

Planning Committee

23 June 2021



Application No.	20/01486/FUL		
Site Address	Spelthorne Leisure Centre, Knowle Green, Staines upon Thames		
Applicant	Spelthorne Borough Council		
Proposal	Construction of a new leisure centre with associated parking, pedestrian access, landscaping and public realm, and the demolition of the existing leisure centre.		
Officers	Paul Tomson/Kelly Walker		
Ward	Staines		
Call in details	N/A		
Application Dates	Valid: 04/12/2020	Expiry: 05/03/2021	Target: Extension of time agreed
Executive Summary	<p>This planning application proposes the erection of a new leisure centre with associated car parking, pedestrian access, landscaping and public realm, and the demolition of the existing leisure centre. It is proposed that the existing leisure centre remains open whilst the new leisure is being constructed. The existing building will be demolished once the new leisure centre is completed.</p> <p>The proposal is considered to be a high quality development that will function well to the overall area, be visually attractive and create a strong sense of place. It will respect and make a positive contribution to the street scene and the character of the surrounding area in Knowle Green. It is considered that the proposal will pay due regard to the scale, height, proportions, building lines of adjoining buildings and land. It is also noted that good quality materials are proposed. The proposal will provide for a community need in terms of the erection of a modern leisure centre with updated facilities to replace the existing one which is out-dated. Although resulting in a loss of open space, the development is for alternative sports and recreational provision, the benefits of which clearly outweighs the loss of the current use. The proposal will have an acceptable impact on the amenity of neighbouring properties and uses, and will be acceptable in regard to highway matters, parking, flooding, drainage, contaminated land, air quality, archaeology, ecology and trees. It is considered that the proposal complies with Policies EN1, EN3, EN4, EN8, LO1, CO1, CC1, CC2 and CC3 of the Core Strategy and Policies DPD 2009 and the principles set out in the NPPF, the National Design Guide, and Policy BE26 of the Saved Local Plan.</p>		

Recommended Decision	The application is recommended for approval.
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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)
- SP5 (Meeting Community Needs)
- CO1 (Providing Community Facilities)
- SP6 (Maintaining and Improving the Environment)
- EN1 (Design of New Development)
- EN3 (Air Quality)
- EN4 (Provision of Open Space and Sport and Recreation Facilities)
- EN8 (Protecting and Improving the Landscape and Biodiversity)
- EN11 (Development and Noise)
- EN13 (Light Pollution)
- 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 It is also considered that the following Saved Local Plan policies are relevant to this proposal:

- BE26 (Archaeology)

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

- SPG on Parking Standards Updated 2011
- SPD on Flooding 2012

- 1.4 The advice contained within the National Planning Policy Framework (NPPF) 2019 is also relevant.

2. Relevant Planning History

- 2.1 The site has the following planning history

Ref. No.	Proposal	Decision and Date
OUT/P1608/5	The erection of a public covered swimming bath and construction of an access road.	Approved 12/05/1964
DE4/88/1127	Refurbishment of existing swimming pool and erection of an extension to provide a sports and leisure centre comprising two halls, three squash courts, changing facilities, entrance mall, and including the construction of an external flume tower, provision of health suite and gymnasium, extension of car park with alterations to access and provision of pedestrian link Council Offices car park.	Approved 08/02/1989

3. Description of Current Proposal

- 3.1 The application site relates to the current Spelthorne Leisure Centre and adjoining area of open land located on the northern side of Knowle Green in Staines. The leisure centre is located on the western part of the application site and there is a car park to the rear. To the front of the site is an existing children's nursery. The remainder of the site is open grassland. All of the site, which comprises approximately 1.74 hectares, is allocated as Protected Urban Open Space in the Core Strategy and Policies DPD 2009.
- 3.2 To the west, north west and south west are existing residential properties. To the east is the Knowle Green Council Offices building and to the north is Staines Preparatory School and Nursery. Immediately to the south of the existing leisure centre is Knowle Green Day Nursery and Pre-School. On the southern side of Knowle Green is Staines Park and a number of community buildings: Knowle Green Medical Centre, Knowle Green Boxing and Kick Boxing Gym, Staines Magistrates Court and Family Court, Staines Probation Office and an Orthodontic Clinic. Further to the south is Riverbridge Primary School.
- 3.3 All of the buildings referred to above are accessed via Knowle Green. Further to the east, Knowle Green road feeds into Kingston Road where bus stops are located on either side of the road close to the road junction. A short distance further to the north on Gresham Road and Kingston Road is the Staines Railway station.

- 3.4 This is a full planning application for the construction of a new leisure centre with associated parking, pedestrian access, landscaping and public realm, and the demolition of the existing leisure centre. The new leisure centre will be positioned to the east of the existing leisure centre on the current open grassed area directly to the west of the Council Offices. The parking for the leisure centre will be located on the current site of the leisure centre and car park on the western side of the site.
- 3.5 The proposed leisure centre will incorporate the following facilities:
- Swimming pool and learner pool;
 - Fitness studios, including spin studios
 - A total of 6-court sports hall suitable for multi-games;
 - 3 squash courts;
 - A soft play area (including a 'clip n climb' climbing wall);
 - Café;
 - Outdoor areas; and
 - 4 floodlit 3G 5-a side football pitches on the roof of the building.
- 3.6 The main entrance to the building will be on the southern side off an entrance plaza close to Knowle Green. Two 1:21 level access approaches and some separate steps will be provided up to the plaza level. The main entrance will be through two sets of automatic sliding doors into a public café/reception area. The lifts to all floors are located to the left of the reception pod. A corridor leads to the main entrance to the wet change areas. The changing area offers a mixture of cubicle sizes, two number group rooms, 4 no. family changing rooms, Changing Places room, unisex WCs and accessible WCs, pre and post-swim shower areas. The pool hall contains 2 distinct pools. A 25m x 8 lane competition pool with step access, a separate 20m x 10m learner pool with moveable floor and a splash pad. To the south of the pool hall is a spa facility for both pool users and fitness users. The pool hall is glazed to the west and south to maximise views. Further along the corridor leads to the separate dry change entrance. A shared vanity area is located at the entry into the male and female dry change, WC and shower facilities are shared with the wet change areas.
- 3.7 Further along the corridor leads to the 6 court sports hall catering for a range of sports including; Badminton, Basketball, 5-a-side, Netball and Volleyball. The sports hall has a central drop down sports curtain. The designated sports wheelchair zone stretches from the entrance area to the sports hall spaces. This space will also host occasional community events although the applicant has advised that occupancy will be capped at 500 persons for fire safety reasons. To the right of the corridor adjacent to the main sports hall are 3 no. Squash Courts and a Multi-use room. Movable walls allow for conversion to a number of uses including 2 no. additional badminton courts or studio spaces.
- 3.8 There is a mezzanine level which largely contains the internal plant room and plant voids zones. The main lift and stair core to the south of the mezzanine accesses directly to an internal roof level café zone with doors opening externally on to the mezzanine level roof. The low level outdoor roof terrace has access to the higher roof deck above the fitness suite via an external stair and platform lift. The applicant has advised that the spaces are intended to

be used for an outdoor roof garden (east) and external fitness classes (south). The main circulation and lift core has access to the roof level 3G pitches which will cater for 5-a-side football. There will be 4 pitches in total and each will have 6 lighting columns, located 5m above the pitch surface. Also at the roof level will be a canopy cover and WC facilities.

- 3.9 The elevational treatment of the building includes a range of materials. The main entrance elevation incorporates aluminium curtain walling at ground floor and Spandrel glazing panels above and at the first floor with perforated metal solar fins. Other external materials proposed for the building include large elements of a light yellow coloured textured London brickwork, a metallic bronze colour rainscreen cladding panel solid and perforated Bronze coloured metal panels with sections of aluminium curtain walling and also glazing panels in between. At the upper level there are also a glazed balustrade, timber screening and light grey open fencing at roof level surrounding the outdoor football pitches to a height of 2.5m.
- 3.10 The applicant is advised that the Leisure Centre is seeking full Passivhaus low energy use / sustainable building accreditation. The Passivhaus Trust advises that Passivhaus buildings provide a high level of occupant comfort while using very little energy for heating and cooling. They are built with meticulous attention to detail and rigorous design and construction according to principles developed by the Passivhaus Institute in Germany and can be certified through an exacting quality assurance process. The definition of Passivhaus is driven by air quality and comfort: "*A Passivhaus is a building in which thermal comfort can be achieved solely by post-heating or post-cooling the fresh air flow required for a good indoor air quality, without the need for additional recirculation of air.*" - Passivhaus Institut (PHI).
- 3.11 The energy hierarchy approach has been to adopted with this application a fabric first approach to Passivhaus whereby the thermal envelope of the building is enhanced to improve the overall energy efficiency of the building. The passive design measures adopted include:
- Limiting the heat loss through walls, floors, roof, windows and doors;
 - Avoiding thermal bridging;
 - Ensuring adequate thermal mass;
 - Night cooling;
 - Appropriate shading in summer;
 - Reducing the air permeability;
 - Orientating the building to maximize thermal gain where needed; and
 - Enhance the thermal envelope, particularly the pool and pool hall.
- 3.12 It is proposed to use heat pumps as a primary heat source although it is recognised that the carbon benefit of heat pumps is not recognised under the Government's Standard Assessment Procedure for Energy Rating 2012 (SAP2012) emission factors. As a consequence, both SAP 2012 and the Standard Assessment Procedure (SAP 10) are used although it is acknowledged that the latter is not currently to be used for any official purpose. Air source heat pumps will provide a reduction of around 15% in CO2 emissions from the baseline model using SAP2012 carbon emission

factors. For information, they will also result in a reduction of around 41% using SAP10 carbon emission factors but as noted, this can no longer be formally used.

3.13 The site will be served via the existing access which leads from Knowle Green to the car parking at the rear of the existing leisure centre. The development will provide a total of 297 parking spaces comprising:

- 211 Standard Parking Spaces;
- 12 Parent and Toddler Spaces;
- 12 Disabled Parking Spaces;
- 30 Electric Vehicle Spaces available upon occupation; and
- 30 future proofed Electric Vehicle Spaces (which will be marked out in the interim as normal car parking spaces)

3.14 The parking will be lit. The disabled parking will be located close to the main entrance to the building which will be accessed by level access ramps and 2m (minimum) wide pathways. A total of 50 cycle parking spaces are also proposed close to the entrance and under cover. A coach drop off and general drop off point will be positioned off the accessway close to the sports hall and pool.

3.15 The proposals plan a phased approach to the development in order to ensure business continuity and the operation of the leisure centre during the construction process. This will require the existing leisure centre to remain open whilst the new leisure centre is being built on the current open space. Once the new leisure centre is open, the old leisure centre will be demolished, and additional car parking provided on the site occupied by the original leisure centre.

3.16 The area to the front of the car park will be grassed and tree planting is proposed within the car park. There is already good tree planting along the boundaries of the site but some additional planting in the form of trees, hedgerows and shrubs are proposed, as appropriate, in places. To the front of the site it is proposed to provide a swathe of light canopy trees, grass and shallow steps with timber “benches”.

3.17 In respect of hard landscaping, a variety of materials are proposed including:

- Tobermore Hydropave Tegula 240 permeable block paving (240 x 120 x 80 in Bracken) to main plaza areas. This is a light red/grey/brown square set.
- Tarmac road and pavement surface
- Tobermore Turfstone parking bay surface. This provides a light criss cross colour
- Sheffield cycle stands: Stainless Steel and timber structure canopy.

3.18 In terms of external lighting, it is proposed to provide:

- Uplights to brick Columns
- Lighting to planters (within and to highlight underneath)
- Lighting to steps
- Lighting to underneath of tiered seating
- Floodlights to the roof pitches, 6 columns per pitch, located 5m above the surface.
- Plus the car park as referred to above.

3.19 A copy of the layout plan and elevations 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
Environment Agency	No objection subject to condition
Sustainability Officer	No objection subject to condition
Local Lead Flood Authority (Surrey County Council)	No objection subject to conditions
County Archaeologist	No objection subject to condition
Crime Prevention Officer	No objection
Natural England	No objection
Surrey Wildlife Trust	No objection subject to condition
Leisure and Wellbeing Services	No objection, supports the application
Tree Officer	No objection subject to condition
Thames Water	No objection
National Grid (Cadent)	No objection, comments sent onto applicant for their information
Environmental Health (Contaminated land)	No objection subject to condition
Environmental Health (Air Quality)	No objection subject to condition
Environmental Health (Noise)	No objection subject to condition
Environmental Health (Lighting)	No objection subject to condition

5 Public Consultation

Community Engagement

- 5.1 The NPPF seeks to encourage pre-application engagement and front loading and advises that “early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community”.
- 5.2 The Council’s own Statement of Community Involvement states that the *Council will encourage applicants and developers to undertake pre-application consultation and discuss their proposals with their neighbours or the community before submitting their formal application.* In addition to pre-application discussions which took place between the applicant and the Planning Officers, the applicant also undertook pre- application engagement with the public. The agreed programme included a public event exercise exhibiting the proposals for the proposed development. The event was advertised by both physical and on-line publicity (including social media) to ensure it attracted a range of stakeholders and members of the local community. The public exhibition was held at the existing Leisure Centre across two days (Friday 28th February and Saturday 29th February 2020) between 10.00-7.00pm on the Friday and 10.00am-4.00pm on the Saturday
- 5.3 The applicant advises that 98% of respondents support the development of the site in the location proposed and that *“a number of comments made by the public and stakeholders have been positively addressed in the final plans, including the revisions to the proposals to make these full Passivhaus and extending some of the areas to facilitate larger classes”.*

Planning Application - Consulting the Neighbours

- 5.4 Following receipt of the planning application, 85 properties were notified of the planning application. Furthermore, statutory site notices were displayed and the application was advertised in the local press. 12 letters were received, including one from Childbase who run Knowle Green Day Nursery. Many of which noted that they were not objecting to the scheme in principle.
- 5.5 Reasons for objecting include:-
- Lighting from carpark and football pitches
 - Noise from car park and roof/football pitches
 - Pollution from car park in close proximity to day nursery
 - Issues with demolition in close proximity to existing properties including dust
 - Overlooking and loss of privacy from roof
 - Disabled and less able access to facilities should be considered
 - Screening to car park required
 - Noise and disturbance during construction
 - Not ambitious or eco-friendly enough
 - Removal of green space with impact on wildlife

- Over urbanisation
- Loss of open space for public assembly/refuge point
- Carpark should be beneath the building and old site turned into green space
- Need secure parking for bikes/motorcycles and scooters
- Currently issue with bikes being stolen
- Size of car park encourages people to come by car.
- Individual car parking spaces seem too small for modern car
- Object to the demolition of the existing leisure centre due to cost to taxpayer, previous refurbishments at site, disruption and impact on environment
- Current site has capacity to expand/renovate
- Traffic generation
- Flooding
- Overshadowing/loss of light to trees and park
- Too close to existing telecommunications mast on opposite side of the road.
- Loss of light and rear access to Staines Prep School
- Uncertain funding model
- Visual impact of large car park
- Design and visual impact of scheme
- Continued use of Cotswold Close as a cut through (jumping the fence)

5.6 In addition the Knowle Green Day Nursery noted that the red line was incorrect and included land which forms part of their site, The applicant has noted that the redline is purely for the purposes of the planning application and is required to provide sufficient space to ensure the safe demolition of the existing leisure centre.

5.7 Reasons to support include:-

- New Leisure centre welcomed
- Modern gym and new building will add value to the area

6. Planning Issues

- Principle
- Loss of open space
- Community Need
- Design and appearance
- Residential amenity
- Noise
- External lighting
- Highway/Servicing issues
- Parking
- Flooding
- Renewable energy
- Ecology
- Loss of trees
- Air quality

7. Planning Considerations

Principle/Community need

- 7.1 The proposal involves the demolition of the existing leisure centre and the erection of a new leisure together with car parking and other associated works. Strategic Policy SP5 (Meeting Community Needs) of the Core Strategy and Policies DPD 2009 (CS & P DPD) states that:

“The Council will ensure provision is made for services and facilities to meet the needs of the community. It will also seek to retain existing services and facilities that meet a local need or ensure adequate replacement is provided”

- 7.2 Policy CO1 of the CS & P DPD states that:

“The Council will seek to ensure community facilities are provided to meet local needs by:

- a) *supporting the provision of new facilities for which need is identified in locations accessible to the community served,*
- b) *supporting improvements to existing facilities to enable them to adapt to changing needs,*
- c) *resisting the loss of existing facilities except:*
 - (i) *where it is demonstrated that the facility is no longer needed, or*
 - (ii) *where it is established that the services provided by the facility can be provided in an alternative location or manner that is equally accessible to the community served.”*

- 7.3 Paragraph 92 of the NPPF states that:

“to provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should ...b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community”

- 7.4 The applicant has set out the reasons for the need for a new leisure centre in their Planning Statement. The key points are set out below:

“The Council undertook a leisure needs study in 2017 to assess existing provision and the need for new leisure facilities. The assessment was prompted by the knowledge that Spelthorne Leisure Centre was an ageing building and, without extension refurbishment, it would no longer be fit for purpose much beyond the current leisure centre contractor with Everyone Active of March 2021.

It was considered vital that consideration was given by the Council to future leisure facility provision; principally around the need for new swimming pools and a 6 -court sports hall.”

“The Report concluded for the Spelthorne area (inter alia):

- A replacement strategy needed to be considered for the ageing facility stock of the present leisure centre;*
- Consideration should be given to increasing the level of public available swimming space within Spelthorne, notable ASA/County Requirements for increased swimming competitions in any replacement facility;*
- A need to improve pool access for disabled users;*
- Such new swimming pools should be a priority to be incorporated in any new centre built to replace the existing Spelthorne Leisure Centre;*
- Consideration needs to be given to providing more publicly accessible sports hall space if the needs of the growing population are to be met;*
- A minimum 6 court sports hall should be incorporated in any new centre built to replace the existing Spelthorne Leisure Centre;*
- Squash courts should be incorporated in any new centre built to replace the existing Spelthorne Leisure Centre;*
- The demand for the pay and play health and fitness facilities at Spelthorne Leisure Centre was high and gym and studio space should be incorporated in any new facility which replaces Spelthorne Leisure Centre;*
- Consideration could also be given to increasing studio space available in a new centre as demand is likely to grow with the predicted rise in population.*

The Report concluded that the present building was largely considered beyond its operational life which, it was predicted, was approximately 20-30 years.

The Report concluded that the existing Leisure Centre building was now costly to run, with maintenance costs increasing significantly, and that the present building had little environmental credentials.

As a consequence, the Report concluded a ‘do nothing’ scenario is not an option for the Council.”

- 7.5 In addition, the Council’s Leisure and Wellbeing Services Department has been consulted and note that the proposed new Spelthorne Leisure Centre will include facilities identified as being crucial for Sport, Active Lifestyle and Leisure within the Borough. A Borough wide Leisure Needs Analysis was carried out in 2017 and a Playing Pitch Strategy in 2019. These reports identified the facilities that were required. A detailed feasibility exercise was then undertaken by an external specialist to establish the optimum facility mix

which should be incorporated into the new leisure centre. This took into account a range of factors including The Leisure Needs analysis, Playing Pitch Strategy, the Borough's current and future demographics and current industry data. Extensive public consultation has been undertaken prior to and throughout the design process, as well as consultation with clubs, National Governing Bodies for sport and other organisations. A larger swimming pool and a teaching pool with a moveable floor, small sided 3G pitches, a larger fitness suite are just some examples of facilities crucial for the growing Borough that will meet the needs of residents into the future.

- 7.6 It is considered that the proposed demolition of the existing leisure centre and the erection of the new larger and modern leisure centre complies with the requirements of Policies SP5 and CO1 and is therefore acceptable in terms of meeting community needs. The existing leisure centre was originally built in the 1960's and was then expanded in the 1980's. The applicant's leisure need study report has confirmed the existing building is out of date in terms of meeting current needs and future demand. It is also badly out-dated physically with high maintenance costs and poor environmental credentials. The new leisure centre will address these issues by providing a brand new facility with a main and learning swimming pool, fitness studios, a 6-court sports hall, squash courts, 5 a side football pitches on the roof, and other facilities. Moreover, it will be much improved with regard to maintenance costs and sustainability, creating lower carbon emissions compared to the existing facility.

Loss of open space

- 7.7 Policies SP6 and EN4 of the CS & P DPD seek, amongst other matters, to maintain and improve existing provision and to maintain open space in the urban area. The field on which the new leisure centre is to be built on is Protected Urban Open Space (part of Site E5 – Knowle Green). Policy EN4 states that:

“The Council will seek to ensure there is sufficient open space which is well sited and suitable to meet a wide range of outdoor sport, recreation and open space needs by:

- (a) providing additional space where required (see also Policy CO3)*
- (b) maintaining and improving provision and access to open space through the design and layout of new development, encouraging owners and users of private sites to make improvements and also improving provision on Council owned land,*
- (c) seeking to maintain, improve and where appropriate expand networks of green space and pedestrian and cycle routes with a recreational role,*
- (d) retaining existing open space in the urban area used, or capable of use, for sport an recreation or having amenity value where*

- i. *there is a need for the site for sport or recreation purposes, or*
- ii. *the site as a whole is clearly visible to the general public from other public areas and its openness either:*
 - *makes a significant contribution to the quality and character of the urban area by virtue of its prominence, layout and position in relation to built development in the locality, or*
 - *is of particular value to local people where there is a shortage of open space in the locality.*
- iii. *the site is of particular nature conservation value, of at least SNCI or equivalent quality.*

Exceptionally, development may be allowed on part of a site within the urban area which should otherwise be maintained for the above reasons where:

- (e) the remainder of the site is enhanced so its public value in visual and functional terms is equivalent to the original site or better, or*
- (f) essential ancillary facilities are proposed to support outdoor recreational use of the site, or*
- (g) the sport or recreational use is relocated to an alternative site of equivalent or greater value in terms of quantity, quality and accessibility to users of the original site, and other factors do not justify retention.”*

7.8 Paragraph 97 of the NPPF refers to development proposals on existing open space and is relevant to the current planning application. It states that:

“Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- a) An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
- b) The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
- c) The development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.”*

7.9 The existing open space on which the new leisure centre is to be sited forms part of a larger Protected Urban Open Space (PUOS) covering the Knowle Green area. This area includes the built development within it including the existing leisure centre, the Council Offices, the Magistrates Courts and the buildings to the south of the highway. The designated PUOS links up with further PUOS's to the south that include Staines Park and the allotments, plus the schools to the west. The existing open space on the application site is clearly visible from the road and other public viewpoints and adds visually to the verdant and spacious character of the Knowle Green area. However, it

does have limited recreational value as it is not used as a playing field and is not well used by the public, even though it can be accessed from the road and the leisure centre car park. The Staines Preparatory School use it one day per year subject to the Council's approval and does not have any formal rights. It also has limited nature conservation value and does not have any nature conservation designation (e.g. Site of Nature Conservation Importance – SNCI).

- 7.10 It is recognised that the proposed loss of the existing open space within the PUOS would not strictly comply with the requirements of Policy EN4 of the CS & P DPD. Indeed, the planning application has been publicly advertised as being a '*departure from the development plan*' for this reason. However, it is considered that there are not sufficient grounds in this particular case to justify refusal on the loss of the open space. The scheme is for a brand new leisure centre for the residents of Spelthorne. The sport and recreational facilities it will provide to the public will be significantly greater compared to the existing leisure centre and the adjacent open space. These new facilities will include some open air 5-a side pitches on the roof of the building. The location of the new leisure centre on the open space allows for the existing leisure centre to be retained and remain open to the public during the construction phase. The proposal is considered to comply with Paragraph 97 c) of the NPPF which allows for existing open space to be built on if the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current use. This area of the Borough (Staines Ward) does not have a deficiency of existing open space provision. This is confirmed in the Council's Open Space Assessment November 2019, which is an evidence based document that has been created for the emerging new local plan (1.62 hectares per 1000 residents). As mentioned above, the site's existing open space function is limited and its primary benefit is visual amenity. In support of the scheme, the proposal will include a 'plaza' in the south-eastern part of the site, that will provide outdoor seating in front of the building, plus outdoor tables and chairs for the leisure centre café.

Design and Appearance

- 7.11 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.*"
- 7.12 The NPPF seeks to achieve well designed places and states at para 124 that the "*creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities*". It requires decision making on developments to meet a number of requirements including to:

- a) function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting,
- d) establish or maintain a strong sense of place
- e) optimise the potential of the site.

7.13 Section 8 of the NPPF seeks to promote healthy and safe communities. Para 91 states decisions should aim to achieve healthy, inclusive and safe places which:

- a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other,
- b) are safe and accessible, and
- c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of sports facilities.

7.14 The National Model Design Code, 2021, sets a baseline standard of quality and practice which local planning authorities are expected to take into account when developing local design codes and guides and when determining planning applications, including;

- The layout of new development, including street pattern;
- How landscaping should be approached including the importance of streets being tree-lined;
- The factors to be considered when determining whether façades of buildings are of sufficiently high quality;
- The environmental performance of place and buildings ensuring they contribute to net zero targets;
- That developments should clearly take account of local vernacular and heritage, architecture and materials.

7.15 The proposed leisure centre is a substantial building located on an area of open land. However, it is replacing the existing large leisure centre which is adjacent. The requirement in policy EN1 is to pay due regard to the scale, height, proportions and building lines, of adjoining buildings and land. In response to this, there are buildings of large scale and proportions in the immediate vicinity of the site. In particular, the adjoining Council Offices building which is of significant scale and height, and is larger than the current proposal. Also the existing leisure centre is of a large scale. There are other large buildings, which although not high, are of a large footprint, in particular the Magistrates and family courts on the southern side of Knowle Green.

7.16 The proposed building fronts onto Knowle Green and has an active street frontage which includes a plaza area and helps to create a strong sense of place. By facing outwards, it creates a physical and visual link with Staines Park on the opposite site of Knowle Green and thereby provides a connection between formal and information recreation.

- 7.17 The elevational treatment of the building includes a range of materials. The main entrance elevation incorporates aluminium curtain walling at ground floor and Spandrel glazing panels above and at the first floor with perforated metal solar fins. Other external materials proposed on the building include large elements of a light yellow coloured textured London brickwork, a metallic bronze colour rainscreen cladding panel solid and perforated Bronze coloured metal panels with sections of aluminium curtain walling and also glazing panels in between. At the upper level there is also a glazed balustrade, timber screening and light grey open fencing at roof level surrounding the outdoor football pitches to a height of 2.5m. These materials would provide a high quality building in an area which has a mix of materials (but predominantly red and yellow brick), which would function well to the overall aim of a Passivhaus sustainable building. The appearance of the building is visually attractive and would add to the overall quality of the area. The space is fully utilised, thereby optimising the potential of the site.
- 7.18 The site is already well screened on its boundaries and this could be supplemented where appropriate and planting could also be provided within the car parking area. A full landscape plan will be submitted pursuant to condition. Good quality hard landscaping materials and external lighting are proposed. It should be noted that the exact specification of materials to be used in the building and hard landscaping and external lighting have not been submitted at this stage and should be reserved by a planning condition.
- 7.19 In summary, the proposal provides a high quality development. It will function well to the overall area, be visually attractive and create a strong sense of place. It will respect and make a positive contribution to the street scene and the character of the surrounding area in Knowle Green. It is considered that the proposal will pay due regard to the scale, height, proportions, building lines of adjoining buildings and land and it is also noted that good quality materials are proposed. It is considered that the proposal complies with policy EN1 of the Core Strategy and Policies DPD 2009 and the principles set out in the NPPF and the National Design Guide.

Amenity

- 7.20 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.”

- 7.21 The proposed building will be located on the open space adjacent to the existing leisure centre and the Council offices to the east. Once built, the proposal will involve the removal of the existing leisure centre building, which will improve the existing relationship for some neighbouring properties including those dwellings on Broadacre to the west and the Knowle Green Day Nursery to the south. It is acknowledged that the demolition of the existing building will lead to some amenity issues in particular dust and given the proximity to existing buildings which are sensitive receptors (especially the children’s nursery which is very close to the existing leisure centre), a

Construction Environmental Management Plan (CEMP) will be required to be submitted and agreed by condition.

- 7.22 The proposed new leisure centre building will be over 2 internal levels with a roof terrace and 4 no.3G sports pitches located on top, including fencing and lighting. The proposed building is an irregular shape with a lower section on the south eastern corner. However, the main built form will have a height of approx. 14m, with a parapet wall of some 1.2m in height. On top of the roof will be a number of small structures and transparent fencing around the sport pitches with an additional height of 2.5m, as well as flood lighting columns of 5m in height. However, these will have little impact on terms of bulk/scale when assessing the relationship with and impact on neighbouring properties given their size, the fact that some features are set in from the sides of the roof and the transparent nature of the sports fencing (light and noise issues are assessed further below).
- 7.23 There are a number of non-residential properties surrounding the site including the health centre and day centre to the south and the Knowle Green Day Nursery to the south east of the proposed new building, as well as the school at Staines Prep to the north. The proposed new leisure centre building will be located some 68m from the school building at Staines Prep, 65m from the Knowle Green Day Nursery and 33m from the Staines Health Centre (which is the closest non-residential property). As such, given the proximity to the proposed development, it is considered to have an acceptable impact on these buildings and their uses.
- 7.24 With regards to overlooking, as noted above, there is a significant distance between the buildings at the school to the north and nursery to the south west, although the school playing field is much closer. Given the distance it is not considered that there will be an issue with overlooking to these buildings from the proposed leisure centre. Notwithstanding this, the position, angle and plan of the building reduces any overlooking issue, directing views of users towards the park to the south. Glazing on the western elevation is within the double height pool and hall space.
- 7.25 In terms of the roof top pitches, the design of the building includes a 1.2m solid parapet and set back perimeter fencing which would have some impact on restricting clear sight lines in particular towards the nursery. The nursery is 65m away from the closest west facing pitch and at approx. 13m above ground level.
- 7.26 In addition, there will be no loss of external space for the children's day nursery and once the demolition is completed, works to reinstate a new boundary (2m timber fencing) to the perimeter will provide an enclosed external play area. The car park will also be subject to a 2m close boarded fence which will prevent any views into the nursery site. It is considered that the position and outlook of the nursery will improve following the development given the removal of the existing leisure centre building, which will provide greater light. As such, the proposal is considered to have an acceptable impact on and relationship with the non-residential buildings/uses surrounding the site, including the Knowle Green Day Nursery. It is proposed that a

condition is imposed requiring a scheme of community engagement to be submitted to include the children's nursery.

- 7.27 There are also residential properties located nearby, including within the Council Offices to the east, across the school playing field to the north, along Cotswold Close to the north west and Broadacre to the west. The closest dwelling on Cotswold Close is no. 2 Meadow Croft which is located some 71.5m from the proposed building, as its closest point. It has a long rear garden which runs parallel with the northern boundary of the application site, adjacent to the proposed and existing car park, backing onto the school playing field. The rear boundary of the garden will be located over 30m from the proposed building. Properties to the north on the opposite side of the school playing field are located some 62m away. Properties on Broadacre to the west are located over 100m from the proposed building. Given the separation distances and scale of the building the proposed development is considered to have an acceptable relationship and impact on the occupants of these dwellings in terms of their amenity, including outlook, loss of light/overshadowing and being overbearing.
- 7.28 As noted above, in regards to overlooking, there is a significant distance between the proposed building and these dwellings. Given the separation distance, and the design and layout of the building with views from it directed towards the park to the south, it is not considered that overlooking or loss of privacy would be significant to these dwellings. In terms of the roof top pitches, the design of the building includes a 1.2m solid parapet and set back perimeter fencing at 2.5m in height, which would restrict any clear sight lines.
- 7.29 The nearest residential properties are the new flats in the west wing of the Council Offices building to the east of the application site. The closest point to the northern projection of the former Council offices building is 30m. The actual closest point of the building is on the north-eastern corner of the western projection which will be located some 21m from the eastern side of the proposed leisure centre building. The closest window facing the application site will be 22m from the side of the proposed building. A further 2 windows also face this direction and are 23m and 24m away. The proposed building has a lower section at this point, with a height of approx. 12.4m to the roof. In addition, there is a small, but taller section of the proposed building which contains a stairwell of some 16.5m in height. Although the outlook from these windows closest to the new building will change, it is not considered to be of detriment, in particular given the separation distance and in addition some of the rooms have more than one window serving them, and the flats are dual aspect, so have windows in the north or south elevations also.
- 7.30 The applicant has submitted a sunlight daylight survey. The report concludes that, '*... It is inevitable when constructing buildings near surrounding buildings overlooking a mostly open and undeveloped area, that alterations in daylight and sunlight to adjoining properties can occur. The numerical guidance given in the BRE(British Research Establishment) document should be treated flexibly, especially where the retained values on windows and rooms infractions are nonminimally below the prerequisite BRE guide value. While this is the case and further to the relevant assessments being carried out, a high level of overall compliance can be seen, with 76 out of 83 windows*

(91.6%) assessed for VSC (Vertical Sky component) meet the BRE baseline criteria. For NS,(No skyline) all 51 rooms (100%) demonstrate compliance with the BRE baseline criteria. In terms of sunlight, 44 out of 51 windows assessed (86.3%) comply with the APSH (Annual Probable Sunlight Hours) criteria set out in the BRE.'

- 7.31 In addition, as noted above many of the flats are dual aspect and also some of the rooms have more than one window serving them. As such, it is not considered that the proposal will result in a significant loss of outlook, loss of light/overshadowing or be overbearing to the occupants of the west wing of the former Council Offices building, that would justify refusal.
- 7.32 It is not considered that the proposal will result in any significant overlooking or loss of privacy issues from the use of the roof of the building to the flats in the Council Offices building, given the relationship. Windows on the first floor of the proposed leisure centre building in the eastern elevation facing the Council Offices and the new flats within it, serve the fitness suite and are obscurely glazed. Given the separation distance of 22m from the closest window and the fact that the windows are not clear, will ensure that the proposal will not result in overlooking or loss of privacy at the detriment of the occupiers of the flats.
- 7.33 As such the proposal is considered to have an acceptable impact on the amenity of neighbouring residential properties, in regards to overlooking, overshadowing, loss of light, loss of outlook and being overbearing. As such the proposal accords with policy EN1. Issues regarding noise and lighting are discussed further below.

Noise

- 7.34 Policy EN11 (Development and Noise) of the CS & P DPD states that the Council will seek to minimise the adverse impact of noise by a) requiring developments that generate unacceptable noise levels to include measures to reduce noise to an acceptable level, and b) requiring appropriate noise attenuation measures where this can overcome unacceptable impacts on residential and other noise sensitive development proposed in areas with high noise levels.
- 7.35 The NPPF (2019) in respect to noise, states that planning policies and decisions should aim to:-
- *Avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development;*
 - *Mitigate and reduce to a minimum, other adverse impacts on health and quality of life arising from noise from a new development, including through the use of conditions;*
 - *Recognise that development will often create some noise and existing business wanting to develop in continuance of their business should not have unreasonable restrictions put upon them because of changes in nearby land uses since they were established; and*

-Identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason.

- 7.36 The NPPF also refers to the Noise Policy Statement for England (NPSE March 2010) which aims to avoid adverse impacts on health and quality of life. In addition the Planning Practice Guidance for noise (published in March 2014 and updated July 2019) notes that noise should be considered when:-
- New developments may create additional noise; and/ or,
 - New developments would be sensitive to the prevailing acoustic environment.
- 7.37 The Sport England Design Guidance Note: 'Artificial Grass Pitch (AGP) Acoustics – Planning Implications' 2015 is often used for assessment of sports pitches and whilst this is not adopted as a national impact assessment guidance, it provides the most relevant approach to the assessment of site suitability for planning applications for artificial sports surfaces. It notes that noise emitted from sports facilities is assessed in absolute terms against the guideline values presented in the World Health Organisation's (WHO) 1999 publication 'Guidelines for Community Noise'.
- 7.38 The current operation hours of the existing leisure centre are 06:00 - 23.00 weekdays and 07:00 – 22.00 weekends and bank holidays 07.00 – 19.00. The proposal is to continue with the same hours of operation with the exception of having the pitches on the roof open from 7am and until 10pm Monday to Friday and 9pm Saturdays and Sundays.
- 7.39 The applicant has submitted a Noise Statement which considers the impact of noise from the proposal on neighbouring sites, in particular from the closest receptors including the new dwellings in the former Council Offices at Knowle Green and dwellings located along Cotswold Close and Broadacre . It includes an assessment of noise from various sources as follows:-
- from the outdoor 3G pitches located on the roof upon the existing nearby dwellings;
 - speech noise from use of the proposed roof terrace areas
 - car park activity noise
 - break-out noise from the proposed leisure centre
 - noise from fixed plant.
- 7.40 The Noise Statement demonstrates that predicted noise levels from the outdoor AGPs at rooftop level would be under 50dB LAeq, 1-hr, therefore complying with the recommendations of BS 8233:2014 for external amenity noise and would not be considered to have an adverse impact on closest residential units at the flats in the Council offices building. This assessment is based on a 2.5m high solid acoustic barrier being installed along the eastern elevation at rooftop level. It is also considered to have an acceptable noise impact on properties along Cotswold Close, which are the next closest dwellings. In regard to the assessment of speech noise from occupants on the proposed roof terrace and breakout noise from the Fitness Suite and Studios, no adverse impact is also considered.

- 7.41 The proposed car park activity noise was assessed against existing car park noise, both of which have been predicted using noise modelling and traffic flow data. Changes in noise levels due to the increased car park capacity is not considered to cause adverse impact. Noise levels in rear gardens from car park activity alone were shown to be within the recommendations within BS 8233:2014 of 50-55dB LAeq,16-hr for external amenity noise. Predicted levels are based on the existing 2m boundary fence between the car park and receptors being made good and the report recommends this should be extended to reflect the expanded car park, and will be imposed by condition.
- 7.42 In addition, the existing leisure centre building and its plant directly adjoin the Knowle Green Day Nursery. Currently, there is noise from the mechanical plant located immediately adjacent to the nursery. Noise associated with the proposed car park, would be intermittent and the nursery will be approximately 21m from the nearest parking space, with the ground floor level screened by the proposed 2m acoustic fence.
- 7.43 The nature of the leisure centre use, will result in car park spaces unlikely having a high turn-over, with people visiting usually for an hour at least per visit. In addition, the location of the children's day nursery, away from the new leisure centre building, towards the back of the car park, would result in these spaces closest to the nursery being used less, as users are likely to park in spaces located closer to the Leisure Centre entrance first. In addition the nursery is closed in the evenings when the centre will still be open. As such, the impact on the nursery is considered acceptable and similar to that of the nearest residential properties.
- 7.44 In regard to plant, the report noted that consideration needs to be given to noise from future items of fixed plant associated with the proposed leisure centre and the impact on the identified receptors in order that there is no adverse impact on their amenity.
- 7.45 The Council's Environmental Health Officer (EHO) has considered the application in relation to noise and has raised no objection, noting that the timber fence/acoustic barrier currently installed at the boundary to the proposed car park and the noise sensitive premises in Broadacre and Cotswold Close, is to be retained and made good and extended to include all three side of the proposed car park. It is to be 2m in height and to have a minimum mass of 12.5 kg/m². He also recommends that a condition be imposed for limits on noise from plant and to require a Construction Environmental Management Plan (CEMP) to be submitted and agreed. It should also be noted that the use of the pitches will be controlled by an hours of use condition to ensure that they are not used during unsociable hours that may give rise to noise nuisance. Therefore, subject to the imposition of conditions, the noise impact of the proposed new leisure centre is considered to be acceptable and accords with Policy EN11.

External Lighting

- 7.46 Policy EN13 (Light Pollution) of the CS & P DPD states that the Council will seek to reduce light pollution by only permitted lighting proposals which would not adversely affect amenity or public safety and requiring the lights to be:
- i) appropriately shielded, directed to the ground and sited to minimise any impact on adjoining areas; and
 - ii) of a height and illumination level of the minimum required to serve their purpose.
- 7.47 The proposed scheme includes lighting that complements the landscape design, providing safety, security and ambience throughout the scheme. This includes up-lights to brick columns and lighting to planters, steps and underneath of tiered seating. This helps to improve the visual appearance of the new leisure centre. In addition, the proposal includes lighting in the car park on the surface (details of which will be agreed by condition) and flood lights on the roof pitches. There are 4 pitches in total and each will have 6 lighting columns, located 5m above the pitch surface.
- 7.48 The current operation hours of the existing leisure centre are 06:00 - 23.00 weekdays and 07:00 – 22.00 weekends and bank holidays 07.00 – 19.00. the proposal is to continue with the same hours of operation with the exception of having the pitches on the roof open from 7am only (opposed to 6am on week days) until 10pm Monday to Friday and 9pm Saturdays and Sundays. However the lights will need to remain lit for a further period to allow people to leave the roof.
- 7.49 In order to mitigate the impact of the pitch floodlighting the following measure have been used:-;
- Use of latest LED technology and directional forward through optics which focus light over the playing area and reduce light spill beyond pitches.
 - Light fittings have no direct upward lighting distribution.
 - Use of shorter lighting columns with lower wattage LED lights which reduces light spill
 - Time clock and photocell lighting controls to regulate usage.
 - Solid, low level parapet around the perimeter of the building helping to reduce lighting overspill (1.2m height).
- 7.50 The one directional nature of the lights, in combination with the limited light spill, will result in limited impact from key receptors around the site including the new dwellings in the former Council offices at Knowle Green, Staines Prep School, the Park and dwellings located along Cotswold Close and Broadacre.
- 7.51 The applicant has submitted a Lighting Assessment which considers the impact of the proposed lighting. The Council's EHO has considered the application in relation to lighting and has raised no objection subject to the imposition of a condition.
- 7.52 As noted above, the use of the pitches will be controlled by an hours of use condition to ensure that they are not used during unsociable hours and this

will also coincide with the use of the flood lighting, which will also only be used during these times (when required). As such the lighting is considered to be acceptable, in accordance with Policy EN13.

Highway matters

7.53 Strategic Policy SP7 of the CS & P DPD states that:

“The Council will reduce the impact of development in contributing to climate change by ensuring development is located in a way that reduced the need to travel and encourages alternatives to car use. It will also support initiatives, including travel plans, to encourage non car-based travel.”

7.54 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.

7.55 The County Highway Authority (CHA) has been consulted on the application and has responded by raising no objection on highway safety or sustainable transport grounds subject to the imposition of conditions. With regard to traffic generation and impact, the CHA comment that the larger leisure centre with its greater and wider range of facilities will lead to an increase in traffic movements compared to the existing leisure centre. However, they have assessed the impact of the additional traffic on the local network and conclude that it is unlikely to have a significant impact on the operation of the local junctions. In terms of sustainable travel, the CHA has requested a condition requiring the submission of a revised Travel Plan prior to the occupation of the new leisure centre. In addition, the applicant has submitted a plan at the CHA’s request showing the provision of a pedestrian crossing point (dropped kerbs with tactile paving). 30 of the new parking spaces are to be provided with fast charge socket electric vehicle charging, with a further 30 spaces provided with electrical supply to accommodate future electric vehicle charging. 50 cycle parking spaces are also to be provided. Subject to the above mentioned conditions being attached to the planning permission, the impact on highway safety and sustainable travel is considered acceptable.

Parking

7.56 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. In considering the level of provision, the Council will have regard to the anticipated demand for parking arising from the use proposed, the scope for encouraging alternative means of travel to the development that would reduce the need for on-site parking, the impact on highway safety from potential on-street parking,

and the need to make adequate and convenient provision for disabled car parking. It is important to note that *maximum* parking standards are applied for a non-residential development such as this (not minimum parking standards).

- 7.57 The proposed parking provision on the site is 297 spaces. This will comprise 213 standard spaces, 12 parent and toddler spaces, 12 disabled spaces, 30 electric vehicle spaces available upon occupation, and 30 future-proofed electric vehicles spaces. In addition to the car parking, there will be 50 cycle parking spaces provided.
- 7.58 The Council's maximum parking standard for a scheme of this size is 408 spaces. As the proposed parking provision of 297 spaces does not exceed the maximum standard, this is considered acceptable and complies with Policy CC3. Moreover, the provision of 297 spaces, some 111 spaces below the maximum standard, is considered to be reasonable and proportionate taking into account the site's relatively sustainable location. The site is located within the urban area of Staines, and a short walking distance from the train station and the town centre, and it is therefore likely that a proportion of the customer journeys will be on foot or by bicycle.
- 7.59 With regard to the construction phase, it is recognised that there will be a period of time between the opening of the new leisure centre and the provision of the new car park, as the existing leisure centre will then need to be demolished and the new car park laid out on that part of the site. The applicant is proposing to address this issue by providing a temporary car parking area within the existing Council Offices. The parking area will provide a total of 65 spaces for leisure centre customers. Whilst this number of spaces is relatively small and will be at the expense of Council staff parking spaces, it is not considered an objection could be raised given it is a temporary period only during the construction phase. The County Highway Authority has raised no objection on parking/highway safety grounds subject to a condition being imposed requiring further details of the parking scheme to be submitted for approval. Their comments are set out below:

"A mitigation option has been put forward by the applicant which would allow 65 spaces within the adjacent Council Offices car park to be used by leisure centre visitors for the interim period before the proposed car park is fully constructed. The proposed mitigation scheme has not been fully detailed and explained, however. In the absence of time to request that this is resolved, the above Car Parking Management condition has been recommended to ensure that parking can be satisfactorily accommodated at all stages of the development."

Flooding

- 7.60 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 not requiring all development proposal within Zones 2, 3a and 3b and development outside the area (Zone1) 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). An FRA has been submitted and

the Environment Agency (EA) were consulted as part of the application. Following their original objection, the FRA has been amended to take into account the EA comments. The EA have raised no objection, subject to the imposition of a condition. A Drainage Statement and Ground Investigation Report were also submitted. SCC as the Local Lead Flood Authority (LLFA) were consulted and made no objection, as they are satisfied that the proposed drainage scheme meets the requirements, recommending conditions are imposed to ensure that the SuDS Scheme is properly implemented and maintained throughout the lifetime of the development. As such the proposal is considered to be acceptable on flooding grounds and in accordance with Policy LO1 on flooding.

Renewable Energy

- 7.61 Policy CC1 of the CS & P DPD states that the Council will require residential development of one or more dwellings and other development involving new building or extensions exceeding 100 sqm to include measures to provide at least 10% of the development's energy demand from on-site renewable energy sources unless it can be shown that it would seriously threaten the viability of the development.
- 7.62 The applicant is proposing to install Air Source Heat Pumps (ASHP) into the development in order to achieve the 10% renewable energy requirement stipulated by Policy CC1. The Council's Sustainability Officer was consulted and considers the proposed renewable energy facilities to be acceptable. Consequently, the proposal complies with the requirements of Policy CC1 and is acceptable.

Ecology

- 7.63 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. It is also important to note the guidance regarding protected species in Circular 06/2005. This states that *"it is essential that the presence or otherwise of protected species and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision."*
- 7.64 The applicant has submitted a preliminary Ecological Appraisal which sets out the existing ecology of the site, its potential for relevant protected species and how the development will enhance the ecological value of the surrounding area. It notes that the existing building was deemed to have low ecological value and was categorised as providing negligible potential to support roosting bats and following an inspection no protected species, including bats were found. In the car park, a mature tree was found to contain several suitable features with bat roost potential. Following recommendations provided within this report, bat emergence and re-entry surveys were carried out. No bats were recorded emerging or re-entering the tree. It is therefore considered unlikely that any bats will be disturbed, injured or killed as a result

of the planned works. The report goes on to note that the parcel of land east of the building and car park consists predominantly of poor semi-improved grassland, with areas around the edges left unmown, an area of scrub, and a border made up of trees and introduced shrub. This includes a line of 11 immature sycamore trees along the western edge. The introduced shrub and scrub throughout the site provide good opportunities for foraging and nesting bird species.

- 7.65 The report also notes that there are three statutory designated sites and seven non-statutory designated sites within 2km of the site. The site itself falls within two SSSI Impact Zones. Given the scale of the works and the physical separation of the site from the local wildlife sites, it is believed that there will be a negligible effect on these sites as a result of the development works. Recommendations have been made to mitigate against the loss of ecological features, and to enhance the site in line with Spelthorne biodiversity policy, with the aim to provide a net gain for biodiversity on the site.
- 7.66 Natural England noted that they do not consider that this application will result in an adverse effect on site integrity of the South West London Waterbodies Special Protection Area because the proposed development is replacing an existing leisure centre, and that there will be satisfactory dust management during construction proposed in the Air Quality Assessment and have no comments to make. Surrey Wildlife Trust has made a number of comments in relation to lighting, protected species including bats, breeding birds, SSSI and biodiversity enhancements. They have raised no objection to the proposal, however an informative will be attached to any consent granted and a condition. As such the proposal is considered to be acceptable in regards to ecology and accords with policy EN8.

Loss of Trees

- 7.67 There are a number of existing trees on the site, many of which are to be removed to make way for the new development. None of them are protected by a Tree Preservation Order. Most of the trees to be removed are relatively small and do not have high tree-category ratings in the submitted tree survey. The Council's tree officer was consulted and has raised no objection. It is relevant to note that a new landscape scheme with tree planting is proposed and this is considered a reasonable replacement for the loss of the existing trees. A condition is to be imposed to secure the new landscape scheme. Accordingly, the loss of the existing trees is considered acceptable

Air quality

- 7.68 Policy EN3 of the CS & P DPD deals with air quality. This policy seeks to improve the air quality and minimise harm from air quality by a number of measures and refusing development where the adverse effects on air quality (including on existing air quality on future occupiers) are of a significant scale and are not outweighed by other considerations and cannot be appropriately and effectively mitigated.
- 7.69 The applicant has submitted an Air Quality Assessment (AQA), as required by Policy EN3. The assessment concluded that the limited further additional

traffic generated by the development onto roads which already have high levels of traffic, resulted in an impact of new vehicle emissions from the proposed development was 'negligible'. The report also concluded that the impact of construction on air quality, dust and other pollutant emissions from the construction and demolition phases of the construction of the proposed development over a short term will result in the site being designated as 'Medium Risk'. However the report concluded that with risk-appropriate mitigation to comprise a construction management plan which could be secured by a planning condition the report concluded that residual effects were not considered significant.

- 7.70 In particular the report states that as a consequence of the proposed development, there will not be significant increase in pollutant concentrations and therefore mitigation is not seen to be necessary, other than those routinely used to control construction dust. The report assessed sample receptors and found that there would not be an impact. The car park is relatively large and unlikely to be full very often, with users likely to choose car parking spaces closest to the entrance first. Therefore, it is considered that the proposal will have an acceptable impact on neighbouring properties, including the children's day nursery.
- 7.71 The Council's Pollution Control Officer has been consulted on this matter. There has been an ongoing dialogue including the need to resubmit the Leisure Centre Air Quality Assessment to address a number of points of concern. Following the additional information, the officer now has no objection in principle, subject to a number of conditions including one relating to the need to agree an Construction Environmental Management Plan and another condition requiring a minimum of 30 parking spaces (10%) to be fitted with a fast charge socket (7kw Mode 3 with Type 2 connector) at occupation and a minimum of a further 10% of spaces to be provided with power supply (through feeder pillar or equivalent) at occupation to facilitate additional fast charge sockets in the future. Some informatives are also recommended.

Archaeology

- 7.72 Whilst the site is not located within an Area of High Archaeological Potential it is more than 0.4 hectares in size and consequently the applicant has submitted a Heritage Impact Assessment report as required by Saved Local Plan Policy BE26.
- 7.73 The County Archaeologist was consulted on the application and has recommended that further archaeological works are required which can be imposed by condition. He agrees with the recommendations of the submitted assessment that the eastern part of the site, which is free of development, is unlikely to have been developed in the past and therefore has the potential to hold archaeological remains. Subject to the imposition of the condition the impact of the development on archaeology is considered acceptable

Other Matters

- 7.74 A contamination condition will be imposed as requested by EHO requiring details to be agreed. In addition a condition will be imposed to require the submission of details of the kitchen extraction system to be submitted and agreed.

Equalities Act 2010

- 7.75 This planning application has been considered in light of the Equality Act 2010 and associated Public Sector Equality Duty, where the Council is required to have due regard to:

- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

The question in every case is whether the decision maker has in substance had due regard to the relevant statutory need, to see whether the duty has been performed.

- 7.76 The Council's obligation is to have due regard to the need to achieve these goals in making its decisions. Due regard means to have such regard as is appropriate in all the circumstances. The development has been designed with due regard to the Equalities Act and will, as a minimum, comply with the following:

- Part M of the Building Regulations;
- The 1995 Disability for Accessibility produced by the Centre for the Accessible Environment;
- Sport England and ASA guidelines.

Specific requirements for the development having regard to the Equalities Act which will be achieved include:

- Access to the Leisure Centre, the First-Floor roof pitches and all changing areas / facilities;
- Circulation routes in all areas for wheelchair-based activities;
- Where internal floor levels change any alternative access route will be clearly indicated;
- Lifts will provide voice announcements, have Braille information and floor buttons at appropriate levels for people who use wheelchairs;
- Induction Loops throughout the building shall be provided to allow enjoyment of the centre by people who are hearing impaired;
- Appropriately designated directional signs that consider the needs of people with visual impairment to aid access around the facility; and

- 12 disabled parking spaces will be provided

- 7.77 The above measures proposed in the new leisure centre, will help to advance equality opportunities. The existing leisure centre will be used while the new one is being built and only demolished once complete. As such it is not considered that users will be disadvantaged by not having a leisure centre and its facilities available to them, and indeed the new facility will be more accessible with enhanced facilities than the existing.
- 7.78 It is also noted that the application site and land, uses and buildings nearby are likely to be used by people with protected characteristics. How people are affected by the scheme, including those with protected characteristics are discussed in more detail here. The loss of the open space is likely to disadvantage some people who currently use it, including dog walkers. However, there is a large areas of open space adjacent to the site, to the south, on the opposite side of the road where this can be carried out. In addition the proposal will provide further and improved leisure facilities which are accessible.
- 7.79 In terms of the built form, it is not considered that the proposal will result in a significant loss of outlook, loss of light/overshadowing, be overbearing or cause loss of privacy to neighbouring residential properties or cause noise or light nuisance issues that would justify refusal of the proposal. In addition, it is also considered that the proposal will have an acceptable impact on nearby community uses and their users, including Staines Prep school, Knowle Green Day Nursery and Staines ealth Centre. It is acknowledged however, that the demolition of the existing leisure centre and the construction of the new one, will have an impact on nearby properties and uses (including the park). The children's day nursery is located in close proximity to the existing leisure centre and it has a sensitive use, therefore, will be most affected by the demolition of the existing building. A Construction Environmental Management Plan (CEMP) will be required to be submitted, by condition to ensure issues such as noise and dust are mitigated against to reduce the impacts. In addition, a condition is recommended to ensure that during demolition of the existing leisure centre which will be after the new one has been constructed, the applicant will be required to undertake a scheme of community engagement which will include the children's nursery. It is also noted that this will be for a limited period only and will result in the removal of the building, providing a better outlook and amount of light to the children day nursery to the north. The Staines Preparatory School uses the existing open space only one day per year subject to the Council's approval and does not have any formal rights.
- 7.80 As such consideration has been given to how the proposal will pay due regard to the Equalities Act.

Human Rights Act 1998

- 7.81 This planning application has been considered against the provisions of the Human Rights Act 1998.

- 7.82 Under Article 6 the applicants (and those third parties who have made representations) have the right to a fair hearing and to this end full consideration will be given to their comments.
- 7.83 Article 8 and Protocol 1 of the First Article confer a right to respect private and family life and a right to the protection of property, i.e. peaceful enjoyment of one's possessions which could include a person's home, and other land and business assets.
- 7.84 In taking account of the Council policy as set out in the Spelthorne Local Plan and the NPPF and all material planning considerations, Officers have concluded on balance that the rights conferred upon the applicant/ objectors/ residents/ other interested party by Article 8 and Article 1 of the First Protocol may be interfered with, since such interference is in accordance with the law and is justified in the public interest. Any restriction of these rights posed by the approval of the application is legitimate since it is proportionate to the wider benefits of such a decision, is based upon the merits of the proposal, and falls within the margin of discretion afforded to the Council under the Town & Country Planning Acts.

Financial Considerations

- 7.85 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. This is a material consideration in the determination of this planning application however no financial contributions are required. The proposal will also generate Business Rates payments however these can be subject to mandatory and discretionary relief. However this is not a material considerations in the determination of this proposal.

Conclusion

- 7.86 With most complex planning applications such as this there are a range of issues which have to be weighed up in the overall consideration of the proposal. There will be some which add weight in favour of the scheme and some weigh to some degree against it and some may be neutral. It is unusual in schemes of this nature for every aspect of the Council's standards/policies to be fully complied with.
- 7.87 In summary, the proposal provides a high quality development. It will function well to the overall area, be visually attractive and create a strong sense of place. It will respect and make a positive contribution to the street scene and the character of the surrounding area in Knowle Green. It is considered that the proposal will pay due regard to the scale, height, proportions, building lines of adjoining buildings and land and it is also noted that good quality

materials are proposed. The proposal will provide for a community need in terms of the erection of a modern leisure centre with updated facilities to replace the existing one which is out-dated. Although resulting in a loss of open space the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current use. The proposal will have an acceptable impact on the amenity of neighbouring properties and uses, and will be acceptable in regard to highway matters, parking, flooding, drainage, contaminated land, air quality, archaeology, ecology and trees. It is considered that the proposal complies with policies EN1, EN3, EN4, EN8, LO1, CO1, CC1, CC2 and CC3 of the Core Strategy and Policies DPD 2009 and the principles set out in the NPPF and the National Design Guide and Policy BE26 of the Saved Local Plan.

7.88 Accordingly, the application recommended for approval.

7.89 The application will need to be referred to the Secretary of State in accordance with The Town and Country Planning (Consultation) (England) Direction 2021. This is because it is a departure from the Local Plan and will comprise leisure development in an out-of-centre location. If the Secretary of State decides not to call the application in to determine himself, the application should be subject to the following conditions set out in the Recommendations section below.

8. Recommendation

8.1 In accordance with the Town and Country Planning (Consultation) (England) Direction 2021, refer to the Secretary of State with a recommendation to APPROVE subject to the following:

8.2 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:

2079-VZV-00-00-DR-J-0112 Rev. 4; /0111 Rev. 7; /0400 Rev. 4

2079-VZV-00-DR-M-0570 Rev. 4

2079-VZV-00-00-DR-M-0570 Rev. 5; /5570 Rev. 2

2079-VZV-00-01-DR-M-5570 Rev. 2; /0570 Rev. 5

2079-VZV-00-02-DR-M-0570 Rev. 5; /5570 Rev. 2

(03)010 Rev. C

16002-GT3-00-XX-DR-A-(90)0001_Rev. 6; /(08)0004_Rev. 5;
/(90)0005_Rev. 4; /(90)0007_Rev. 4; /(90)0008_Rev. 4
/(08)0030_Rev. 5; /(08)0031_Rev. 6; /(08)0021_Rev. 7

16002-GT3-00-ZZ-DR-A-(08)0010_Rev. 6; /(08)0011_Rev. 6;
/(08)0012_Rev. 6; /(08)0014_Rev. 3; /(08)0020_Rev. 7;
/(08)0021_Rev. 6; /(08)0040_Rev. 1; /(90)0010 Rev. 1

16002-GT3-00-R1-DR-A-(08)0004_Rev. 7; 16002-GT3-00-R1-DR-A-
(08)0005_Rev. 7; 16002-GT3-00-01-DR-A-(08)0002_Rev. 9; 16002-
GT3-00-02-DR-A-(08)0003_Rev. 9; 16002-GT3-00-00-DR-A-
(08)0001_Rev. 9

16002-GT3-00-A-(08)0015_Rev. 1; /(08)0016_Rev. 1; /(08)0017_Rev.
1

RMT376-TCP1-Rev. A; /TCP2-Rev. A; /TCP3-Rev. A; /TPP1-Rev. A;
/TPP2-Rev. A; /TPP3-Rev. A

All received 08 December 2020

18107-MA-XX-XX-DR-C-0012-P01 received 04 June 2021

16002-GT3-00-B1-DR-A-(08)0000_Rev. 9 received 11 June 2021

16002-GT3-00-XX-DR-A-(08)0013 _Rev 6 received 14 June 2021

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 to be used for the external surfaces of the buildings and other external surfaces of the development are submitted to and approved by the Local Planning Authority. The development shall then be constructed in accordance with the approved materials and detailing.

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:-

(i) A site investigation has been carried out to fully characterise the nature and extent of any land and 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.

(ii) 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:-

- (a) To protect the amenities of future occupants 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 occupants and the environment from the effects of potentially harmful substances.

6. Following construction of any groundwork and foundations, no construction of development above damp-proof course level shall take place until a report has been 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 each 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. 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 shall be carried out prior to the first occupation of the new building. 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.

8. 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.

9. 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 properties and in the interest of security.

10. 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 local 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) The results of infiltration testing completed in accordance with BRE Digest: 365 and confirmation of groundwater levels.
- b) 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. If infiltration is

deemed unfeasible, associated discharge rates and storage volumes shall be provided using a maximum discharged rate of 2 l/s.

- c) 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.).
- 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.
- e) Details of drainage management responsibilities and maintenance regimes for the drainage system.
- f) Details of how the Sustainable Drainage System will be protected and maintained during the 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.

11. 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 designed to National Non-Statutory Technical Standards for SuDS.

12. The development shall take place in accordance with the programme of archaeological work set out in the 'Written scheme of investigation for an archaeological evaluation' prepared by Foundations Archaeology, reference v1.1. and dated February 2021.

Reason: The site is capable of containing archaeological remains and it is important that the archaeological information should be preserved as a record before it is destroyed by the development

13. The development shall be carried out in accordance with the submitted Flood Risk Assessment, reference BJP-JBAU-XX-00-RP-EN-0001_A1_C03-Knowle_Green_FRA, dated March 2021 by JBA Consulting and the following mitigation measures it details:

- Finished floor levels shall be set no lower than 14.81 metres above Ordnance Datum (AOD)
- Compensatory storage shall be provided in the form of voids with a soffit level of at a minimum of 14.6 metres above Ordnance Datum (AOD)

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To reduce the risk of flooding to the proposed development and future occupants and to prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided.

14. No part of the development shall be first occupied unless and until the proposed pedestrian access to Knowle Green has been constructed and provided in accordance with the approved plans, such access to be provided with a means within the private land of preventing private water from entering the highway. Thereafter the pedestrian access shall be permanently retained and maintained.

Reason: In order that the development makes suitable provision for sustainable travel, in accordance with the sustainable objectives of Chapter 9 "Promoting sustainable transport" of the National Planning Policy Framework 2019, and policies CC2 and CC3 of Spelthorne Borough Council's Core Strategy and Policies Development Plan Document February 2009.

15. The development hereby approved shall not be first occupied unless and until facilities for the secure parking of bicycles within the development site have been provided in accordance with the approved plans. Thereafter the said approved facilities shall be retained and maintained to the satisfaction of the Local Planning Authority.

Reason: In order that the development makes suitable provision for sustainable travel, in accordance with the sustainable objectives of Chapter 9 "Promoting sustainable transport" of the National Planning Policy Framework 2019, and policies CC2 and CC3 of Spelthorne Borough Council's Core Strategy and Policies Development Plan Document February 2009.

16. Prior to the occupation of the development a Travel Plan shall be submitted for the written approval of the Local Planning Authority in accordance with the sustainable development aims and objectives of the National Planning Policy Framework and Surrey County Council's "Travel Plans Good Practice Guide". Thereafter the approved Travel Plan shall be implemented upon first occupation and maintained and developed in accordance with the terms set out in Travel Plan to the satisfaction of the Local Planning Authority.

Reason: In order that the development makes suitable provision for sustainable travel, in accordance with the sustainable objectives of Chapter 9 "Promoting sustainable transport" of the National Planning Policy Framework 2019, and policies CC2 and CC3 of Spelthorne Borough Council's Core Strategy and Policies Development Plan Document February 2009.

17. The development hereby approved shall not be occupied unless and until a minimum of 30 parking spaces are provided with a fast charge socket (current minimum requirements -7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply), and a further 30 spaces provided with an electrical supply to accommodate future provision in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason: In order that the development makes suitable provision for sustainable travel, in accordance with the sustainable objectives of Chapter 9 "Promoting sustainable transport" of the National Planning Policy Framework 2019, and policies CC2 and CC3 of Spelthorne Borough Council's Core Strategy and Policies Development Plan Document February 2009.

18. Prior to commencement of the development, a Car Parking Management Plan, to include details of:
 - a) location, quantity and layout of parking spaces;
 - b) Control measures to be implemented in each of the parking areas;
 - c) Measures to encourage development operatives to park away from the development shall be submitted to and approved;
 - d) Measures to communicate availability, locations and terms of parking to visitors and site operatives, for each phase of the development shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter the approved Car Parking Management Plan shall be fully implemented and the associated facilities retained and maintained to the satisfaction of the Local Planning Authority.

Reason: In order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and 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.

19. No development shall commence until a Construction Transport Management Plan, to include details of:
 - (a) parking for vehicles of site personnel, operatives and visitors
 - (b) loading and unloading of plant and materials
 - (c) storage of plant and materials

- (d) programme of works (including measures for traffic management)
- (e) provision of boundary hoarding behind any visibility zones
- (f) HGV deliveries and hours of operation
- (g) measures to prevent the deposit of materials on the highway
- (h) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused
- (i) on-site turning for construction vehicles has been submitted to and approved in writing by the Local Planning Authority.

Only the approved details shall be implemented during the construction of the development.

Reason: In order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and 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.

20. The premises shall only be open to members of the public for the purposes hereby permitted between 6.00am and 11.00pm on Mondays to Fridays, between 7.00am and 10.00pm Saturdays to Sundays, and between 7.00am and 7.00pm on Bank Holidays.

Reason: To safeguard the amenity of neighbouring properties.

21. The use of the outdoor pitches on the roof shall only operate between 7.00am and 10.00pm Monday to Friday, and between 7.00am and 9.00pm Saturdays and Sundays.

Reason: To safeguard the amenity of neighbouring properties.

22. The external floodlighting serving the outdoor pitches on the roof of the building shall not operate between the hours 10.30pm and 7.00am Monday to Friday, nor between 9.30pm and 7.00am on Saturdays and Sundays.

Reason: To safeguard the amenity of neighbouring properties.

23. All plant to be installed in association with the proposed development shall be at least 10 dB(A) below the background noise level at the nearest noise sensitive property as assessed using the guidance contained within BS 4142 (2014).

Reason: To safeguard the amenity of nearby residential properties.

24. Prior to the occupation of the new leisure centre, 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 details shall include the provision of acoustic fencing along the boundaries of the site. The boundary treatment shall be completed before the new car park is 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, EN1 and EN11 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

25. Prior to the development hereby approved coming into use details of suitable ventilation and filtration equipment to be installed for the café shall be submitted to and approved in writing by the Local Planning Authority and shall be installed and retained as approved.

Reason: To safeguard the amenity of neighbouring residential properties/the locality in accordance with policies SPG, EN1 and EN3 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

26. The proposed tree surgery works, tree and ground protection measures, demolition and construction works and timescales shall be carried out strictly in accordance with the recommendations in the RMTTree Consultancy Ltd Arboricultural Survey Implications Assessment & Arboricultural Method Statement RMT376-Rev B dated 12 May 2021.

Reason:- To prevent damage to the trees in the interest of the visual amenities of the area, in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

27. Prior to the commencement of development a Construction Method Statement in relation to the sewer re-alignment at the rear of the site and its impact on the Root Protection Area of the retained trees shall be submitted and approved in writing by the Local Planning Authority. The details shall show the proposed pit entry and exit locations for the underground excavation machinery. The sewer re-alignment works shall be carried out in accordance with the approved details.

To protect the health and condition of the existing adjacent trees.

28. Prior to the occupation of the building hereby approved, a scheme to provide bird boxes and bat boxes on the site shall be submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be implemented before the building is occupied and thereafter maintained.

Reason:- To encourage wildlife on the site.

29. No demolition or construction work shall take place until a Construction Environmental Management Plan incorporating a Demolition Method Statement, and a Dust Management Plan (DMS) has been submitted to and approved in writing by the Local Planning Authority. The agreed

methodology and mitigation measures shall be implemented in accordance with the approved details.

Reason: -To protect local air quality and help prevent statutory nuisance.

30. Prior to the occupation of the building, details of the proposed 2.5 m high acoustic barrier to be installed at roof level on the eastern elevation of the building shall be submitted to and approved in writing by the Local Planning Authority. The acoustic barrier shall be installed prior to the occupation of the building and thereafter retained as approved.

Reason: To safeguard the amenity of neighbouring properties.

31. Prior to the demolition of the existing leisure centre, a Scheme of Community Engagement shall be submitted to and approved in writing by the Local Planning Authority and shall comprise:

- The formation of a liaison group during the demolition works;
- A timetable of meetings for the liaison group to provide briefings, updates and timetables in respect of the demolition works;
- A single point of contact with the objective of providing fast reporting and resolution of any concerns expressed by local residents and community facilities including the day nursery in connection with the demolition works; and
- A formal recording process for any concerns expressed with the response.

The applicant shall operate the Scheme of Community Engagement for the duration of the demolition works.

Reason: To mitigate any impacts on the users of the surrounding developments as a result of their close proximity and the restricted nature of the site occupied by the existing leisure centre.

Informatives

1. 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.
2. A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a 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. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or

by emailing trade.effluent@thameswater.co.uk . Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

3. The proposed development is located within 15 metres of Thames Waters underground assets and as such, the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other [structures](https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-divertingour-pipes).
<https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-divertingour-pipes>. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB.
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. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Please refer to: <http://www.beama.org.uk/resourceLibrary/beama-guide-to-electric-vehicle-infrastructure.html> for guidance and further information on charging modes and connector types.
6. Notwithstanding any permission granted under the Planning Acts, no signs, devices or other apparatus may be erected within the limits of the highway without the express approval of the Highway Authority. It is not the policy of the Highway Authority to approve the erection of signs or other devices of a non-statutory nature within the limits of the highway.
7. The permission hereby granted shall not be construed as authority to carry out any works (including Stats connections/diversions required by the development itself or the associated highway works) on the highway. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works (including Stats connections/diversions required by the development itself or the associated highway works) on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see <http://www.surreycc.gov.uk/roads-and-transport/permits-and-licences/traffic-management-permit-scheme> and <https://www.surreycc.gov.uk/land-planning-and-development/planning/transport-development/alterations-to-existing-roads>

8. 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).

9. 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.
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.

All gas fired CHP plant should meet a minimum emissions standard of 250mgNO_x/kWh for spark ignition engine.

11. The applicant should be mindful to follow best practice dust control measures during demolition, earthworks, and construction to prevent excessive dust emissions.
12. The applicant is advised the proposed ecological precautionary working methods should follow best ecological practice and should include:
 - All clearance works should ideally be taken when common reptiles/amphibians are likely to be fully active i.e. during the April to September period
 - Clearance of tall vegetation should be undertaken using a strimmer or brush cutter with all cuttings raked and removed the same day. Cutting will only be undertaken in a phased way which may either include:
 - Cutting vegetation to a height of no less than 30mm, clearing no more than one third of the site in anyone day or;
 - Cutting vegetation over three consecutive days to a height of no less than 150mm at the first cut, 75mm at the second cut and 30mm at the third cut
 - Following removal of tall vegetation using the methods outlined above, remaining vegetation will be maintained at a height of 30mm through regular mowing or strimming to discourage common reptiles/amphibians from returning.
 - Ground clearance of any remaining low vegetation (if required) and any ground works will only be undertaken following the works outlined above.
 - Any trenches left overnight will be covered or provided with ramps to prevent common reptiles from becoming trapped.
 - Any building materials such as bricks, stone etc. will be stored on pallets to discourage reptiles/amphibians from using them as shelter. Any demolition materials will be stored in skips or similar containers rather than in piles on ground.
13. In assessing this application, officers have worked with the applicant in a positive, creative and proactive manner consistent with the requirements of paragraphs 38-41 of the NPPF. This includes the following –
 - a). Provided or made available pre application advice to seek to resolve problems before the application was submitted and 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 proactively communicated with the applicant through the process to advise progress, timescale or recommendation.

