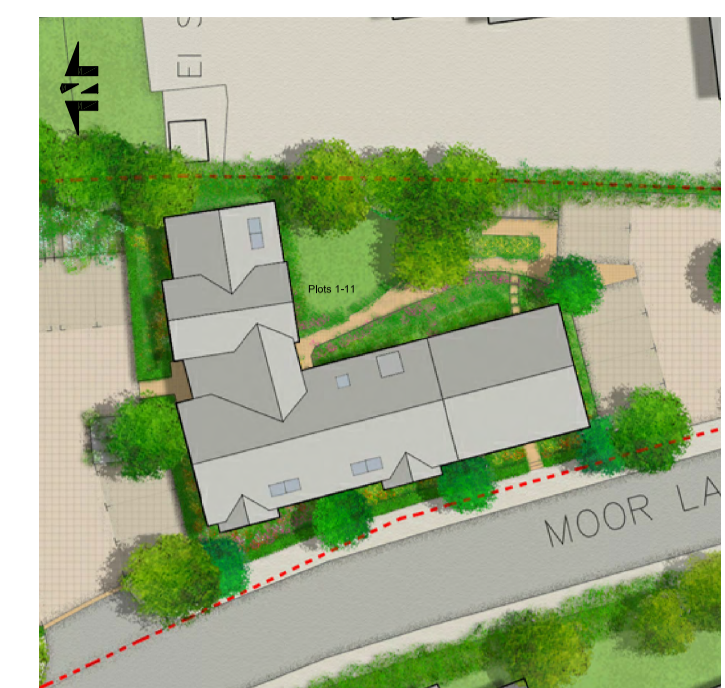
Drawing No. Revision

FNH392/P/311 B

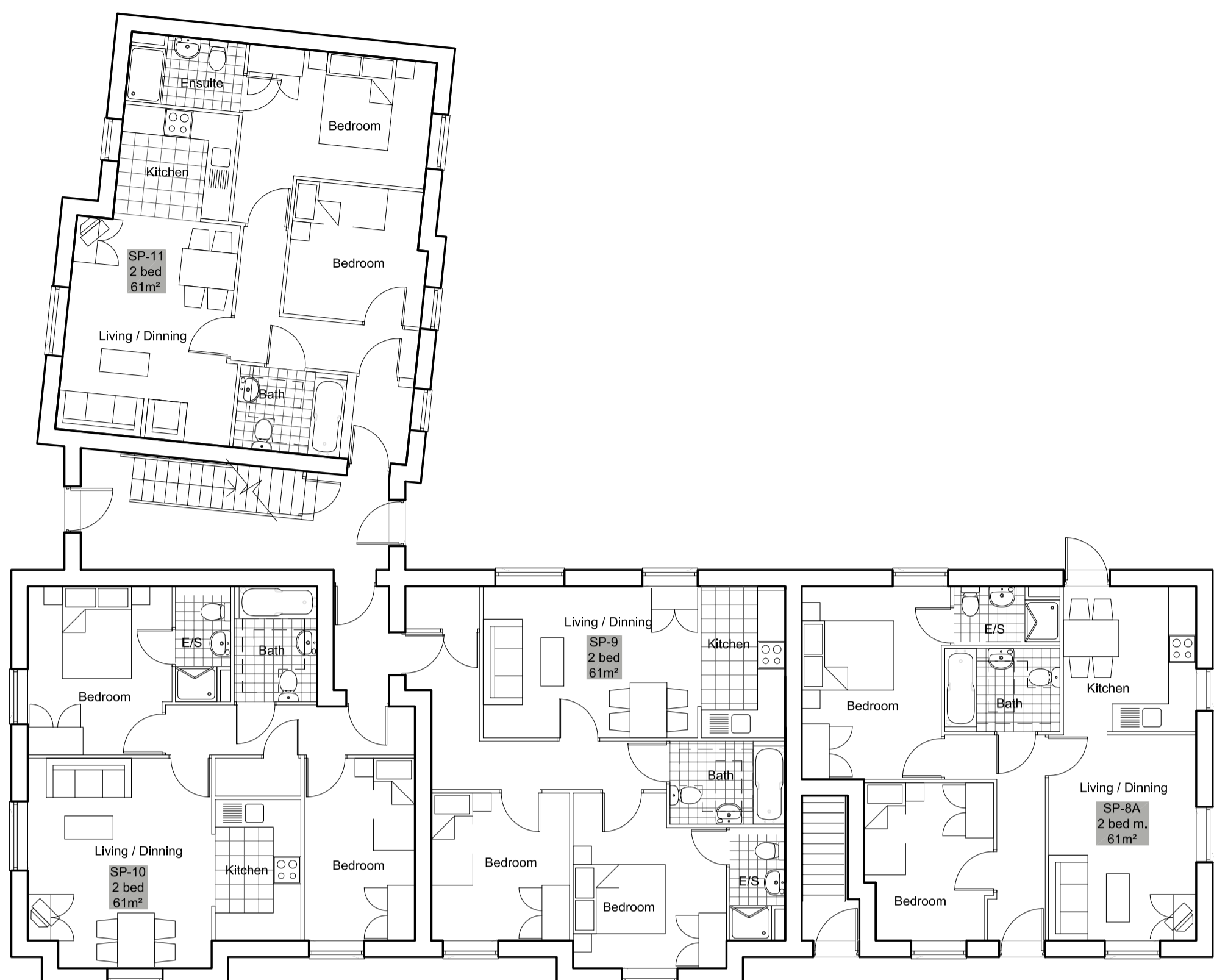




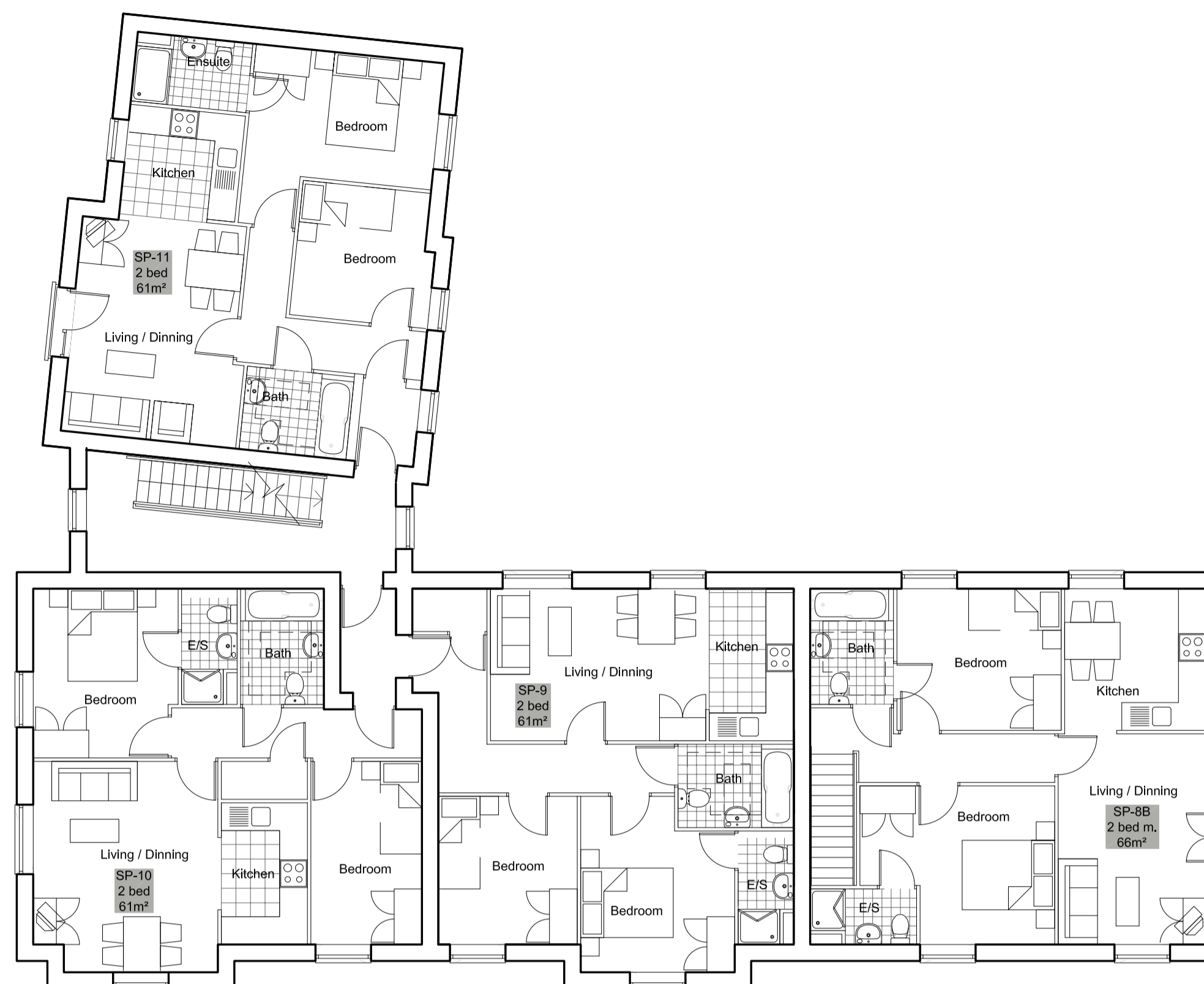
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Roof Plan - 1:500 @ A1, 1:1000 @ A3



Plots 1-11 Ground Floor Plan



Plots 1-11 First Floor Plan



Plots 1-11 Second Floor Plan

**MATERIALS:**

- Brick:
  - B1 - Brown Stock
  - B2 - Yellow Stock
- Reconstituted stone features
- Render:
  - R1 - White
  - R2 - Rose
- Cladding: Eternit Weatherboard or similar
- C1 - Blue/Grey
- Roofs: Slate grey concrete tile
- Windows: White UPVC
- Juliette balconies - dark grey metal railing
- Refuse & Cycle stores: timber
- Pergola over parking: timber

Rev.B (12.03.2012) - block of flats revised, one unit removed, plot numbers revised to match  
 Rev.A (09.02.2012) - plans, footprint and elevations revised, building height reduced at eastern end.

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Moor Lane  
 Staines  
 Plots 1-11 plans

Scale 1:100 @ A1 / 1:200 @ A3

Date October 2011

Drawn ML

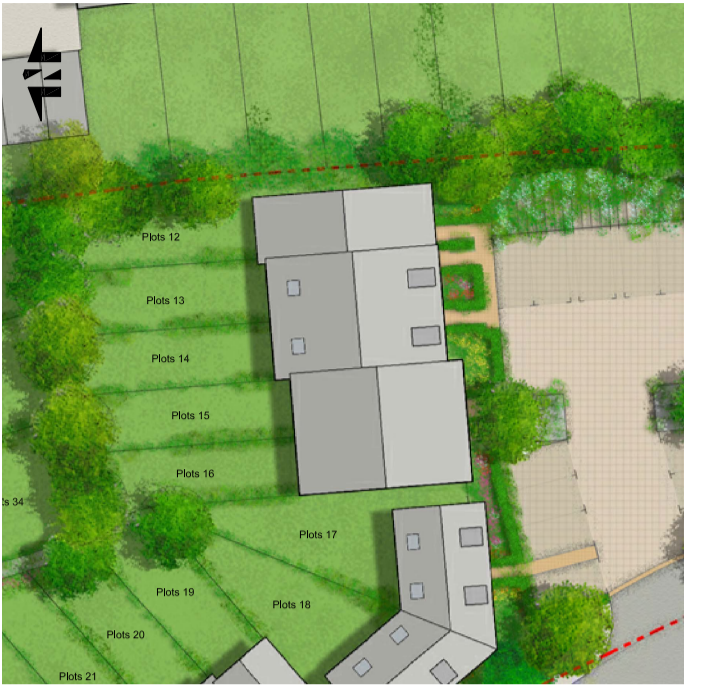
FAIRVIEW NEW HOMES Ltd.  
 50 Lancaster Road Enfield Middx EN2 0BY  
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Drawing No. Revision

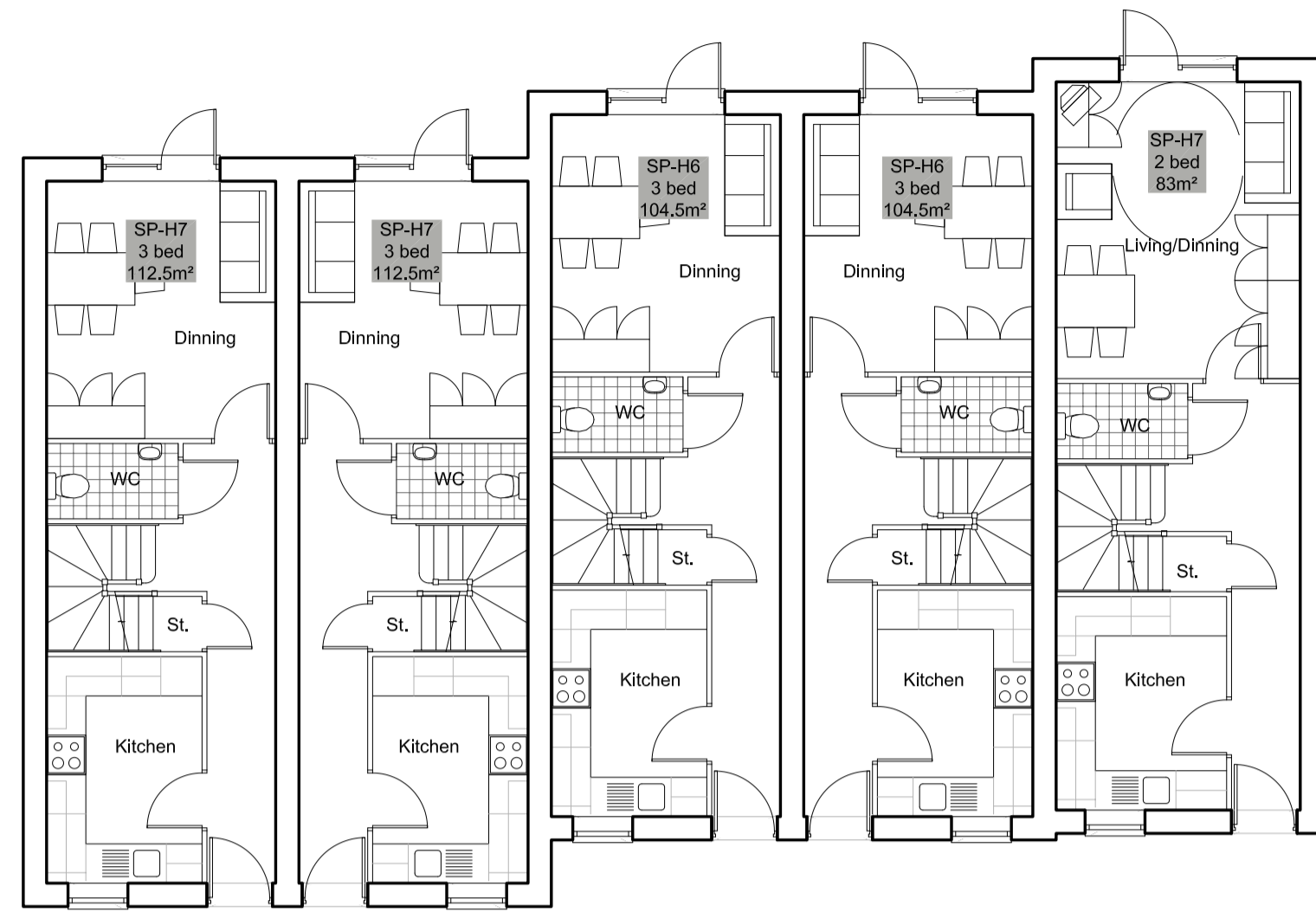
FNH392/P/310 B



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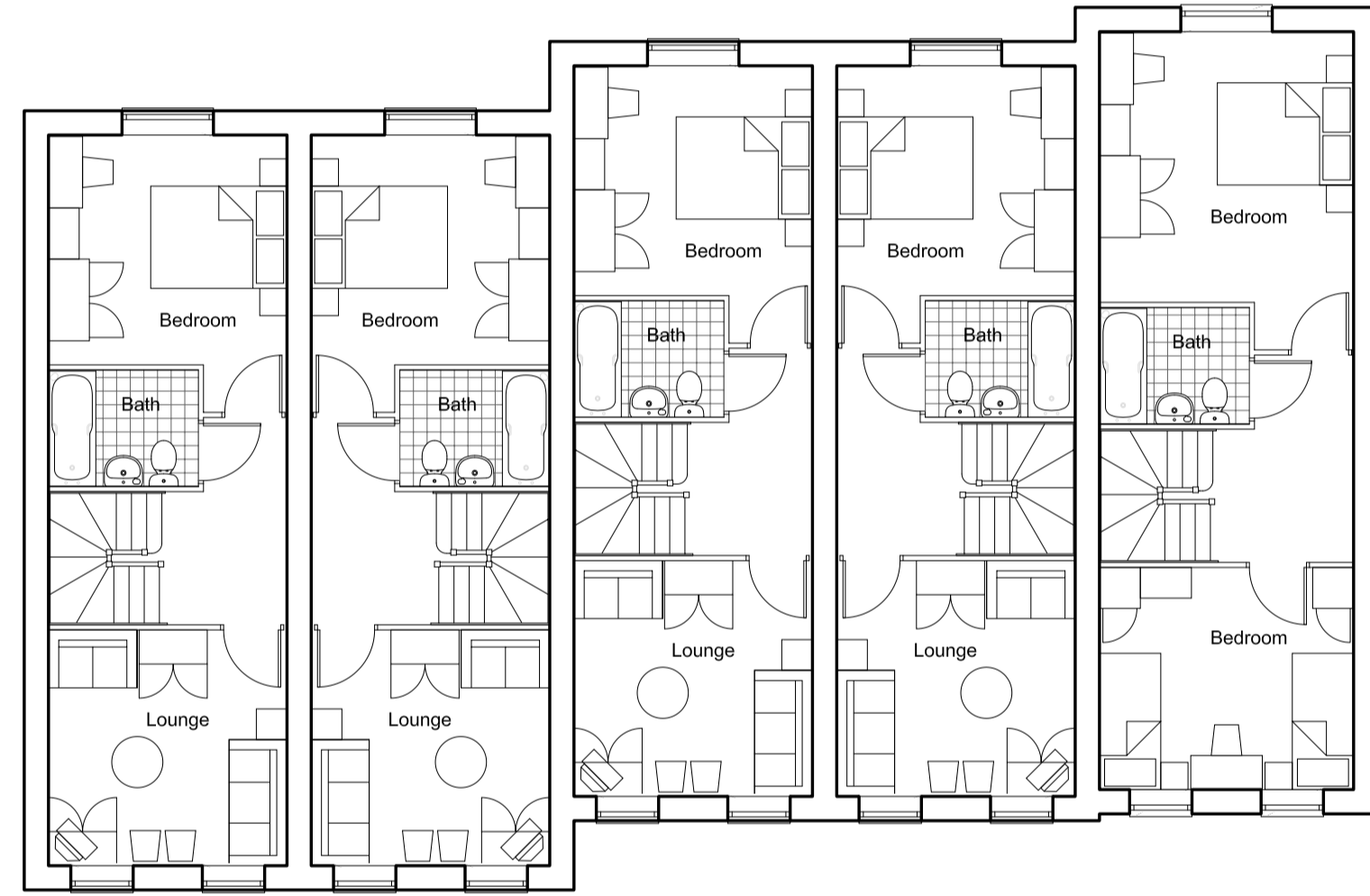
Roof Plan - 1:500 @ A1, 1:1000 @ A3



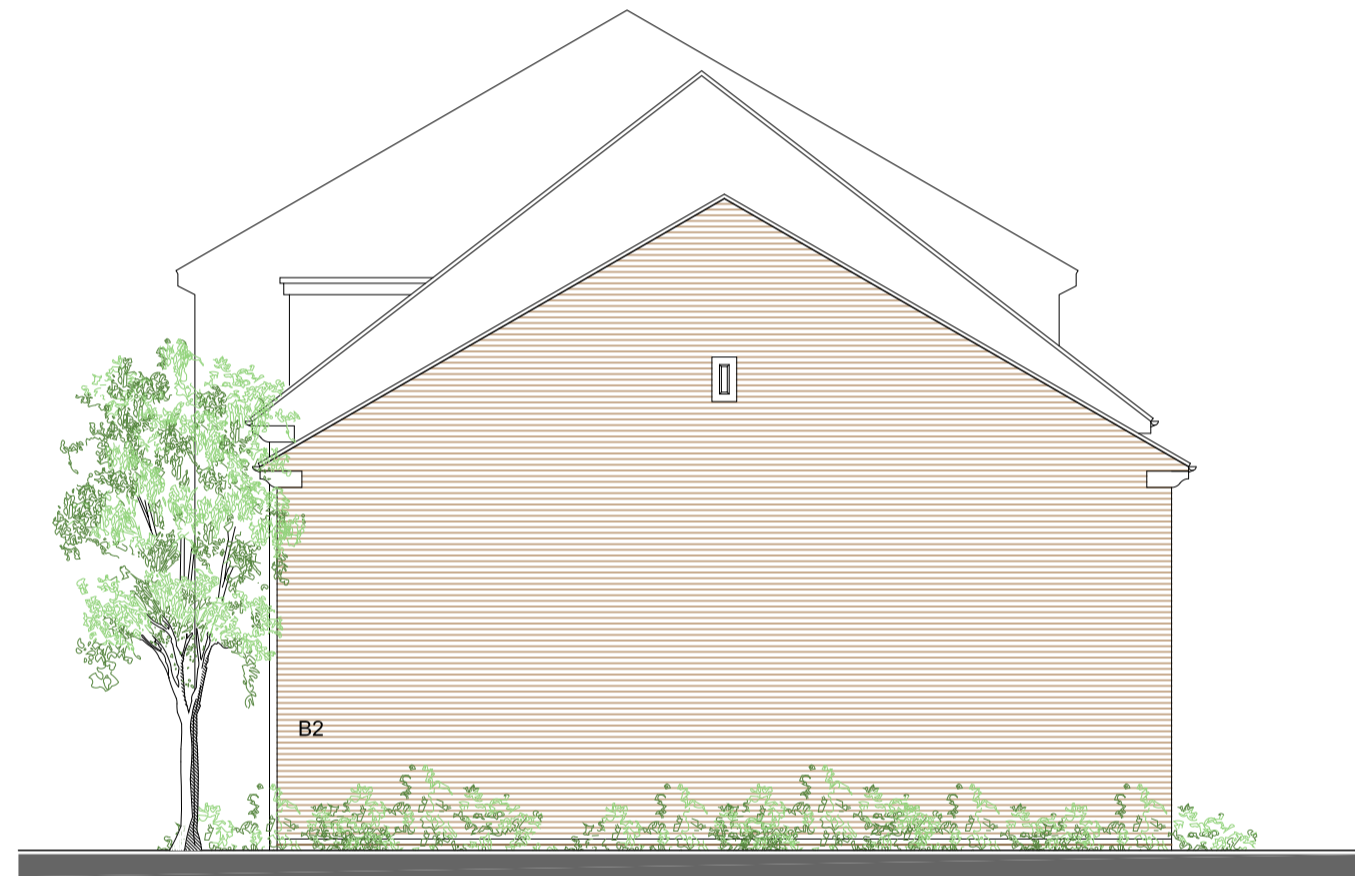
Ground Floor



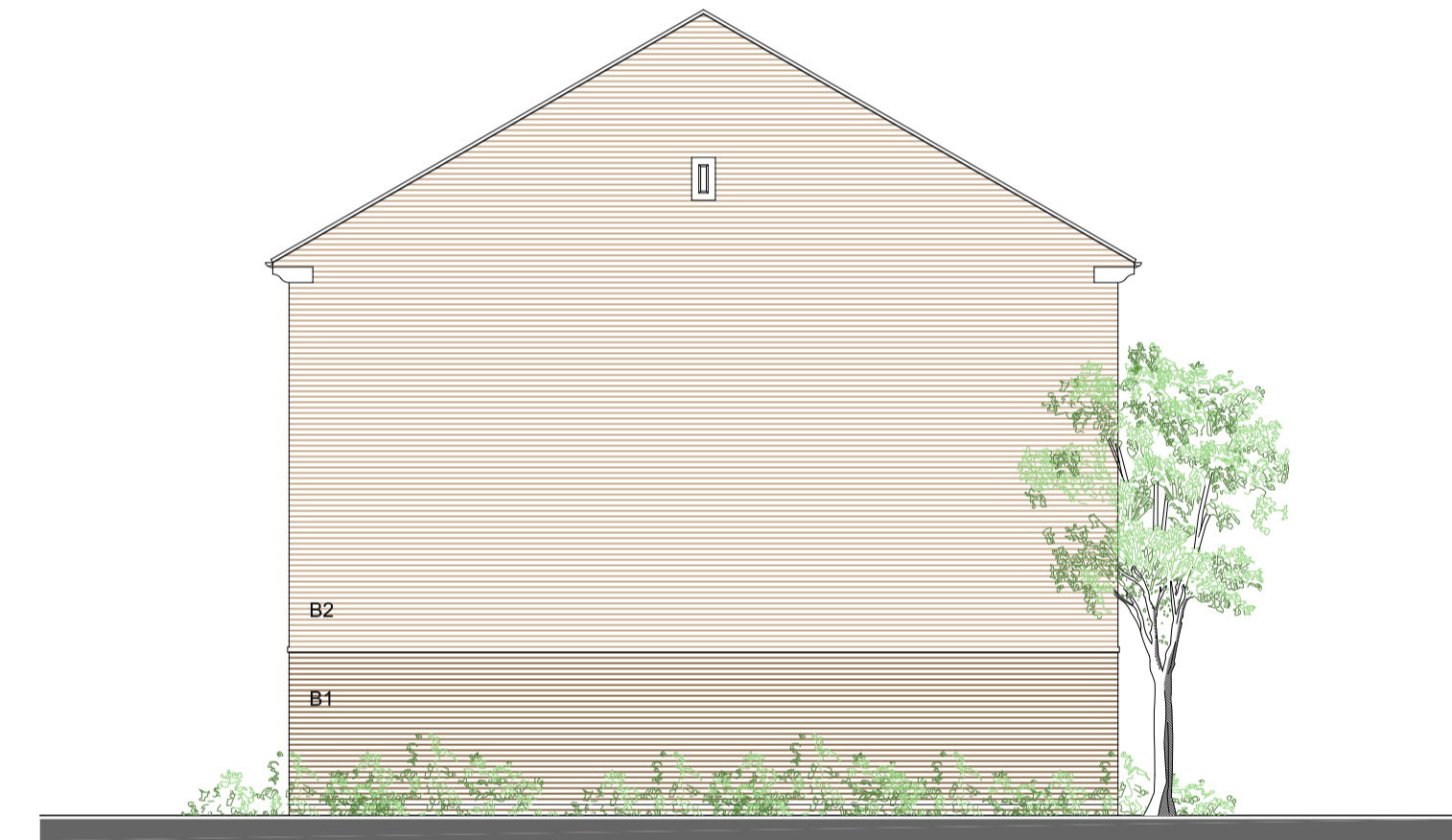
Front Elevation



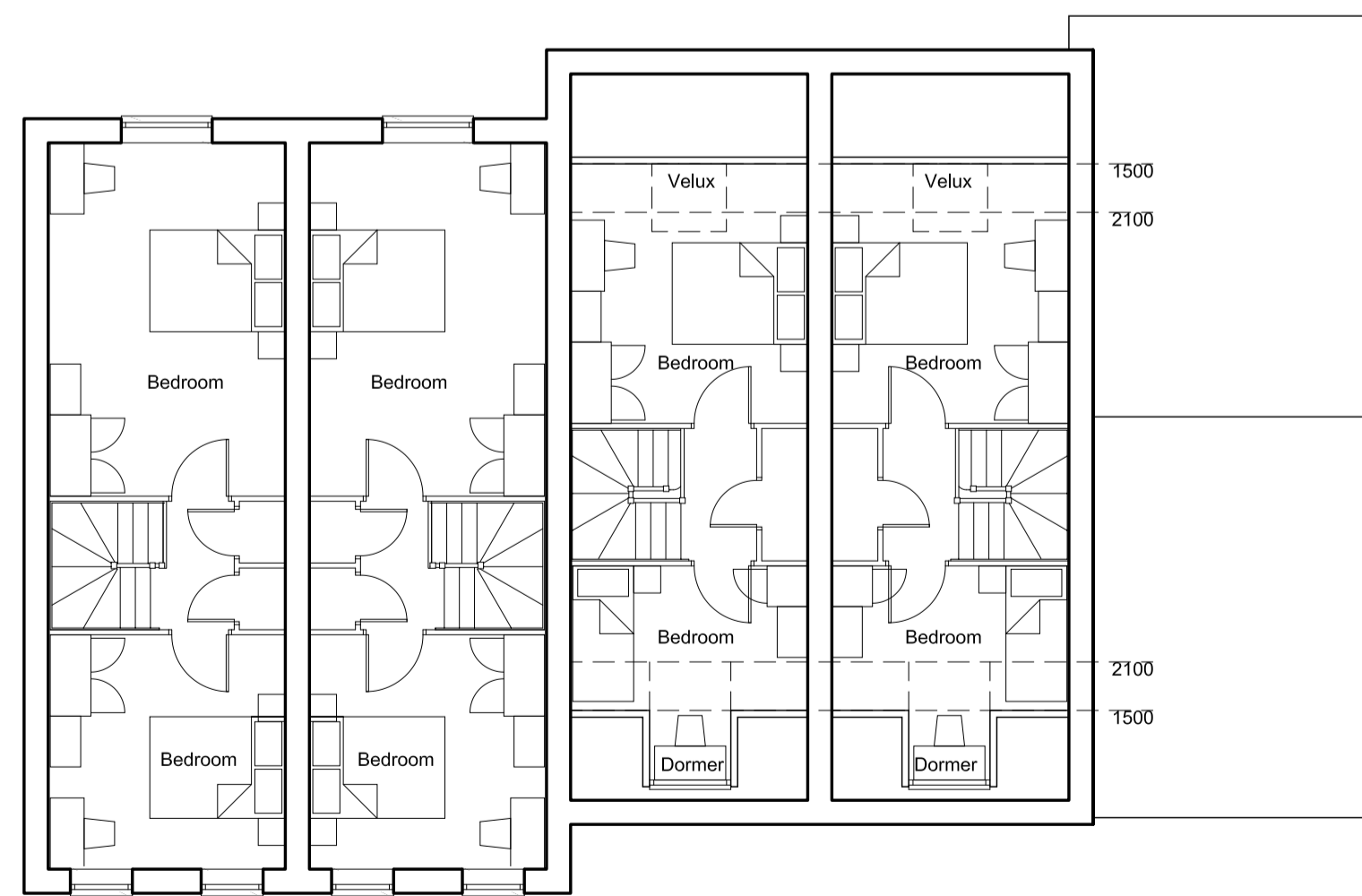
First Floor



Side Elevation - East



Side Elevation - West



Second Floor



Rear Elevation

**MATERIALS:**

- Brick:
  - B1 - Brown Stock
  - B2 - Yellow Stock
- Reconstituted stone features
- Render:
  - R1 - White
  - R2 - Rose
- Cladding: Eternit Weatherboard or similar
- C1 - Blue/Grey
- Roofs: Slate grey concrete tile
- Windows: White UPVC
- Juliette balconies - dark grey metal railing
- Refuse & Cycle stores: timber
- Pergola over parking: timber

Rev.B (12.03.2012) - one dwelling removed, plot numbers revised to match  
 Rev.A (09.02.2012) - plot 13 revised, front elevation revised to plots 14 and 15

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Moor Lane  
 Staines  
 Plots 12-16

Scale 1:100 @ A1 / 1:200 @ A3

Date October 2011

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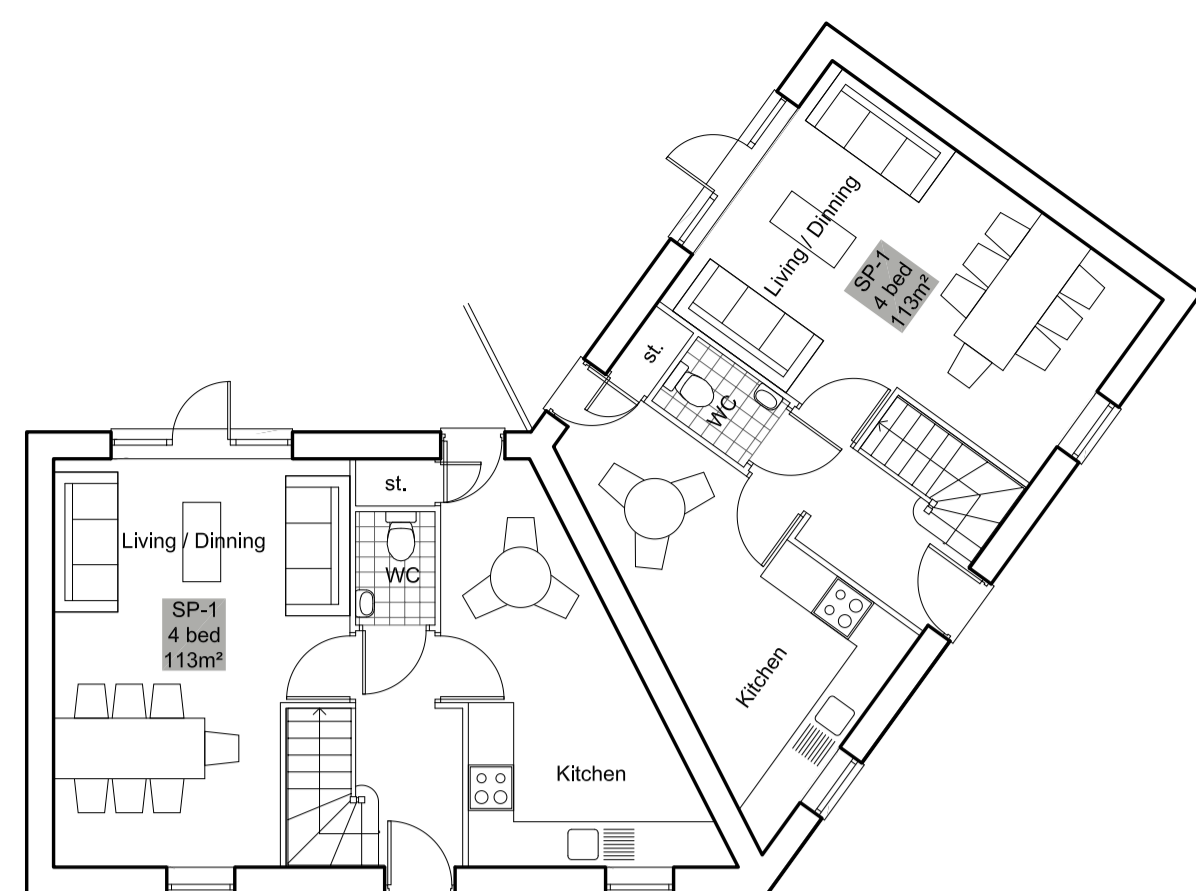
FNH392/P/312 B



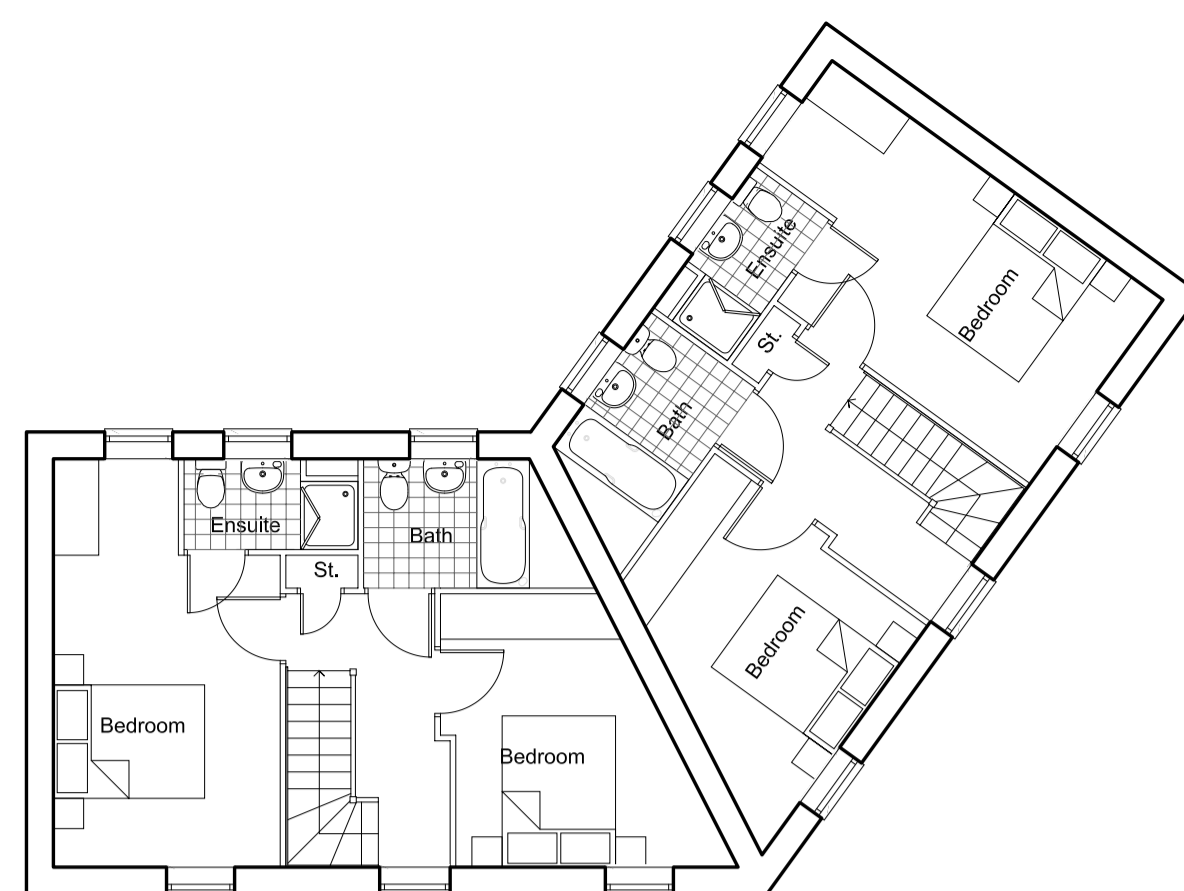
SCALE IN METERS



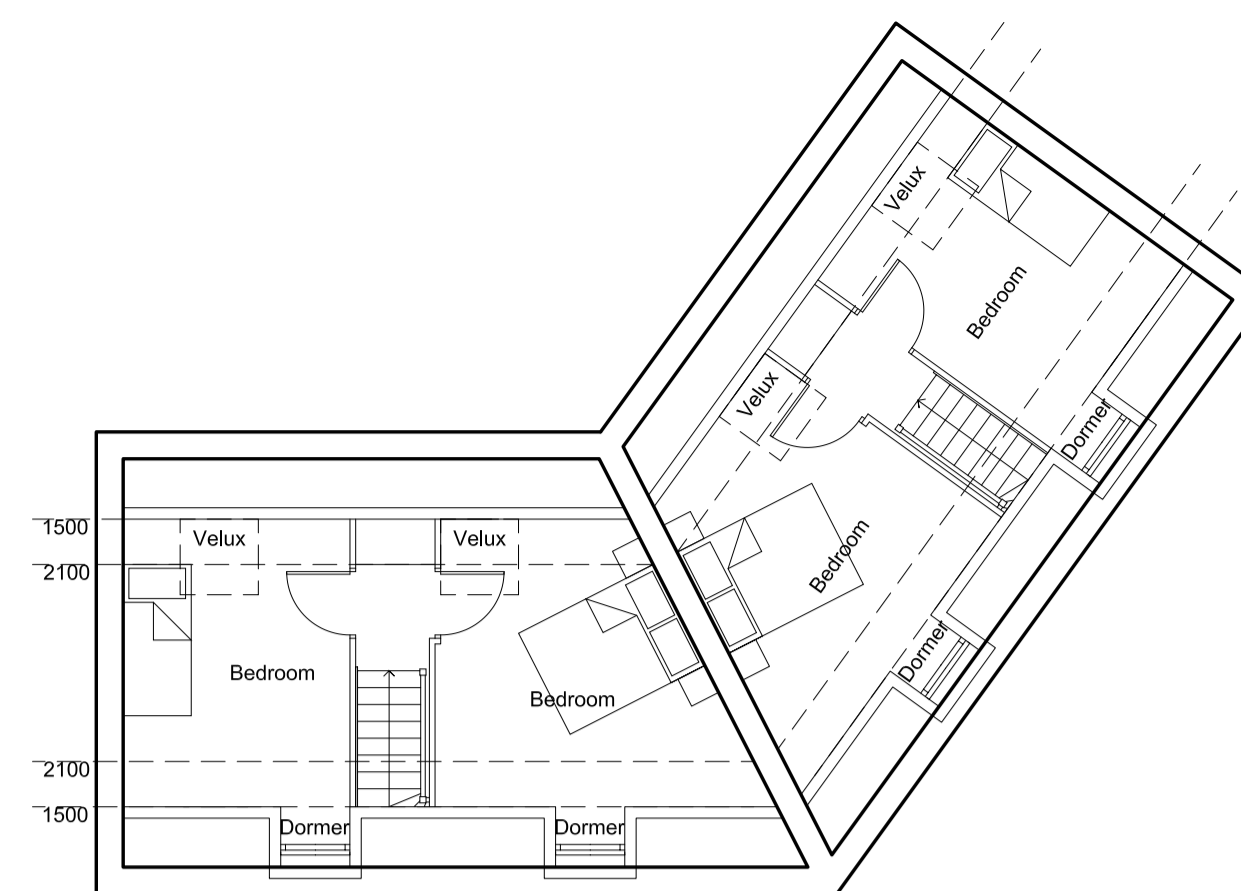
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Ground Floor



First Floor



Second Floor



Roof Plan - 1:500 @ A1, 1:1000 @ A3



Roof Plan - 1:500 @ A1, 1:1000 @ A3



Front Elevation



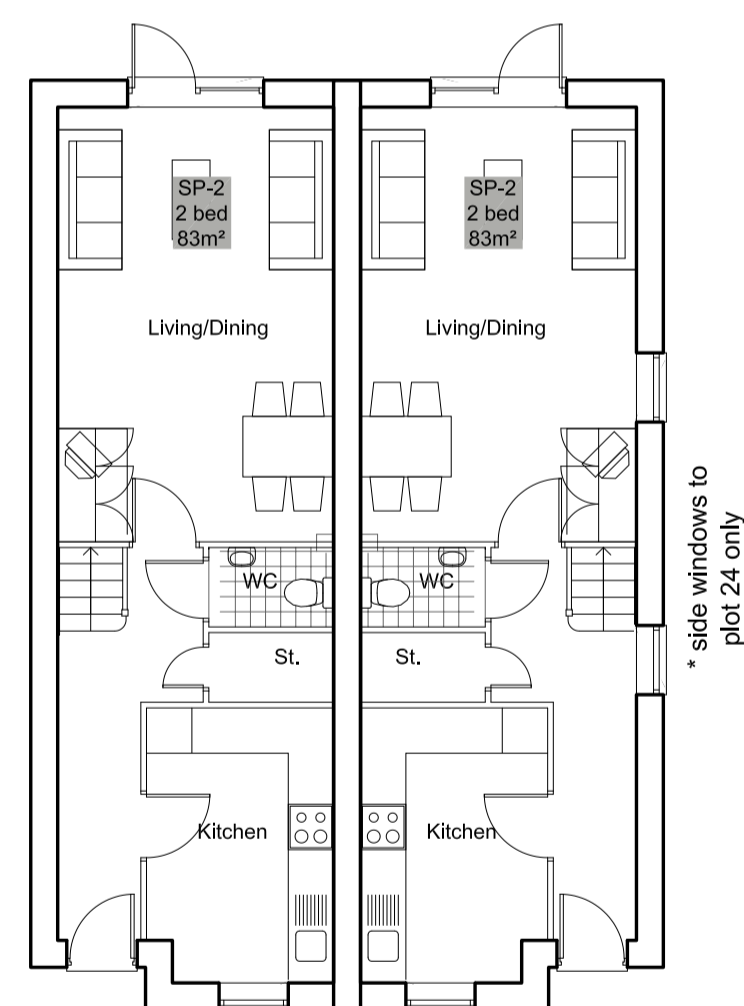
Side Elevation



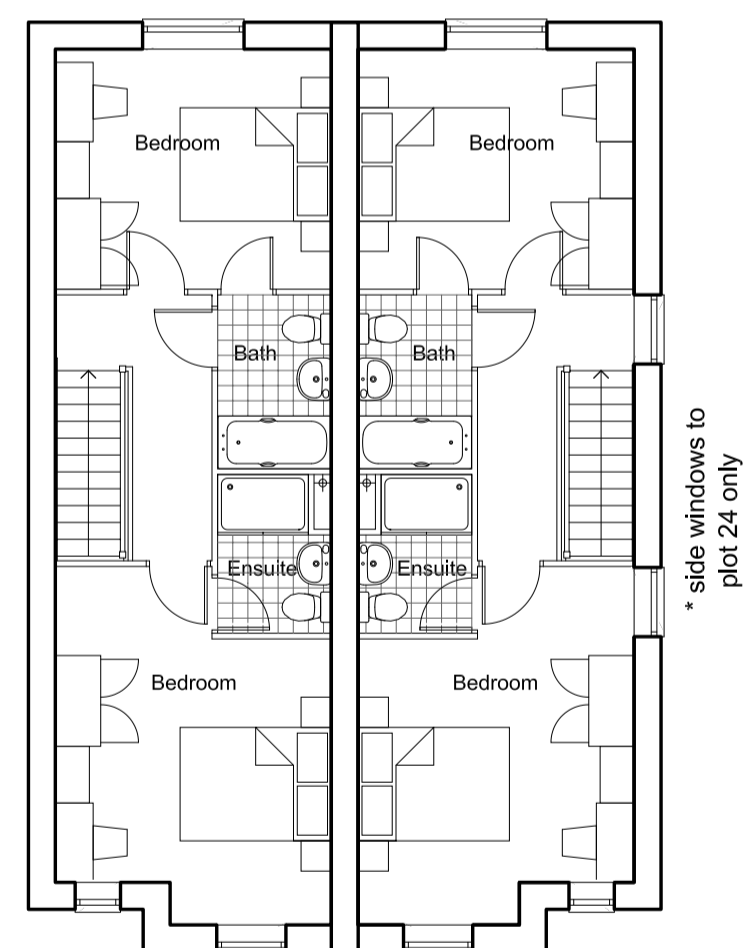
Rear Elevation

**MATERIALS:**

- Brick:
  - B1 - Brown Stock
  - B2 - Yellow Stock
- Reconstituted stone features
- Render:
  - R1 - White
  - R2 - Rose
- Cladding: Eternit Weatherboard or similar
- C1- Blue/Grey
- Roofs: Slate grey concrete tile
- Windows: White UPVC
- Juliette balconies - dark grey metal railing
- Refuse & Cycle stores: timber
- Pergola over parking: timber



Ground Floor



First Floor

\* side windows to plot 24 only

\* side windows to plot 24 only



Front Elevation  
plots 24, 25 - rose render R2  
plots 26, 27 - white render R1



Side Elevation - South  
\* windows to plot 25 only



Rear Elevation



Side Elevation - North

Rev.B (12.03.2012) - one dwelling removed, plot numbers revised to match  
Rev.A (09.02.2012) - internal area increased, plans and elevations revised to match greater footprint

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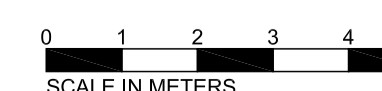
Moor Lane  
Staines  
Plots 17-18 & 24-27

Scale 1:100 @ A1 / 1:200 @ A3  
Date October 2011  
Drawn ML

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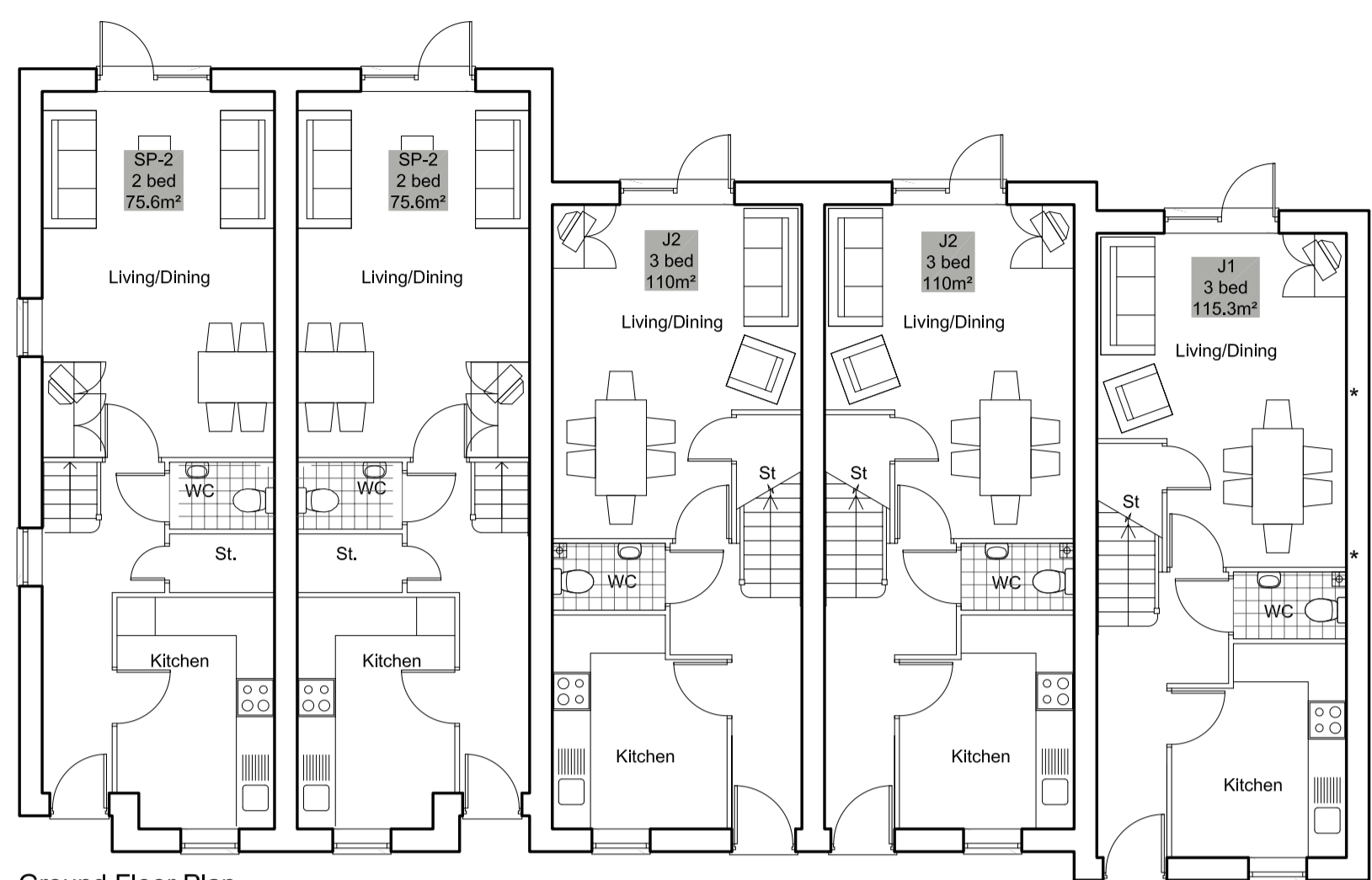
Drawing No. Revision

FNH392/P/313 B

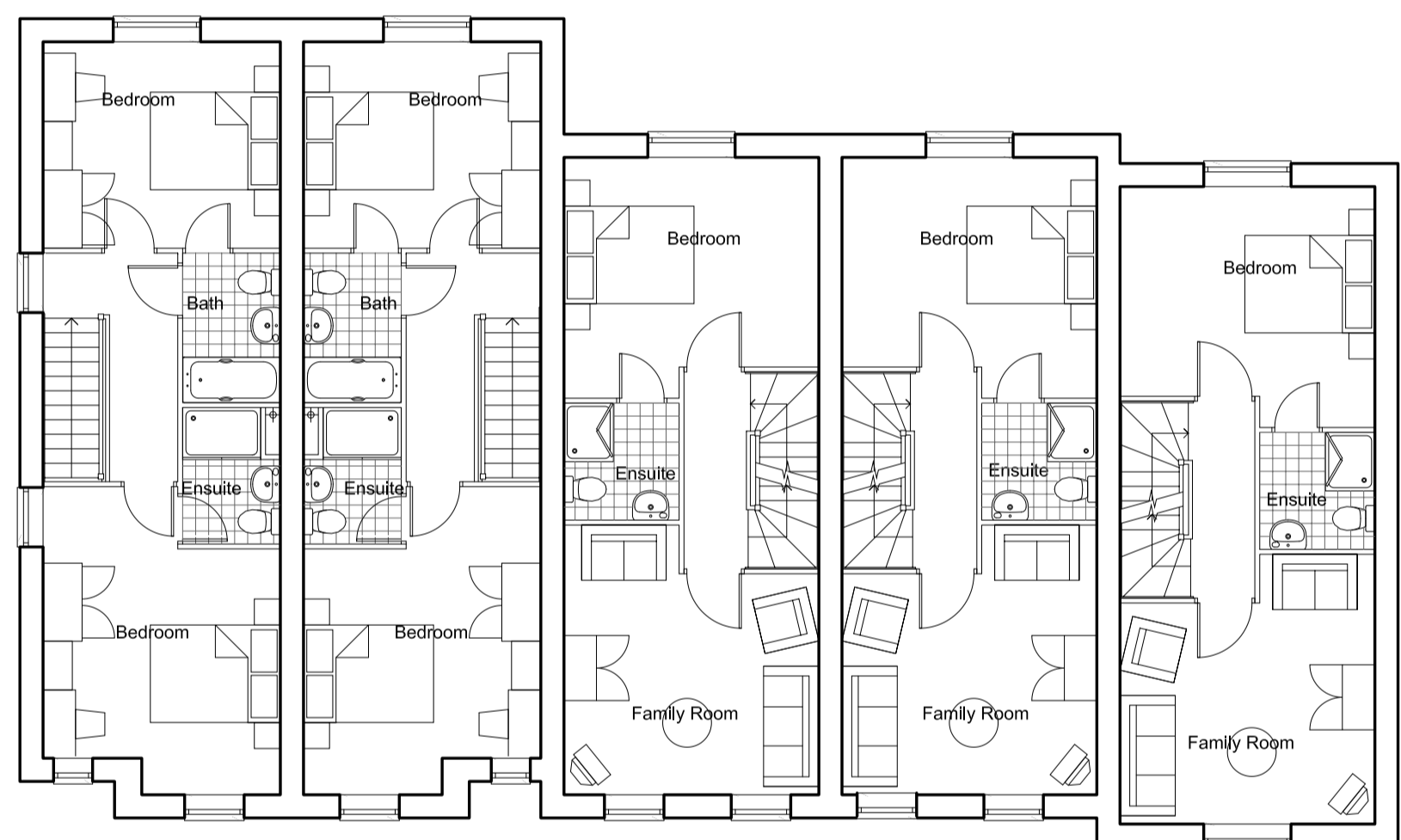




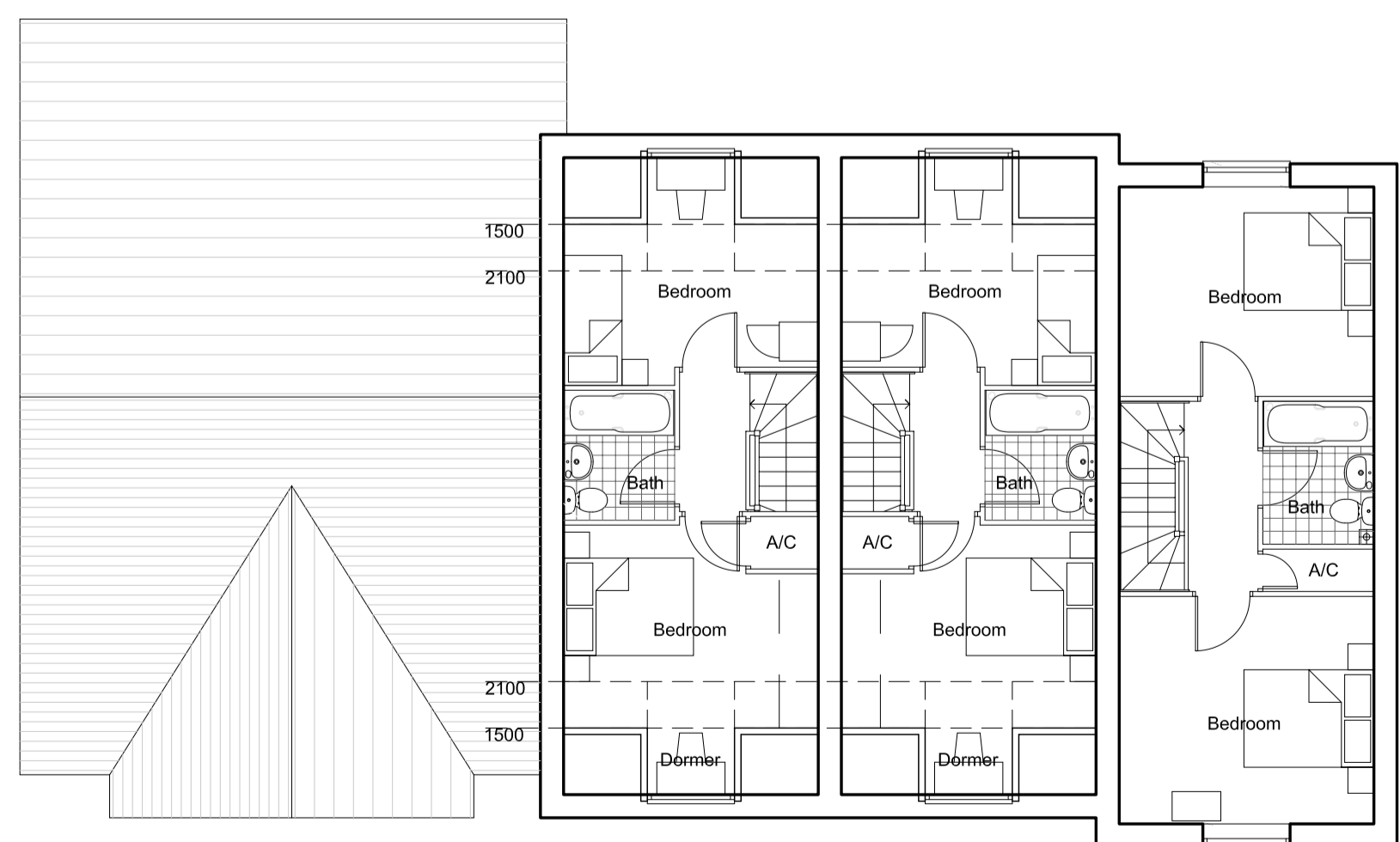
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Ground Floor Plan



First Floor Plan



Second Floor Plan



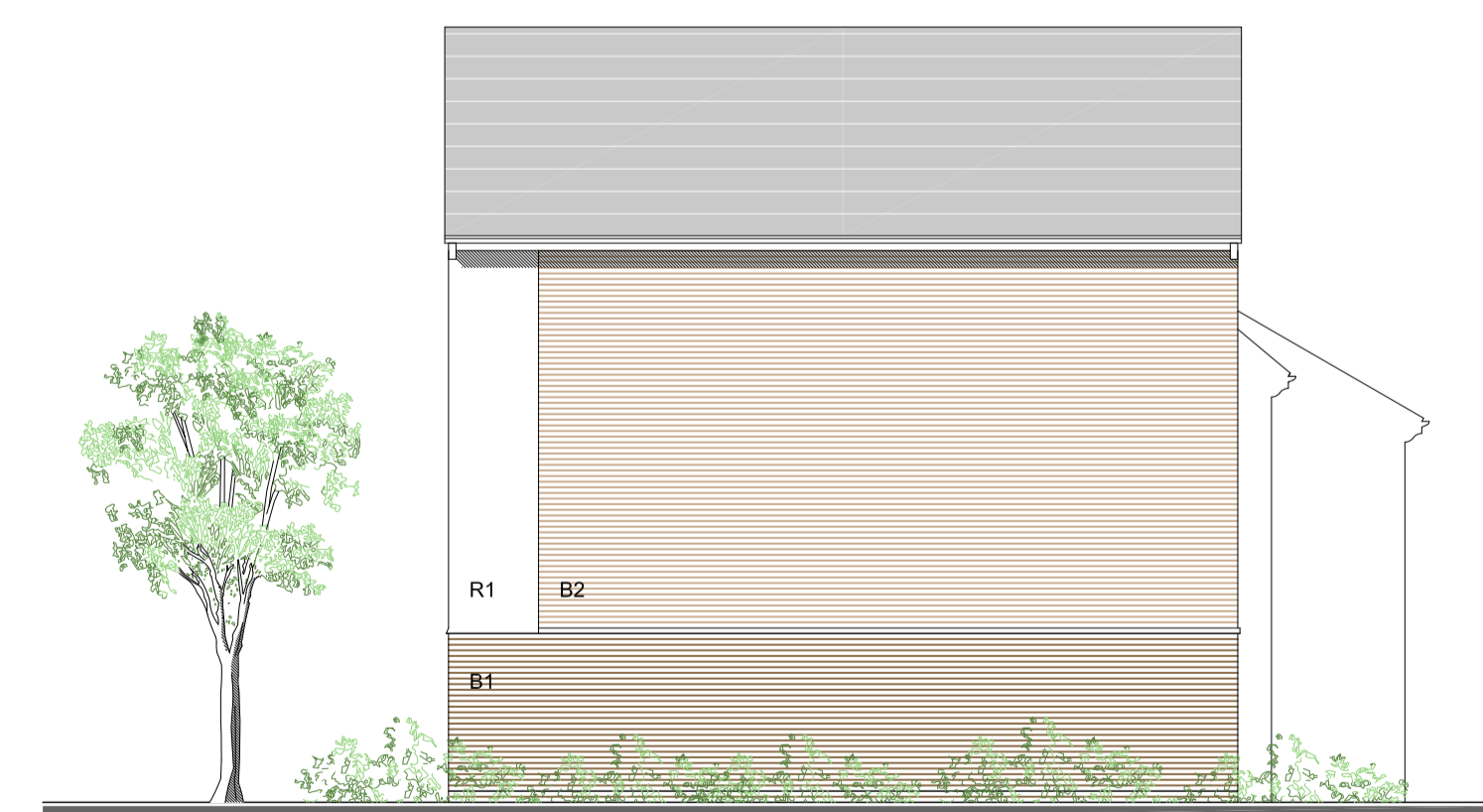
Front Elevation



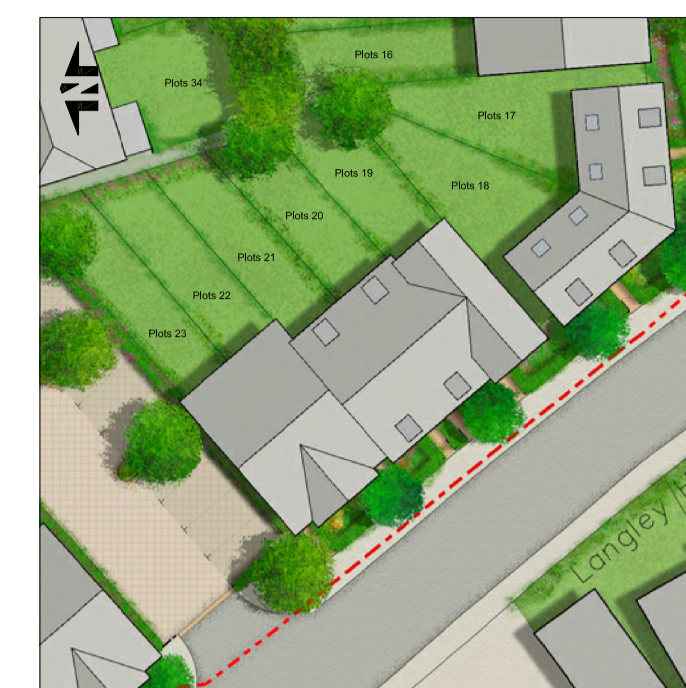
Rear Elevation



Side Elevation - South



Side Elevation - North



Roof Plan - 1:500 @ A1, 1:1000 @ A3

**MATERIALS:**

- Brick:
  - B1 - Brown Stock
  - B2 - Yellow Stock
- Reconstituted stone features
- Render:
  - R1 - White
  - R2 - Rose
- Cladding: Eternit Weatherboard or similar
- C1 - Blue/Grey
- Roofs: Slate grey concrete tile
- Windows: White UPVC
- Juliette balconies - dark grey metal railing
- Refuse & Cycle stores: timber
- Pergola over parking: timber

Rev.B (12.03.2012) - one dwelling removed, plot numbers revised to match  
 Rev.A (09.02.2012) - plots 23 and 24: internal area increased, plans and elevations revised to match greater footprint

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Moor Lane  
 Staines  
 Plots 19-23

Scale 1:100 @ A1 / 1:200 @ A3

Date October 2011

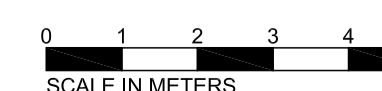
Drawn ML

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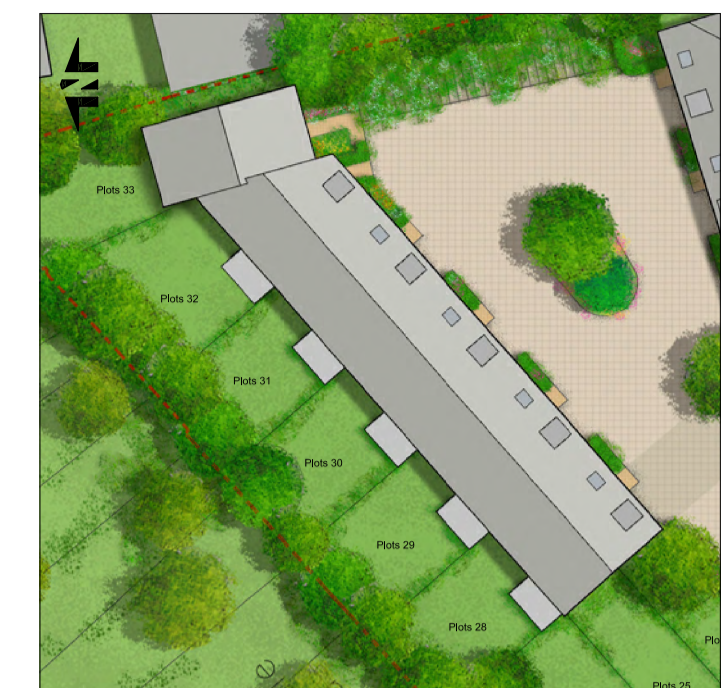
Drawing No. Revision

FNH392/P/314 B





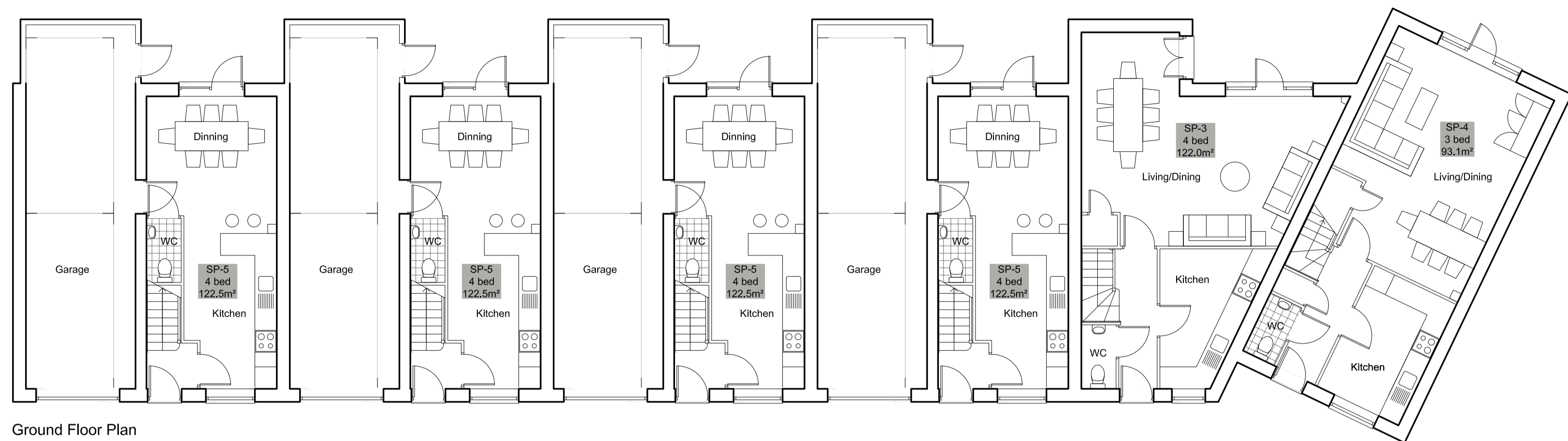
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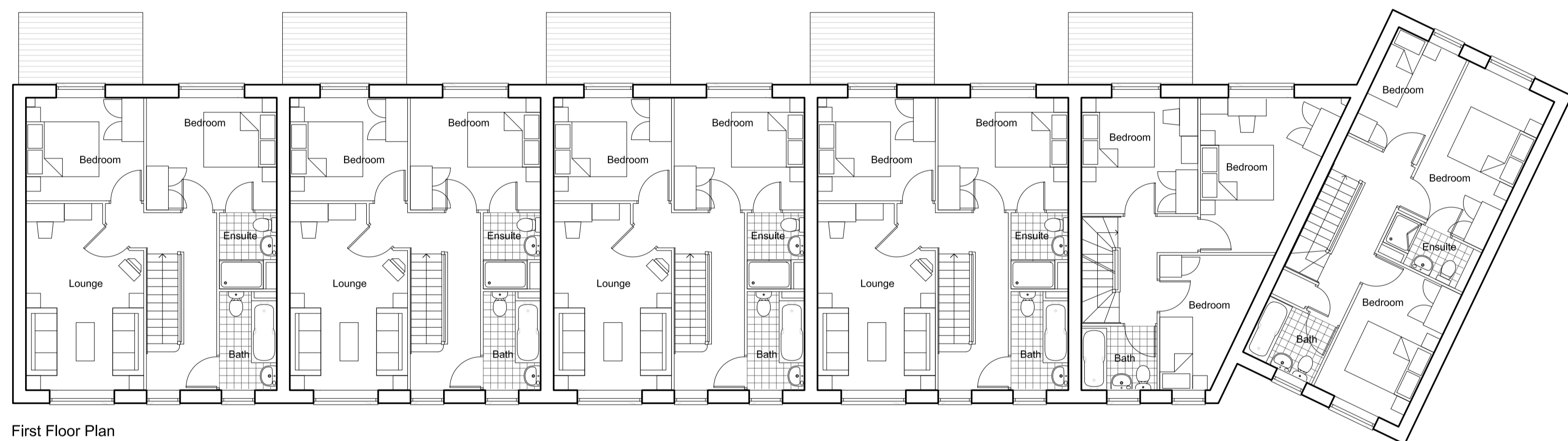
Roof Plan - 1:500 @ A1, 1:1000 @ A3

**MATERIALS:**

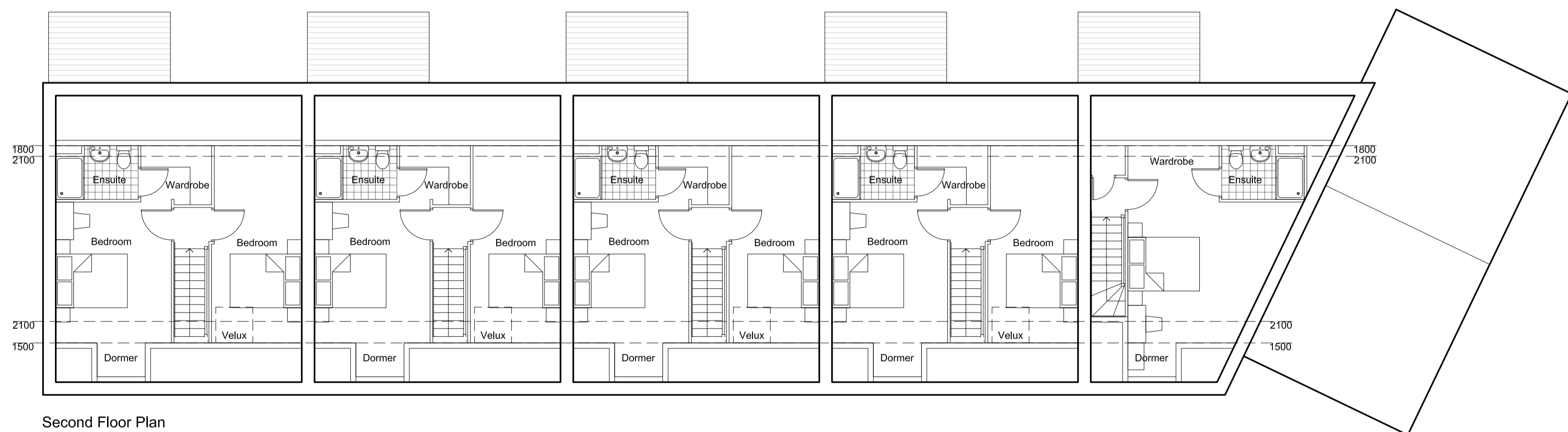
- Brick:
  - B1 - Brown Stock
  - B2 - Yellow Stock
- Reconstituted stone features
- Render:
  - R1 - White
  - R2 - Rose
- Cladding: Eternit Weatherboard or similar
- C1 - Blue/Grey
- Roofs: Slate grey concrete tile
- Windows: White UPVC
- Juliette balconies - dark grey metal railing
- Refuse & Cycle stores: timber
- Pergola over parking: timber



Ground Floor Plan



First Floor Plan



Second Floor Plan

Rev.B (12.03.2012) - one dwelling removed, plot numbers revised to match  
 Rev.A (09.02.2012) - plot 33 and 34 revised, elevations to plots 29-32 amended

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Moor Lane  
 Staines  
 Plots 28-33 Plans

Scale 1:100 @ A1 / 1:200 @ A3

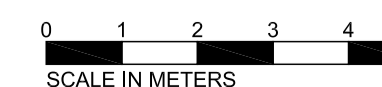
Date October 2011

Drawn ML

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Drawing No. Revision

FNH392/P/315 B





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Roof Plan - 1:500 @ A1, 1:1000 @ A3



Plots 28-32 Front Elevation

**MATERIALS:**

- Brick:
  - B1 - Brown Stock
  - B2 - Yellow Stock
- Reconstituted stone features
- Render:
  - R1 - White
  - R2 - Rose
- Cladding: Eternit Weatherboard or similar
  - C1 - Blue/Grey
- Roofs: Slate grey concrete tile
- Windows: White UPVC
- Juliette balconies - dark grey metal railing
- Refuse & Cycle stores: timber
- Pergola over parking: timber

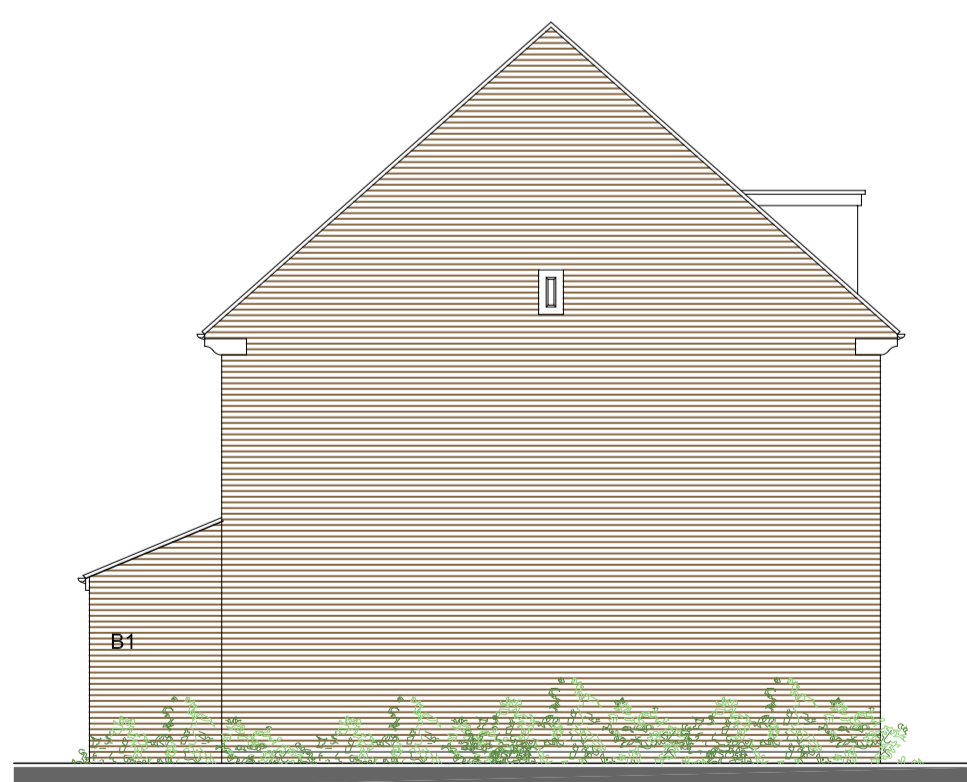


Plots 28-32 Rear Elevation

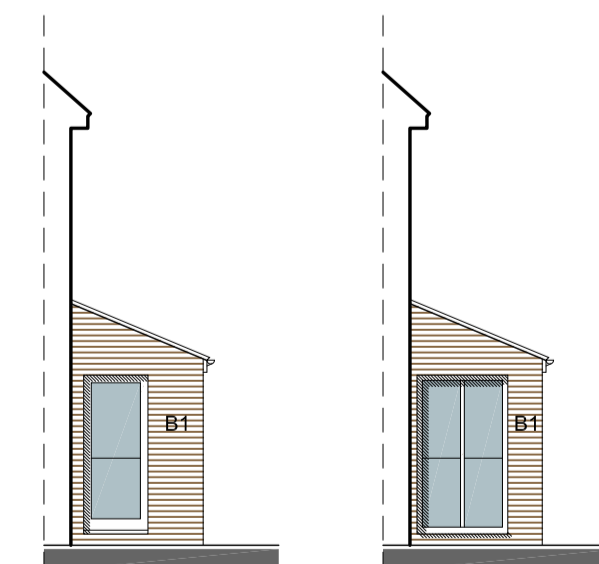


Plot 33 Front Elevation

Plot 33 Rear Elevation



Plots 28-32 Side Elevation



Plots 28-31 Side Elevation (Internal)

Plots 32 Side Elevation (Internal)



Plot 33 Side Elevation

Rev.B (12.03.2012) - one dwelling removed, plot numbers revised to match  
 Rev.A (09.02.2012) - plot 33 and 34 revised, elevations to plots 29-32 amended

**Fairview**  
 NEW HOMES Ltd.

Moor Lane  
 Staines  
 Plots 28-33 Elevation

Scale 1:100 @ A1 / 1:200 @ A3

Date October 2011

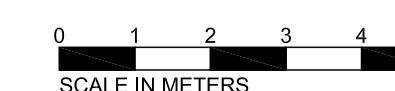
Drawn ML

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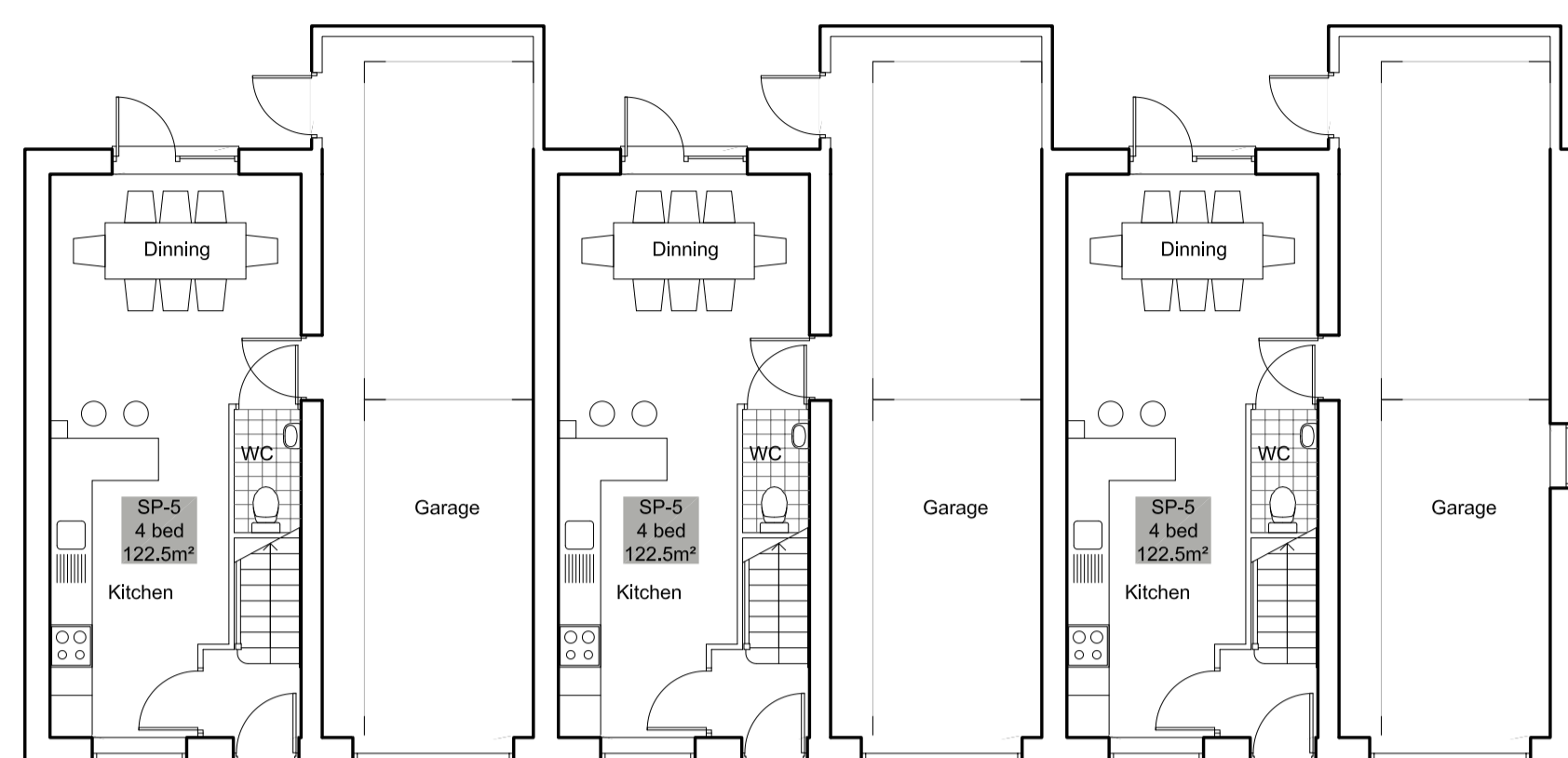
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Roof Plan - 1:500 @ A1, 1:1000 @ A3

**MATERIALS:**

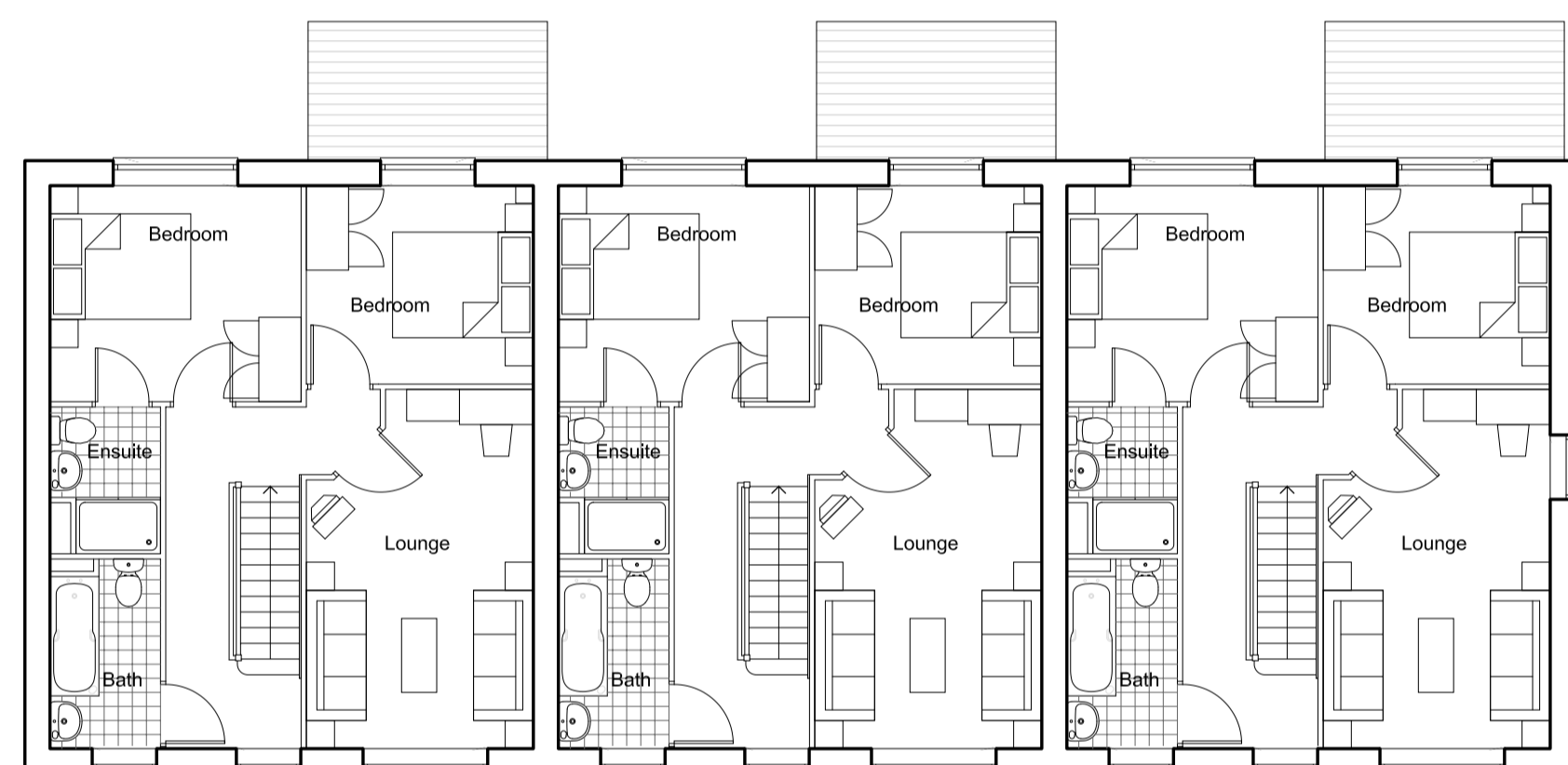
- Brick:
  - B1 - Brown Stock
  - B2 - Yellow Stock
- Reconstituted stone features
- Render:
  - R1 - White
  - R2 - Rose
- Cladding: Eternit Weatherboard or similar
- C1 - Blue/Grey
- Roofs: Slate grey concrete tile
- Windows: White UPVC
- Juliette balconies - dark grey metal railing
- Refuse & Cycle stores: timber
- Pergola over parking: timber



Ground Floor Plan



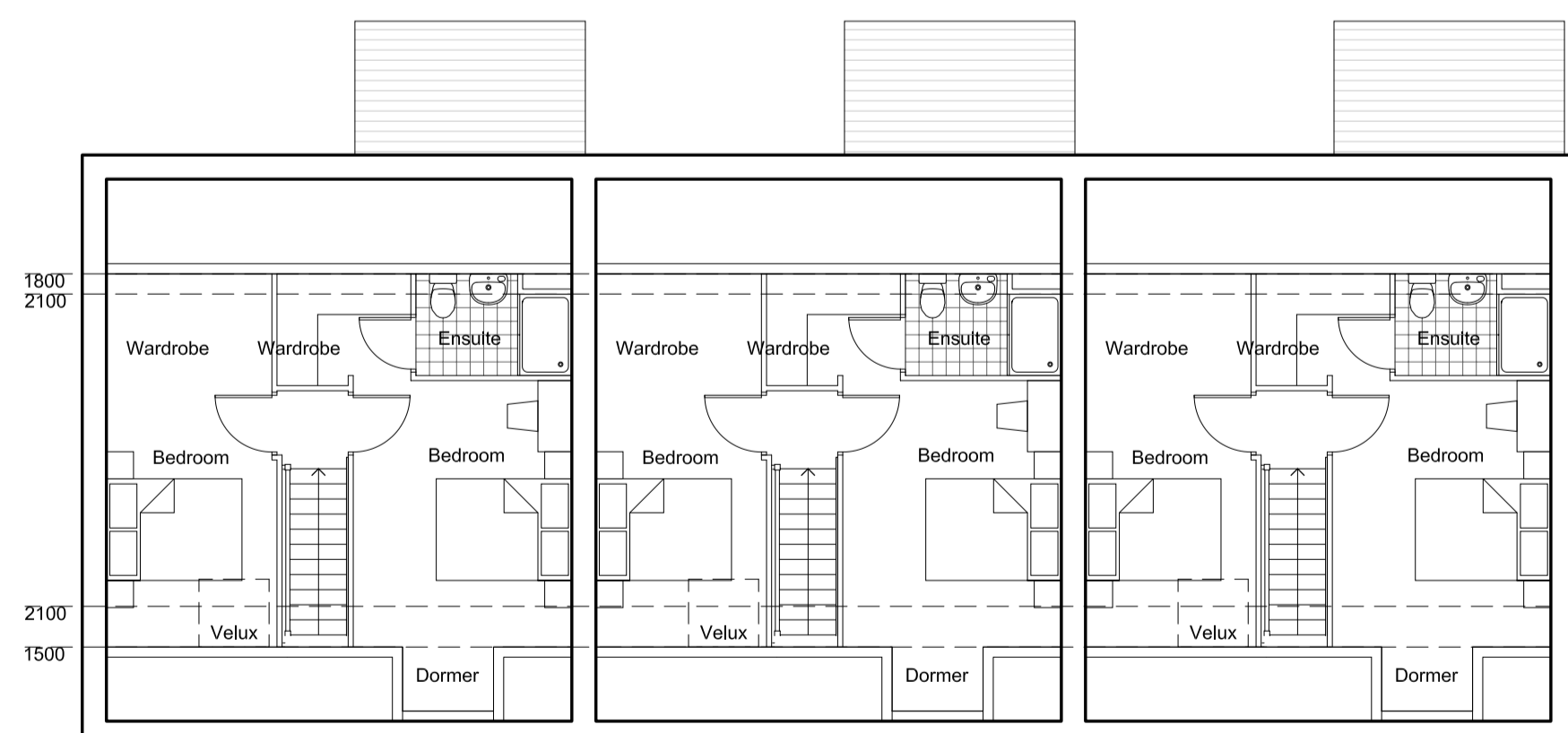
Front Elevation



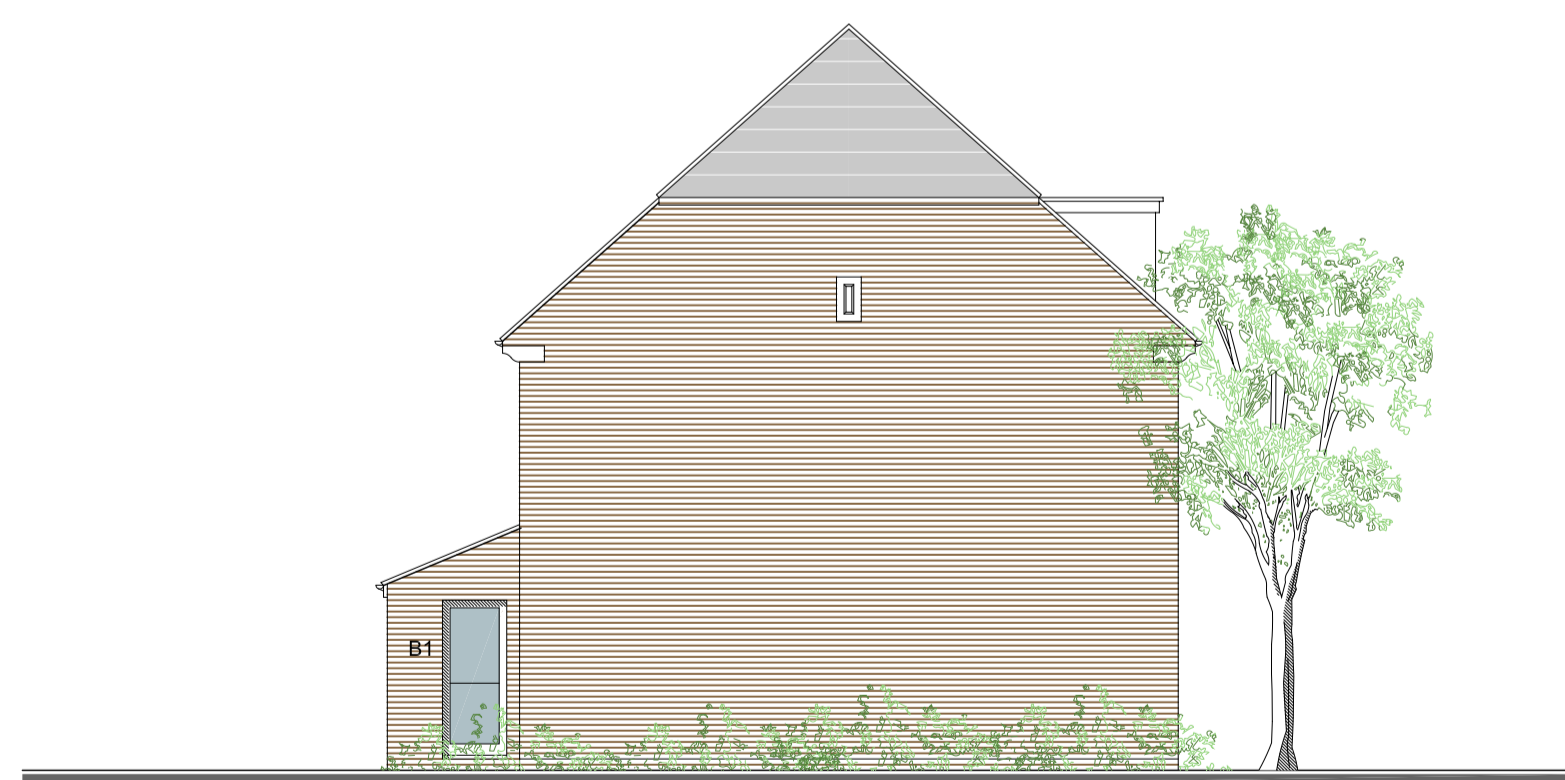
First Floor Plan



Rear Elevation



Second Floor Plan



Side Elevation - West



Side Elevation - East  
(frosted glass windows)

Rev.B (12.03.2012) - one dwelling removed, plot numbers revised to match  
 Rev.A (09.02.2012) - half hipped roofs introduced, elevations amended

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**NEW HOMES Ltd.**

Moor Lane  
 Staines  
 Plots 34-36

Scale 1:100 @ A1 / 1:200 @ A3  
 Date October 2011  
 Drawn ML

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Drawing No. FNH392/P/317 Revision B

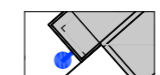




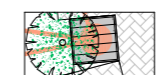
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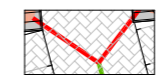
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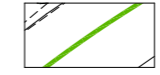
Location of private bins and route for residents to put bins for collection (max.30m)



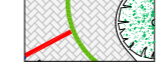
Location of communal refuse stores and route from associated dwellings (max. 30m)



Route for refuse collection (max.5m)



Route of refuse vehicle



No parking in this area to enable refuse vehicles to enter, turn and exit in forward gear.

**Refuse Strategy:**

2x 240 litres  
 1x 23 litres for food waste

Refuse storage points within 30m of associated dwelling entrance and/or refuse collection point.

Bins located in rear gardens to be placed within 5m of the refuse vehicle route on collection day.

Rev.A (12.03.2012) - plots 1-12 revised (block of flats one unit removed, plot numbers revised to match)

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Jewson Warehouse  
 Moor Lane, Staines  
 Refuse Strategy

Scale 1:500 @ A3  
 Date October 2011  
 Drawn ML

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Drawing No. FNH392/P/340  
 Revision A

C:\FNH392 Jewson Moor Lane\7. Schemes\FNH392\_PP\_303\_B\_layout.dwg