

Planning Committee

16 October 2019



Application No.	19/01029/FUL		
Site Address	Harper House, 29 – 31 Fordbridge Road, Ashford		
Applicant	Knowle Green Estates		
Proposal	Demolition of existing buildings and erection of a new building with 3 floors of accommodation to provide 20 units of emergency temporary accommodation for homeless households, together with associated plant room, car parking, bin store, and other associated facilities.		
Case Officer	Paul Tomson		
Ward	Ashford Town		
Called-in	N/A		
Application Dates	Valid: 24/07/2019	Expiry: 23/10/2019	Target: Under 13 weeks
Executive Summary	<p>The proposal involves the demolition of the existing buildings and the erection of a new building to provide 20 no. units of emergency temporary accommodation for homeless households. The building will front Fordbridge Road and flank onto Chesterfield Road. The proposed use and the number of units on the site will be the same as existing. However, the proposed facilities will be much improved on the existing situation and will accord with modern standards. The current outbuildings located towards the rear of the site which are used as two self-contained units will be removed and replaced with amenity space</p> <p>It is considered that the proposed building in terms of its design, scale and location, will have sufficient regard to the character of the area and meets the requirements of Policy EN1 of the Core Strategy and Policies DPD. The new building will be in a similar location to the existing one and it is considered that the relationship with neighbouring residential properties will be acceptable. The removal of the existing outbuilding at the rear will be an improvement. The proposed parking provision will be slightly greater than existing (7 proposed compared to 5 existing). The County Highway Authority has raised no objection to the proposed parking provision or the impact on the adjacent highways.</p>		
Recommended Decision	This planning application is recommended for approval subject to conditions and a legal agreement set out at Paragraph 8 of the Report.		

MAIN REPORT

1. Development Plan

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

- LO1 (Flooding)
- HO1 (Providing for New Housing Development)
- HO3 (Affordable Housing)
- EN1 (Design of New Development)
- EN3 (Air Quality)
- CC1 (Renewable Energy, Energy Conservation and Sustainable Construction)
- CC2 (Sustainable Travel)
- CC3 (Parking Provision)

2. Relevant Planning History

2.1 The site has the following planning history:

99/00680/FUL	Change of use from residential care home to 10 no. self-contained flats for homeless persons comprising 2 no. 1-bedroom, 6 no. 2-bedroom and 2 no. 3-bedroom flats. Provision of 17 parking spaces	Refused 02/02/2000
00/00127/FUL	Change of use from residential care home to 10 no. self-contained flats for homeless persons comprising 2 no. 1-bedroom, 6 no. 2-bedroom and 2 no. 3-bedroom flats. Provision of 10 parking spaces. (Officer Note: this scheme was not implemented)	Appeal Against Non-deter- mination Allowed 02/11/2000
00/00840/FUL	Change of use of premises from elderly persons care home to a hostel for the homeless together with ancillary parking spaces at the front and rear for 11 cars.	Refused 31/01/2001 Appeal Allowed 07/08/2001
16/01120/CLD	Application for a Certificate of Lawfulness for the existing use as 20 no. self-contained residential units, including 2 units within a single storey building located to the rear of site	Certificate Granted 21/10/2016

3. Description of Current Proposal

3.1 The application relates to Harper Home, 29 – 31 Fordbridge Road in Ashford, which is a site located on the corner of Fordbridge Road and Chesterfield

Road. It comprises a part 2-storey/part 2 ½ storey building fronting Fordbridge Road. It also includes a single storey building at the western end of the site, to the rear of 2A and 2 Chesterfield Road. There is a parking area at the front of the site. There is also a vehicular access off Chesterfield Road. The surrounding area is residential in character.

- 3.2 In 2001 planning permission was granted on appeal for the change of use from an elderly care home to a hostel for the homeless (00/00840/FUL). A condition was imposed on that planning permission restricting the number of residents to a maximum of 51. Whilst the site continues to be occupied by homeless persons including families the internal layout has been altered over the last 15 years to make the individual accommodation units more self-contained. Furthermore, 2 self-contained residential units exist in the single storey building located at the rear of the site. Consequently, the site comprises 20 self-contained residential units and none of the hostel facilities (e.g. shared rooms) exist. An application for a Certificate of Lawfulness for the existing use of the property as 20 no. self-contained residential units was granted on the 21 October 2016.
- 3.3 The proposal involves the demolition of the existing buildings and the erection of a new building with 3 floors of accommodation to provide 20 no. units of emergency temporary accommodation for homeless households, together with associated plant room, car parking, bin store and other associated facilities. The new building will measure 29.4m in width, between 11.7m – 18m in depth, and up to 10.66m in height. Its exterior will be faced in a mix of brickwork, coloured render and clay roof tiles. The second floor units will appear as accommodation within the roof space with the rooms served by dormers and windows in the gables. A total of 7 no. off-street parking spaces will be provided (2 at the front and 5 at the rear). The existing outbuilding located at the rear will be demolished and this part of the site will be laid out as amenity space.
- 3.4 The proposed number of units will be the same as existing (20). Moreover, the proposed use of the building will be the same. In terms of the unit mix, there will be 2 no. 2-bed x 4 person, 10 no. 2-bed x 3 person, and 8 no. 1 bed x 2 person units. The applicant states that the existing building requires a high level of ongoing maintenance in its existing state and the layout of the building presents access issues to residents with mobility needs. Additionally, there is not enough space within the existing building for welfare facilities or on-site staff to be based there for more than a couple of hours at a time. As a result, they have to have ‘floating’ management and support arrangements in place, where the provider is based elsewhere. The proposed development will provide a purpose built staff office with toilet, together with parking. They want to ensure that they are offering homeless families a temporary home which is safe, secure and provides the best opportunity for them to move-on to settled accommodation.
- 3.5 The proposed site layout plan and Fordbridge Road street scene elevation are attached as an Appendix.

4. Consultations

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

Consultee	Comment
County Highway Authority	No objection subject to conditions.
Environmental Health (Pollution)	No objection subject to conditions.
Environmental Health (Noise)	No objection subject to conditions.
Crime Prevention Officer	Has made various security related comments. Requests a condition to be imposed requiring the development to achieve the 'Secured by Design' award. (Officer note: an informative is usually added to any acceptable scheme)
Environment Agency	No comments
Lead Local Flood Authority (Surrey County Council)	No objection subject to conditions
Sustainability Officer	No objection to the renewable energy facilities (photovoltaic solar panels)
Group Head – Neighbourhood Services	No objection
Surrey Wildlife Trust	No objection
Thames Water	No objection subject to an informative.

5. Public Consultation

5.1 17 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 15 letters of representations have been received, including a response from Spelthorne Committee for Access Now (SCAN). Reasons for objecting include:-

- Insufficient consultation
- Overdevelopment of the site
- The proposed building is too close to neighbouring properties
- Overcrowding of the neighbourhood. Concentration of homeless people.
- Concern about the amenity space and play area for children.
- Concern about how the site will be managed.
- Parking
- The design is out of character
- Noise
- Loss of privacy/overlooking
- Disruption during construction
- Concern about rubbish in the street
- Concern about security and safety.
- Disabled access issues
- Impact on local services
- Air quality
- Impact on highway safety

6. Planning Issues

- Principle
- Design and appearance
- Impact on neighbouring properties
- Amenity for future occupiers of the development
- Amenity space
- Parking provision/highway issues
- Flooding
- Ecology

7. Planning Considerations

Principle

- 7.1 The site is located within the urban area and comprises 20 no. units of emergency temporary accommodation for homeless households. The proposal to demolish the existing buildings and erect a new building providing the same number of units, and the same type of accommodation, is considered acceptable in principle.

Design and Appearance

- 7.2 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.
- 7.3 This area of Fordbridge Road and Chesterfield Road is characterised mainly by semi-detached and detached two-storey dwellings. Many of the houses have hipped roof designs with gable features fronting the road. They are faced in a mix of brickwork, painted render or pebbledash, and most have clay roof tiles. Some of the properties have mock-Tudor timber detailing. With regard to Harper House itself, viewed from Fordbridge Road the existing building is part two-storey and part “2 ½ storey” in scale. It is mainly faced in white render with clay roof tiles.
- 7.4 It is considered that the proposed building has sufficient regard to the character of the area and complies with the requirements of Policy EN1. Viewed from the street, the new development will be 2 ½ storeys in scale with the windows of the second floor accommodation provided within a number of gables. The proposed height will be similar to the existing building, and only slightly higher than the existing two-storey houses in the street. Whilst the proposed building will have a large central flat roof area, this will be recessed down from the ridge, will be screened by the sloping roof, and will not be readily visible from outside the site. The building will be faced in a mix of brickwork, coloured render and clay roof tiles, which will reflect the character of existing materials in the area. The front elevation will be set back from

Fordbridge Road by a similar distance to the neighbouring houses and therefore respect the existing building line.

Impact on Neighbouring Properties

- 7.5 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.
- 7.6 It is considered that the proposal will have an acceptable relationship with neighbouring residential properties and meets the requirements of Policy EN1b. The scale and location of the new building will be similar to the existing building, and consequently the impact on neighbouring properties will be similar. With regard to 33 Fordbridge Road, the proposed south-western side elevation of the new building will be set-in from the side boundary by 1.2 metres and the roof will slope away from the neighbouring property. It is relevant to note that the existing building is built on the boundary with No. 33 and consequently, the proposed 1.2 metre set-in represents an improvement. The proposal will not break a 45 degree horizontal or vertical line as stipulated in the Council's Supplementary Planning Document (SPD) on the Design of Residential Extensions and New Residential Development 2011 in relation to surrounding properties. Accordingly, it is not considered the proposal will be overbearing or cause a harmful loss of light in relation 33 Fordbridge Road. With regard to 2 Chesterfield Road, there will be a separation distance of at least 29 metres between the proposed main rear elevation and the rear boundary, which is well in excess of the minimum 'back to boundary' separation distance stipulated in the SPD.
- 7.7 With regard to 2A Chesterfield Road, there will be a gap of 4.35 metres between the north-western elevation of the proposed rear wing and the boundary with the neighbouring property. The distance between the rear wing and the south-eastern side elevation of No. 2A is 11.5 metres. The proposed north-western elevation of the rear wing has been designed so that there are no main windows (only high level roof lights), with the principal windows to the habitable rooms provided in the north-eastern Chesterfield Road elevation, or in the south-western side elevation. In terms of the main rear elevation, the proposed first floor windows will be set back from the side boundary of 2A Chesterfield Road by 11m which complies with the minimum back to boundary distance of 10.5m in the Design SPD. The proposed second floor dormer windows in the main rear elevation are set back 11.4m from the side boundary of 2A. However, given that the dwelling of 2A is set back from its side boundary by some 7.5m and that there are two existing dormers in the rear elevation (albeit further to the south), it is considered that the relationship is acceptable. Consequently, it is considered that the proposed building will not have an overbearing impact, nor cause adverse overlooking, and the relationship with No. 2A is considered acceptable. It is also considered that the relationship with 25 Fordbridge Road, and the properties located on the other side of Fordbridge Road will be acceptable.

Unit Size

- 7.8 The National Technical Housing Standards - nationally described space standards (NTHS) provides for internal space within new dwellings at a defined level of occupancy. The Council also has its own standards, detailed in Appendix 4 of the Design of Residential Extensions and New Residential Development SPD, which reflect the NTHS.
- 7.9 The proposed unit sizes vary between 23 square metres for some of the 1-bed 2 person units, to 54 square metres for the largest of the 2-bed 4 person units. In comparison, the NTHS stipulates a minimum dwelling size of 50 square metres for a 1-bed 2 person unit, whilst the minimum standard for a 2-bed 4 person unit is 70 square metres.
- 7.10 Although the proposed unit sizes are substantially below the minimum dwelling size standard in the NTHS (and SPD), it is considered that there are clear planning reasons for justifying their sizes in this particular case. It is important to recognise that the proposed units are not dwellings to be occupied on a permanent basis and consequently, the standards in the NTHS and SPD are not directly relevant to this proposal. Rather, the units will be occupied as emergency temporary accommodation for homeless households. The occupants stay for a relatively short period of time (the average stay is 14 weeks) before moving on to longer term accommodation on a more permanent basis. Given the temporary nature of the occupants and the units are not be used as a permanent place of residence, it is considered that the proposed unit sizes are acceptable. The applicant has confirmed that the units comply with Spelthorne's House in Multiple Occupation (HMO) standards, which is considered to be a more suitable criteria in this particular case, although it should be noted that the proposal is not an HMO. Moreover, the proposal will provide the same number and type of units as existing, but will be of a modern and substantially better standard. In 2016 a Certificate of Lawfulness was granted for the existing use of the building as 20 dwellings (Use Class C3). It is considered that the Certificate of Lawfulness is a material consideration in favour of the current planning application. It is recommended that planning permission is granted subject to a legal agreement to ensure that the development is used for emergency temporary accommodation for homeless households in perpetuity.

Amenity Space

- 7.11 In terms of amenity space, an area of communal garden space is to be provided towards the rear of the site, behind the new parking area. Further areas of amenity space are to be provided immediately to the rear of the building. Whilst the proposed development is not for permanent dwellings, the proposed amenity space will nevertheless comply with the Council's minimum amenity space standards (275 square metres) for a scheme of 20 dwellings. The size and standard of amenity space is considered to be a substantial improvement on the existing arrangement at the site, which comprises a hard-surfaced patio area between the rear of the building and the existing outbuilding. Accordingly, the proposed amenity space is considered acceptable

Parking Provision/Highway Issues

- 7.12 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).
- 7.13 The Council's Parking Standards do not have a specific minimum standard for this particular type of use (emergency temporary accommodation units for homeless households). However, as a guide, the minimum standard for affordable housing units is 1 space per 1-bed and 1.25 spaces per 2-bed units, which would constitute an overall minimum standard of 23 spaces for a scheme of this size. It is relevant to note that there are only 5 car parking spaces on the existing site which serves the existing 20 units.
- 7.14 The proposed parking provision is 7 spaces, which includes 2 no. disabled parking spaces. Whilst this represents a shortfall of 16 spaces compared to the parking standard for affordable units, it is not considered a refusal could be justified on parking grounds. The proposed use and number of units is the same as existing and the demand for parking will therefore be similar. The proposed development will have 2 more spaces on the site compared to the existing, which is a slight improvement. Moreover, the site is located a short walk (250 metres away) from Ashford town centre and its shops and services. It is also within walking distance of the train station, which provides regular connections to London, Weybridge and Windsor. In addition, the site is close to local bus routes. The County Highway Authority was consulted and has responded raising no objection on parking grounds.
- 7.15 With regard to highway safety issues, the County Highway Authority has raised no objection subject to the imposition of conditions. It is relevant to note that the vehicle entrance to the front of the site will be similar in location and size to the existing one. The access onto Chesterfield Road will be in the same location as the existing access.

Flooding

- 7.16 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 1,000sqm of non-residential development or more, to be supported by an appropriate Flood Risk Assessment (FRA).
- 7.17 The application site is located in Flood Zone 1, which has a low probability with less than 1 in 100 year chance of flooding. The applicant has submitted a FRA, which includes details of a sustainable drainage scheme (SuDS). It is relevant to note that virtually the entire existing site is covered with buildings and hardstanding, whilst the proposed development will involve the creation of

new areas of soft landscaping to the front and rear of the building. Whilst the Environment Agency was consulted on the application, they have declined to comment on the scheme given its location in Zone 1. The Lead Local Flood Authority (Surrey County Council) was separately consulted and has raised no objection to the proposal subject to the imposition of conditions. Accordingly, the proposed impact on flooding is considered acceptable.

Ecology

- 7.18 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.
- 7.19 A bat survey has been submitted with the planning application. The survey revealed that a single Common Pipistrelle bat was present within the hanging tiles on a former lift shaft in the centre of the roofs of the building. As the proposal involves the demolition of the existing building, the applicant will need to separately apply for a licence from Natural England guided by a licensed bat worker. This together with the proposed mitigation measures are recommended in the bat survey. The Surrey Wildlife Trust was consulted and has raised no objection. A condition is to be imposed requiring the applicant to carry out the necessary mitigation measures. A condition is also to be imposed requiring the provision of new bat and bird boxes to be installed to encourage wildlife on the site. Subject to these conditions, the impact on ecology is considered acceptable.

Other Matters

- 7.20 The applicant is proposing a bin store to be located in the south-western corner of the site on the Fordbridge Road frontage. The bin store will be capable of holding a total of 8 no. communal 1,100 litre bins, which is considered sufficient for a scheme of this size. Accordingly, the proposed bin store is considered acceptable.
- 7.21 The Council's Sustainability Officer has raised no objection to the renewable energy facilities (photovoltaic solar panels).
- 7.22 With regard to the Crime Prevention Officer's comments, I do not consider it is appropriate to impose a condition, as requested, relating to "Secured by Design". Many of the requirements are very detailed (e.g. type of laminated glazing), elements which are not normally covered and enforced under the planning regulations. However, a copy of the officer's response has been forwarded to the applicant and it is proposed to add a relevant informative to the decision notice (see below). In addition, a condition is to be imposed requiring an external lighting scheme to be implemented, partly for security purposes
- 7.23 With regard to the comments by SCAN about disabled access, the applicant states that the principal entrance to the development will be level and have a minimum opening width of 1 metre. The rear entrances accessing the amenity space will also be level entry. Two dedicated accessible parking spaces will

be provided at the front of the site. Two of the units on the ground floor will be accessible units comprising a shower and WC suitable for wheelchair users. The proposal will have to comply with the Building Regulations.

- 7.24 The 3 tests set out in paragraph 56 of the NPPF (and Regulation 122-2 & 123 of the CIL Regulations) require legal agreements to be: a) necessary to make the development acceptable in planning terms; b) directly related to the development ; and c) fairly and reasonably related in scale and kind to the development. It is considered that the legal agreement will ensure that the development is used for emergency temporary accommodation for homeless households in perpetuity.

- 7.25 Accordingly, the application is recommended for approval.

8. Recommendation

- 8.1 (A) Subject to the applicant first entering into an appropriate legal agreement to restrict the development use to emergency temporary accommodation for homeless households.

In the event that the legal agreement is not completed

In the event that the legal 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 proposed development is considered to provide substandard size of accommodation that would be harmful to the future occupiers of the building, contrary to Policy EN1 of the Core Strategy and Policies DPD, the Supplementary Planning Document on the Design of New Residential Extensions and New Residential Development 2011, and the Government's Technical Housing Standards – Nationally Described Space Standard March 2015.
- 8.2 (B) 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:
 - 1713-MEB-XX-00-DR-A-3-100; /101; /106 received 24 July 2019.
 - 1713-MEB-XX-01-DR-A-3-101 received 24 July 2019.
 - 1713-MEB-XX-XX-DR-A-3-103; /300; /301; /302; /303; /304; /305; /400 received 24 July 2019.

- 1713-MEB-XX-02-DR-A-3-202 Rev. A received 30 July 2019.
- 1713-MEB-XX-00-DR-A-3-105 Rev. C & 1713-MEB-XX-00-DR-A-4-200 Rev. C received 01 October 2019.

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.

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. No part of the development shall be first occupied unless and until the proposed modified vehicular access to Fordbridge Road has been constructed in accordance with the approved plans, and the redundant dropped kerbs fully reinstated with full height kerbs and footway.

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 2019 and policy CC2 of Spelthorne Borough Council's Core Strategy and Policies Development Plan Document February 2009.

9. The development hereby approved shall not be first occupied until space has been laid out within the site in accordance with the approved plans for

cars to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purpose.

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 2019 and policy CC2 of Spelthorne Borough Council's Core Strategy and Policies Development Plan Document February 2009.

10. The development hereby approved shall not be first occupied unless and until facilities for the secure storage of bicycles have been provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be installed prior to the occupation of the building and thereafter retained.

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

11. That within 3 months of the commencement of any part of the development permitted, or such longer period as may be approved by the Local Planning Authority, facilities shall be provided within the curtilage of the site for the storage of refuse and waste materials in accordance with the approved plans, and thereafter the approved facilities shall be 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.

12. 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.

13. 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.

14. 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.

15. 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

16. The development hereby permitted shall not commence 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) Evidence that the proposed final solution will effectively manage the 1 in 30 & 1 in 100 (+40% allowance for climate change) storm events, during all stages of the development (Pre, Post and during).
- b) 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.).
- c) Details of drainage management responsibilities and maintenance regimes for the drainage system.
- d) 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.

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.

17. 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. This must demonstrate that the drainage system has been constructed as per the agreed scheme (or

detail any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls).

Reason: To ensure the Drainage System is constructed to the National Non-Statutory Technical Standards for SuDS.

18. The rated noise level from any plant, together with any associated ducting shall be 10 dB(A) or more below the lowest relevant measured LA90 (15min) at the nearest noise sensitive premises.

Reason: - To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to plant and machinery.

19. The proposed demolition and construction works shall be carried out in accordance with the Mitigation, Compensation and Enhancements measures set out in the Species Ecological Consultancy Bat Emergence/Re-Entry Surveys & Mitigation Strategy Report July 2019, unless otherwise agreed in writing by the Local Planning Authority.

Reason:- In the interest of preventing harm to wildlife.

20. Prior to the occupation of the building, details of a scheme for external CCTV to be installed on the site shall be submitted to and approved in writing by the Local Planning Authority. The approved CCTV shall be implemented before the occupation of the building and thereafter maintained.

Reason:- In the interest of security.

INFORMATIVES

1. 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.
2. 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.
3. 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 Highways 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 developer's expense.

4. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
5. The developer is advised that as part of the detailed design of the highway works required by the above condition(s), the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
6. Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.
7. 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).

8. 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.
9. If proposed site works affect an Ordinary Watercourse, Surrey County Council as the Lead Local Flood Authority should be contacted to obtain prior written Consent. More details are available on our website.
- If proposed works result in infiltration of surface water to ground within a Source Protection Zone the Environment Agency will require proof of surface water treatment to achieve water quality standards.
- If there are any further queries please contact the Flood Risk Asset, Planning, and Programming team via SUDS@surreycc.gov.uk. Please use our reference number in any future correspondence.
10. The applicant should be mindful to follow best practice when selecting gas-fired boilers. A minimum standard of less than 40mgNO_x/kWh should be met and exhaust gas should be emitted at roof level.
11. The applicant should be mindful to follow best practice dust control measures during demolition, earthworks, and construction to prevent excessive dust emissions.
12. A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into the public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.

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.