

Planning Committee

12 December 2023



Application No.	23/01221/FUL		
Site Address	Windmill Court (Former Dimensions Data House), Brooklands Close Sunbury-On-Thames, TW16 7DX		
Applicant	Sunbury PropCo Limited		
Proposal	Development of the site to provide a new self-storage facility (Use Class B8) and new light Industrial workspace / incubator units (Use Class E(g)(iii)) with associated car and cycle parking, landscaping and other works ancillary to the development.		
Case Officer	Kelly Walker		
Ward	Sunbury Common		
Call in details	N/A		
Application Dates	Valid: 28.09.2023	Expiry: 28.12.2023	Target: Within 13 weeks
Executive Summary	<p>The proposal is for the erection of a new commercial building for the use as a self-storage facility and also a light industrial workspace. The site is located within a designated Employment Area and the principle of erecting a new commercial building with more floorspace compared to the previous building is considered to be acceptable. The design reflects the use as a storage building but includes active frontages facing the roads. A mix of materials is proposed and the design incorporating a stepped mansard roof and with landscaping is considered to be acceptable. Proposed parking is located to the side/rear. The existing access closest to the corner will be removed which will improve highway safety and the use will reduce the proposed number of vehicle movements associated with the site, compared to the previous office/industrial building. The impact on the amenity of neighbouring properties is considered to be acceptable. The proposal accords with the Council's policies in the Core Strategy and Policies Development Plan Document 2009 (CS &P DPD).</p>		
Recommended Decision	The application is recommended for approval		

MAIN REPORT

1. Development Plan

- 1.1 The following policies in the Council's Core Strategy and Policies DPD 2009 (CS&P DPD) (i.e., the current Local Plan) are considered relevant to this proposal:
- SP1 (Location of Development)
 - LO1 (Flooding)
 - SP6 (Maintaining and Improving the Environment)
 - EN1 (Design of New Development)
 - EN3 (Air Quality)
 - EN8 (Protecting and Improving the Landscape and Biodiversity)
 - EN15 (Development on Land Affected by Contamination)
 - EM1 (Employment Development)
 - SP7 (Climate Change and Transport)
 - CC1 (Renewable Energy, Energy Conservation and Sustainable Construction)
 - CC2 (Sustainable Travel)
 - CC3 (Parking Provision)
- 1.2 Also relevant are the following Supplementary Planning Documents/Guidance:
- Supplementary Planning Guidance (SPG) on Parking Standards Updated 2011
- 1.3 The policies contained within the National Planning Policy Framework (NPPF) 2023 are also relevant.
- 1.4 On 19 May 2022, Council agreed that the draft Local Plan be published for public consultation under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). The public consultation for the Pre-Submission Publication version of the Local Plan ran from 15 June 2022 to 21 September 2022 and the local plan was submitted to the Planning Inspectorate under Regulation 19 on 25 November 2022. An Examination into the Local Plan commenced on 23 May 2023. However, on 6 June 2023, the Council resolved the following: *Spelthorne Borough Council formally requests the Planning Inspector to pause the Examination Hearings into the Local Plan for a period of three (3) months to allow time for the new council to understand and review the policies and implications of the Local Plan and after the three month pause the Council will decide what actions may be necessary before the Local Plan examination may proceed.* At the meeting of the Council on 19 July 2023, it was agreed that Catriona Riddell &

Associates be appointed to provide ‘critical friend’ support to inform the options for taking the plan process forward. On 14 September 2023, the Council considered a report following the deferral in June. The Council resolved to extend the pause in the Examination timetable until the proposed changes to the NPPF have been published (expected shortly) before determining the next steps and take immediate legal advice to confirm the validity of the minister's directive.

As such the policies and allocation carry limited weight in the decision-making process of this current planning application

1.5 The following policies of the Pre-Submission Spelthorne Local Plan 2022 – 2037 are of relevance:

- ST1: Presumption in Favour of Sustainable Development
- ST2: Planning for the Borough
- PS1: Responding to the Climate Emergency
- PS2: Designing Places and Spaces
- E1: Green and Blue Infrastructure
- E2: Biodiversity
- E3: Managing Flood Risk
- EC1 Meeting a need for Employment Land
- ID1: Infrastructure and Delivery
- ID2: Sustainable Transport for New Developments

2. Relevant Planning History

2.1 The site has the following planning history:

23/01046/DEM	Prior notification for the demolition of the existing building (approved ref SPE/FUL/86/558)	Prior Approval Not Required 11/09/2023
10/00665/FUL	Erection of 5 no. streetlamps to car park area.	Grant 20/10/2010
08/00595/ADV	Erection of 4 illuminated fascia signs, and 2 nonilluminated signs.	Grant 26/08/2008
PE/FUL/86/558	Erection of a two-storey 2,508 sq. m (27,000 sq. ft) light industrial (Class III) building for high technology research and development with ancillary offices divisible into 4 units, with associated	Grant 22/10/1986

	parking and landscaping at 73-77 Windmill Road together with the former Raven Holdings Site	
SPE/FUL/84/378	Erection of a single-storey industrial building (Class III/I V) with an ancillary office totalling 8,073 sq. ft. (750 sq. m), together with 16 car parking spaces, 4 lorry parking spaces, the provision of turning, loading and unloading areas.	Grant 24/10/1984
PLAN E/FUL/83/652	Erection of (a) a single storey extension to existing industrial premises to provide 1,550 sq. ft. (144 sq. m) gross ancillary office floorspace, (b) a two-storey link extension to provide an entrance and staircase; and (c) the cladding of the existing two-storey building with a curtain walling system of reflecting glass to the west and south facades.	Grant 16/11/1983

3. Description of current proposal

The site and surrounding area.

- 3.1 The application site comprises an area of land of 0.45 hectares (ha) and is an L shaped plot located on the corner of Windmill Road and Brooklands Close. It was previously occupied by a 2 storey industrial/office building which has recently been demolished and the site is currently surrounded by hoarding. There are 2 no. existing vehicular accesses/egresses to the site from Brooklands Close to the south. The site wraps around the rear of the adjacent office building on Windmill Road at Monkey Puzzle House, to the north. Also to the north are other commercial buildings including those at 61 and 63 Windmill Road and Unit 14 Brooklands Close, which are located to the south of the Staines Reservoirs Aqueduct. To the east of the application site is Shears Way, accessed from Brookland Close, with Units B and C directly adjacent to the application site.
- 3.2 To the south on the opposite side of Brooklands Close is Windmill Business Village, which is accessed from Brooklands Close. This consists of a number of 2 storey buildings around a central car parking area in commercial use. These properties to the east and to the south, on the opposite side of Brooklands Close form part of the Windmill Road Industrial Estate and designated Employment Area. The area contains a mixture of designs and styles of buildings, with some warehouse style buildings. The general character of the industrial estate is quite distinct, with mainly 2 storey buildings, set back from Brooklands Close with low fencing and planting/trees.
- 3.3 On the opposite side of Windmill Road is residential development. The flatted development opposite the application site at International Way, consists of 3/4 storey buildings, with turret designs on the corners.

- 3.4 The site is located in the urban area and is within the Windmill Road designated Employment Area.

Description of Current Proposal

- 3.5 This planning application is for the erection of a new self-storage facility (Use Class B8) and new light industrial workspace/incubator units (Use Class E(g)(iii)) with associated car and cycle parking, landscaping and other works ancillary to the development.
- 3.6 The proposal involves the erection of a larger building on the site, in place of the original office/industrial building which has recently been demolished. The building will be 5 stories, with a height of 15.47m, but will initially contain 3 levels internally. The ground floor will contain 527 sq. m of light industrial workspace/incubator space referred to by the applicant as 'Fab Labs'. which the applicant notes, are primarily targeted at individuals seeking small, affordable, flexible industrial style spaces and give examples such as artists, painters, potters, carpenters, framers, other light manufacturing and start up businesses. These units will provide active frontages to both Windmill Road and Brooklands Close, which incorporates glazing. The rest of the building, as well as an additional 27 'Direct Access' units at the rear/side of the site, will provide a total of 6145 sq. m of floor space for storage.
- 3.7 In the submitted Planning Statement the applicant states that the Self-Storage Association of the United Kingdom (SSA), who are the principal trade association representing both self-storage operators and industry supplier members, outlines a self-storage unit as follows;

"A self-storage unit is a securable static space less than 500 square feet in size that is to be used by a person or business for the storage of their goods. The customer will have exclusive and ready access to the space. Ready access means the ability to access the unit at will during normal office hours without intervention. It is not intended that the unit be used as a workspace, trade counter or place where business activities other than storage or storage related activities take place. Storage related activities would include goods receiving, dispatch and packing that involve the goods in storage. This unit would be rented under a self-storage contract that was not part of, or tied to, an additional agreement such as a residential tenancy, office space, workspace or similar'.

- 3.8 The applicant notes that the new self-storage facility will employ around 3-4 full time employees on site. The applicant also notes that in addition, to the direct employment, self-storage facilities create a significant amount of indirect employment generation with many small businesses choosing to base their operations from these facilities. They note that self-storage therefore plays a crucial role in supporting the local economy, given the mix of both business and domestic customers. The applicant estimates that this development is likely to support / generate between 29-57 jobs. These figures have been reached using the Employment Densities Guide and London Employment Sites Database

'The provision of a new self-storage warehouse will have significant economic benefits. The new facility will employ around 3-4 direct full-time employees

and provide significant further employment generation through the provision of space for SMEs and start-up businesses. This is especially the case for Karbon Self Storage who have incorporated 'fab labs' as part of their business model. 'Fab labs' are primarily targeted at individuals seeking small, affordable, flexible industrial style space'.

- 3.9 The applicant notes in their Planning Statement that the proposed new self-storage warehouse will be owned and operated by Karbon Self Storage, a business that delivers self-storage facilities across many major European cities. The self-storage units will be used as secure space to store goods by both individuals and businesses.
- 3.10 The proposal will provide 6145 sq. m of floorspace for storage on opening, but it will have the capacity to increase to a maximum of 10,208 sq. m by using demountable mezzanine floors. The applicant notes that this allows the business to grow organically, as, and when required.
- 3.11 The proposed self-storage facility would be accessible to existing customers 24 hours a day; however, the shop/front of house area will have separate hours of operation Monday-Friday: 09:00 to 18:00hrs, Saturday: 09:00 to 17:00hrs and Sunday: 10:00 to 16:00hrs
- 3.12 The building has been designed to reduce its floor area as it gets taller, with a stepped Mansard roof design, appearing as a pitched roof. A mixture of materials will be used including black cladding, brick and glazing.
- 3.13 The existing vehicular access closest to the corner with Windmill Road will be blocked up. The existing access in the south east corner of the site, along Brooklands Close will continue to be used to access the site. There will be parking provided to the side/rear of the main building for 12 vehicles in total, including 1 disabled space and 2 light goods vehicle spaces. There will also be cycle parking (30 spaces). The proposal will also include landscaping along the street frontages to help to soften the development.
- 3.14 The proposed site layout is provided as an Appendix.

4 Consultations

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

Consultee	Comment
County Highway Authority	No objection. Recommend conditions
Sustainability Officer	No objection, subject to condition.
Local Lead Flood Authority (Surrey County Council)	No objection, subject to condition.
Crime Prevention Officer	No objection
Surrey Wildlife Trust	No objection

Tree/Landscape Officer	No objection subject to conditions
SBC Biodiversity Officer	No objection
Environmental Health (Contaminated land)	No objection subject to conditions
Environmental Health (Air Quality)	No objection subject to conditions
BAA Airport safeguarding	No objection, recommend informative

5. Public Consultation

- 5.1 49 properties were notified of the planning application. Furthermore, in view of the fact this application is a 'Major' proposal (more than 1,000 sq m floorspace), a statutory site notice was displayed, and the application was advertised in the local press. No letters of representation have been received.

6. Planning Issues

- Principle of the development
- Design and appearance
- Highway issues
- Parking provision
- Flooding
- Renewable energy
- Ecology
- Impact on trees/landscaping
- Contaminated land
- Air quality
- Crime and design

7. Planning Considerations

Principle of the development

- 7.1 The application site is located within the Windmill Road Employment Area and was previously occupied by a commercial building, for light industrial/office use and was most recently occupied by NatWest Bank. The proposed use is for a new self-storage facility (Use Class B8) and new light Industrial workspace/incubator units (Use Class E(g)(iii)). The previous building had an employment floorspace of some 2508 sq. m and the proposal will have an employment floor space of some 6672 sq. m. It will also however, have the potential to increase to 10,208 sqm, by the introduction of mezzanine floors within the main building, which can be introduced at a later date (without the need for planning permission).
- 7.2 The NPPF in section 6 refers to Building a Strong competitive economy and para 81 states: -

'Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed

on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development’.

- 7.3 Policy EM1 of the Local Plan, in relation to Employment Development states that ‘...*the strategy of maintaining the employment capacity of Spelthorne will be implemented through two main employment policies. Policy EM1 identifies 11 major Employment Areas which are to be protected. The boundaries of these sites are shown on the Proposals Map.*

7.11 Within the designated Employment Areas land in employment use is to be retained, the net loss of employment land or floorspace will not be accepted, unless the loss of floorspace forms part of a development that is of overall benefit to an existing business operating from the site.

7.12 Employment development under the policy includes industry, offices, research and development, warehousing, retail, hotels and some leisure uses. Retail use will only be allowed within existing retail centres in accordance with Strategic Policy SP4.’

- 7.4 Policy EM1, states that the Council will maintain employment development by *retaining the designated Employment Areas and supporting in principle proposals in these areas for employment development and encouraging proposals for redevelopment and extensions that enable business needs to be met and make the most effective use of available employment land.* {underlining is planner’s emphasis}

- 7.5 As required by Policy EM1 above, the proposed uses are considered to generate employment as they involve warehousing, office and industry. The proposal will involve an increase in the amount of employment floorspace and will not result in a loss of it. As such the proposal is considered to comply with Policy EM1, as it is for the redevelopment of the site on employment land that enables business needs to be met and makes the most effective use of available employment land.

- 7.6 In regard to the emerging Local Plan, the site is located east of the Windmill Road, Sunbury Strategic Employment Area. It has not been put forward as an allocated site in the emerging local plan. The new policy in the emerging plan for meeting employment need is Policy EC1 and this would apply to this proposal. Para 7 of the policy states that ‘*proposals for new industrial, warehousing and storage floorspace will be directed to the industrial Strategic Employment areas, to any of the existing industrial estates and to any sites where floor space of this use class is included in the site allocation in the Local Plan.*’. The site is located on an existing industrial estate, and as such the proposal adheres to the policy. However, it should be noted that the emerging local plan only carries limited weight for decision making purposes.

- 7.7 Therefore the proposed use is considered to be acceptable in this location and accords with Policy EM1 on employment land and the NPPF Section 6 on building a strong and competitive economy.

Design and appearance

- 7.8 The National Design Guide (NDG), *“Planning practice guidance for beautiful, enduring and successful places”*, produced by the former Ministry of Housing, Communities and Local Government (MHCLG) in 2021, sets out guidance for well designed places. Paragraphs 43 and 44, note that well designed buildings do not need to copy what is already in existence but do need to integrate with the surroundings in a number of ways including physically, socially and visually:

“Well-designed new development is integrated into its wider surroundings, physically, socially and visually. It is carefully sited and designed, and is demonstrably based on an understanding of the existing situation, including:

- the landscape character and how places or developments sit within the landscape, to influence the siting of new development and how natural features are retained or incorporated into it;*
- patterns of built form, including local precedents for routes and spaces and the built form around them, to inform the layout, grain, form and scale – see Built form;*
- the architecture prevalent in the area, including the local vernacular and other precedents that contribute to local character, to inform the form, scale, appearance, details and materials of new development – see Identity.*
- uses and facilities, including identifying local needs and demands that well-located new facilities may satisfy; and public spaces, including their characteristic landscape design and details, both hard and soft.*

However, well-designed places do not need to copy their surroundings in every way. It is appropriate to introduce elements that reflect how we live today, to include innovation or change such as increased densities, and to incorporate new sustainable features or systems.”

- 7.9 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.”*
- 7.10 The industrial/office building previously used by a bank on the site, has recently been demolished and the site is surrounded by a hoarding. The proposal is for a warehouse building, 5 storeys in scale, initially with 3 floors of commercial use, consisting of storage and light industrial uses. The site is located on a corner plot and as such is prominent and can be viewed from a number of directions. The proposed building is of a commercial use and large in scale, taking up much of the site. It will be set back from the boundaries and has been designed in a way to integrate into the locality. The proposed design is relatively unique for a storage building, moving away from the ‘box-type’ structures and bright colours of other established storage companies. It proposes active frontages and has attempted to reduce the bulk at height,

with the setting in of the upper stories, with a stepped mansard roof to a maximum height of 15.47m. This gives the proposed building a pitched roof appearance, which allows it to integrate into the street scene, and will be in keeping with neighbouring pitched roof designs, including Monkey Puzzle to the north.

- 7.11 The building will be set back from the side boundaries at the front of the building by approximately 4m, from the side with Monkey Puzzle House and 4m from the boundary with Brookland Close. The front of the building will be set back by at least 4.8m from Windmill Road, with the front corners of the building 'cut off' and set further back. The front protruding section of the proposed building will have a flat roof, with the mansard roof on the full width part of the main building behind. This set back allows for visibility for the cross road junction, as well as for landscaping and helps to add interest to and reduce the bulk of the building.
- 7.12 The proposed building uses a mixture of materials including black cladding which is in line with the branding of Karbon Self Storage and the use of brick and glazing, which responds to neighbouring properties. In particular, brick is used as a feature, to break up the cladding on the northern flank elevation, which is clearly visible from the north as the building is set forward of Monkey Puzzle House. The units at ground floor will have glazing which will ensure an active frontage along both Windmill Road and Brooklands Close. As such the proposed design is considered to accord with Policy EN1 in that the proposal is creating a building that is '*...attractive with their own distinct identity*'. It is also considered to be in keeping with the character of the area and will make a positive contribution to the street scene, providing a new larger employment building, within an industrial area, while making an efficient use of a brownfield site in a designated Employment Area. The applicant has noted that they have sought to, '*... create a development that is in keeping with the design principles of Karbon Self Storage while also being sympathetic to the context of the site's location.*'
- 7.13 The existing flats at International Way, on the opposite side of Windmill Road, are set a similar distance back from the highway and the proposed building is of a similar height to the top of the existing corner section which includes the turrets. This provides a continuity with the distance from the highway and height of buildings at the junction, which is in keeping with the character of the area.
- 7.14 Monkey Puzzle House, which is located to the north of the site, has previously been granted Prior Approval for the conversion of the building from offices to residential and a subsequent application for alterations and extensions to provide an additional floor at second storey level. with a maximum height of 9.5 metres (Ref: 17/00366/FUL). Both consents have expired and have not been implemented. Monkey Puzzle House remains as an office. There are other warehouse style buildings covering large footprints in the existing industrial estate including adjacent to the east at Sheers Way. As such the proposal reflects features such as set backs, building heights and materials of neighbouring properties and will be in keeping with the character of the area in accordance with Policy EN1.

- 7.15 There will be an additional 27 'Direct Access' units at the rear/side of the site. These are ground floor only, with most positioned against the boundary. They will have a height of approximately 3m with roller shutter doors for access. Given their position and low level, they will not be particularly visible from neighbouring plots or indeed the street frontages.
- 7.16 A full landscaping plan has been provided with the application and will help to complement the proposed building. It will provide visual relief to the built form and soften the areas of hardstanding on the frontages with Brookland Close and Windmill Road in particular. The parking has been provided to the rear/side of the building. As such, the proposed development is considered to be acceptable in design terms and generally conforms with Policy EN1.

Impact on neighbouring residential properties

- 7.17 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."

- 7.18 The closest residential properties are located to the west on the opposite side of Windmill Road at International Way at some 28m away from the proposed building. This building is a 3 and 4 storey block of flats, facing the application site.
- 7.19 The Supplementary Planning Document (SPD) on design refers to relationships in suburban residential areas and is not therefore applicable in this particular instance. However, the SPD does refer to the requirements highlighted in a British Standards document on 'Lighting for Buildings' and the Building Research Establishment (BRE) report 'Site Layout Planning for Daylight and Sunlight,' which notes that it is important for day to day tasks and health to allow sufficient daylight into dwellings.
- 7.20 The BRE document identifies the need to maintain a reasonable amount of light into habitable rooms. This will have a bearing on the position and height of extensions (and new buildings) in relation to existing properties. The BRE guidance provides a 25 degree line measure which the Council considers provides a useful guide to maintain adequate light levels and avoid excessive overshadowing by new buildings and extensions.
- 7.21 The 25 degree line guide ensures appropriate levels of daylight and that in the area to the front or rear of a property, no new extension (or new building) is so close that a significant view of the sky is lost. It notes that no extension (or new dwelling) should break a 25° line as measured from the centre of the main window to a habitable room at a point 2m above ground level. The proposed building does not cross the 25 degree line, when taken from the flats at International Way, given the height of the proposed building and the distance between them.
- 7.22 A Daylight and Sunlight Assessment has been submitted in support of this application. The results demonstrate that the proposed development will have

an extremely low impact on the light receivable by its neighbouring properties. Non-compliance with the BRE recommendations is limited to one isolated ground floor bedroom window no. at 157 International Way in respect of winter sunlight only. The report notes that taking into account the overall high level of compliance with the BRE recommendations, the proposed development is acceptable in terms of daylight and sunlight. It is considered that given the findings of the report and the distance between the properties, in the public domain, the proposal is considered to have an acceptable relationship and impact on the amenity of these residential properties opposite.

- 7.23 Monkey Puzzle House is an office block located adjacent to the north of the subject site. The building will be approx. 8m away from the proposed building as both buildings are set in from the boundaries. The building adjoining the site to the east is in close proximity but is commercial, as are the buildings on the opposite side of Brookland close to the south. It is considered that due to the siting and design of the proposal, the relationship is acceptable on these commercial buildings.
- 7.24 The proposal is considered to have an acceptable relationship and therefore an acceptable impact on the amenity of existing neighbouring properties, including residential properties opposite, on Windmill Road, conforming to Policy EN1.

Highway and parking provision

- 7.25 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.”

- 7.26 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.

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.

- 7.27 The Councils Parking Standards Supplementary Planning Guidance (SPG) refers to business development. It notes that development including light industrial provision should not normally provide 1 car space per 35 sq. m gross floor area, and for Warehouses used solely for storage: 1 car space per 100 sq. m floor area, plus 1 lorry space per 200 sq. m floor area. These standards are applied as maximum standards. The Parking Standards

stipulate a maximum parking provision of 25 car parking spaces and 5 lorry parking spaces for a scheme of this size and mix, and a total of 12 car parking spaces and 2 light good vehicles spaces are to be provided on the site. The parking provision therefore complies with the maximum parking standards.

- 7.28 The County Council was consulted as the County Highway Authority (CHA) and has raised no objection to the proposal. The CHA has made the comments below: -

Proposed access arrangements

It is proposed that vehicular access to the site will be consolidated by stopping up the western access, leading to sole vehicular access being taken from the eastern access. The eastern access would be widened and modified in order to form a two-way access/egress junction. The CHA has noted that, *'...Based on site observations at the existing access location, vehicular visibility onto Brooklands Close is considered to be suitable','The CHA would support the proposal for access, as it would increase the separation distance between the traffic signals at the A244 Windmill Road / Brooklands Close junction and thereby improve the fluidity of vehicles through the junction, whilst also removing a conflict point between vehicles and pedestrians'.*

Trip generation

Proposed B8 (Self Storage) –

'A 'first principles' approach was used for the self-storage facility (Use Class B8) through the use of data from a similar consented site at Tottenham, Greater London (application ref no. HGY/2022/2293). The Tottenham site was chosen from a list of sites used in a Transport Statement for a comparable self-storage site in Watford (given consent under application ref no. 22/01486/FULM) which is operated by the same company as the one associated with the Windmill Court site. The Tottenham site's associated trip rates demonstrated the highest predicted trip attraction from a list of sites used, and its poor public transport accessibility presented it as another robust choice of sites for vehicular trip attraction'

Proposed E(g)(iii) 'Fab Lab' units –

'A TRICS assessment was undertaken. The CHA supports the use of this source of data and due to the nature of the database - using nationwide data and large numbers of surveys - it is therefore considered acceptable. The use of survey sites sub-class 'Industrial Unit' is considered to represent a suitable assessment''

Net trip generation – Based on the proposed 10,208 sqm, the trip generation exercise for these land uses has revealed that there would be a total of 13 two-way vehicular trips during the AM peak hour, and 10 trips in the PM peak hour. The data therefore indicates that there will be a net reduction in vehicle trips in both AM and PM peak hours, of approx. 21 vehicles, compared with the existing office use. As a result, there would be a reduced impact upon the local highway network both in terms of capacity and safety'.

Parking

'The CHA deem the proposed parking provision to be acceptable for the proposed site use.

Surrey County Council's Recommended Parking Guidance for Warehouse - Storage (B8 Storage/Distribution) is 1 car space per 100m² and 1 lorry space per 200m², and Light Industrial (E(g)(iii)) is a maximum range of 1 car space per 30-100sqm. These are maximum standards, and so the CHA would accept any parking level beneath this, provided the site's sustainable credentials in terms of location, can be justified. In this case, we are satisfied that the site is located in an area where there are opportunities for sustainable travel to the site. It is located within walking and cycling distance of a large residential area, and within 400 metres walking distance (5 mins) of bus stops, which is served by 3 regular services, and within 650 metres walking distance (8 mins) of Upper Halliford Rail Station'. It should be noted that the CHA is referring to their own standards which this Council has not adopted. They do, however, act as a helpful guide.

A parking accumulation exercise was carried out based on a number of comparable sites within the TRICS database, which demonstrated that if the peak times for the self-storage (14:00-16:00) & 'Fab Lab' (09:00-11:00) uses were to overlap, there could be a maximum of 8/9 vehicles on site at any one time. This could be accommodated within the on-site parking of 12 proposed spaces.

'The Design & Access statement demonstrates that 18 – 19 'servicing' vehicles could be expected throughout the day, based on survey data used for the TA for the aforementioned Watford self-storage site. The assessment represents a particularly robust scenario' ‘

- 7.29 The CHA raises no objection concluding that, *'...Therefore, in view of the increased separation distance of the site access to the A244 Windmill Road / Brooklands Close junction, the resulting reduction in conflict points, the anticipated reduction in vehicular trips to and from the site, compared to the existing site use, plus the sustainable credentials of the site's location for staff and users of the 'Fab Lab' units, we would deem this proposed development to represent a reduced highways and transport impact.'*
- 7.30 Subject to the recommended conditions, the highway, access, and parking are considered to be acceptable in terms of Policies CC2 and CC3.

Flooding

- 7.31 Policy LO1 of the CS & P DPD states that the Council will seek to reduce flood risk and its adverse effects on people and property in Spelthorne by requiring all development proposals within Zones 2, 3a and 3b and development outside these areas (Zone 1) on sites of 0.5ha or of 10 dwellings or 1000sqm of non-residential development or more, to be supported by an appropriate Flood Risk Assessment (FRA).
- 7.32 The site is located within Flood Zone 1, which has a low probability of flooding with a less than 1 in 1000 year chance of flooding, and no uses are precluded on flooding grounds. The applicant has submitted a Flood Risk Assessment (FRA) & Surface Water Drainage Strategy, as is required by Policy LO1 of the CS & P DPD.

- 7.33 In terms of flood risk, the site is located outside of the high flood risk area and as displayed in the FRA there is no risk to the proposed development or other existing properties from flooding.
- 7.34 With regards to surface water drainage, the applicant is proposing to implement infiltration drainage devices to improve surface water drainage than currently on parts of the site.
- 7.35 The Lead Local Flood Authority at Surrey County Council (SCC) has been consulted on the proposed sustainable drainage scheme (SuDS) and were initially not satisfied that sufficient detail had been provided. Following the submission of further detail, SCC have been reconsulted and are now satisfied, subject to the imposition of conditions. Therefore it is considered that the proposal complies with the requirements of Policy LO1 of the CS & P DPD.

Renewable Energy

- 7.36 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 sq. m 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.
- 7.37 The applicant proposes to use PV panels installed on the roof to generate renewable energy. The Council's Sustainability Officer has been consulted and raises no objection to the proposal which will provide over 100% of its energy through renewable energy.
- 7.38 To minimise emission an energy hierarchy has been applied to the design, which have been set out in the submitted energy and sustainability statements which includes high standards of fabric thermal performance and passive design to minimise the building's primary energy demands. A condition for renewable energy will be imposed and it is considered that the proposal accords with Policy CC1.

Ecology

- 7.39 Policy EN8 of the CS and P DPD states that the Council will seek to protect and improve the landscape and biodiversity of the Borough by ensuring that new development, wherever possible, contributes to an improvement in the landscape and biodiversity and also avoids harm to features of significance in the landscape or of nature conservation interest.
- 7.40 A Preliminary Ecological Appraisal (PEA) has been carried out, which recommends a number of measures to mitigate any adverse impacts and includes measures to be incorporated into the development to ensure a biodiversity net gain, including by using a biodiverse roof and increase soft landscaping on site.

The Council's Biodiversity Officer was consulted and notes that, '*... I am satisfied that the appraisal is an accurate reflection of the ecological condition of the site, and the measures set out in the Design and Access Statement*

(DAS) will result in a significant net gain in biodiversity on the site. I have no other comments'.

- 7.41 Surrey Wildlife Trust (SWT) were consulted and initially raised concerns about the biodiversity net gain being provided. More detail has been provided and SWT have been reconsulted and raise no objection to the scheme. As such the proposal is acceptable in relation to Policy EN8.

Impact on Trees/Landscaping

- 7.42 The applicant has carried out a tree survey at the site and adjacent land, although some trees to the rear of the site will be removed the cherry and Oak tree on Brooklands close will be retained.
- 7.43 The applicants have submitted a full landscape plan with details of planting including mixed species hedges, flowering lawn, shrubs and native species of trees (including birch and apple). This will be mainly located along the street frontages, which will complement the proposed building.
- 7.44 The Council's Tree Officer has been consulted and raises no objection to the proposal. Therefore, the proposed planting and landscaping will help to enhance the proposed development and is considered to be acceptable and will be secured by the imposition of a condition.

Contaminated Land

- 7.45 The applicant has submitted a *Geo-Environmental Assessment* Report to ascertain the level of contamination of the existing ground conditions and proposed remediation measures. The Council's Pollution Control Officer has raised no objection subject to conditions being imposed requiring a further investigation to be carried. A modified report was submitted however, further site investigation is still required. As such subject to these conditions, the proposal is considered acceptable in accordance with Policy EN15

Air quality

- 7.46 The applicant has submitted an Air Quality Assessment (AQA), as is required by Policy EN3 of the CS & P DPD. The AQA assesses the impact of construction impacts of the proposed development. The Council's Pollution Control section was consulted on the application and raised no objection on air quality.

Crime and Design

- 7.47 The Crime Prevention Officer was consulted, and it is considered appropriate to impose an informative rather than a condition, in line with government advice on the use of planning conditions relating to "Secured by Design". Many of the requirements are very detailed (e.g., standards of windows, doors and locks), elements which are not covered and enforced under the planning regulations. This could be brought to the attention of the applicant by adding an informative.

Other matters

- 7.48 In relation to noise, Policy EN11 states that the Council will seek to minimise the adverse impact of noise. An Acoustic Assessment has been carried out and submitted in support of this application. The assessment concludes that

given the nature of activities associated with the self-storage facility, the Fab Labs and the existing noise environment, and the reduction in vehicular movements compared to the previous use, the proposed operations will not have an adverse impact at the nearest sensitive receptors. There are no objections on noise.

- 7.49 Policy EN13 relates to lighting and seeks to minimise the adverse impact from light pollution on the environment, only permitting lighting proposals which would not adversely affect amenity or public safety. The proposal is not considered to cause unacceptable levels of light pollution as many of the surrounding properties are commercial. However, a lighting condition will be imposed for details of external lighting to be submitted and agreed.

Equalities Act 2010

- 7.50 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.

- 7.51 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.

It is considered that this proposal may affect individuals with protected characteristics specifically the impact of the development on disabled people. However, given the application is at outline stage and design is not under consideration.

Human Rights Act 1998

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

- 7.53 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.

- 7.54 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.

- 7.55 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

- 7.56 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. The proposal will generate Business Rates which is not a material consideration in the determination of this proposal.

Conclusion

- 7.57 The proposed development is considered to be an acceptable employment use, providing increased employment floorspace on an existing brownfield site in a designated Employment Area. The proposal will have an acceptable design and appearance, and an acceptable impact on the amenity of neighbouring properties. The impact on highways is also considered to be acceptable and the proposal accords with Policies EN1, EM1, LO1, CC2 and CC3 of the Core Strategy & P DPD.

8. Recommendation

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

3. Prior to the occupation of the development, details of a scheme of the means of enclosure shall be submitted to and approved in writing by the Local Planning Authority indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building is occupied. Development shall be carried out in accordance with the approved details and maintained as approved.

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

4. The trees and shrubs shall be planted on the site in accordance with the scheme hereby approved, within a period of 6 months from the date on which development hereby permitted is first commenced, or such longer period as may be approved by the Local Planning Authority, and that 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/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.

Reasons: - To minimise the loss of visual amenity occasioned by the development and to enhance the proposed development. In accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order), the premises shall be used only for purposes within Use Class B8 and Use Class E(g)(iii) of the Schedule to the Town and Country Planning (Use Classes) Order 2020 as amended, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.

Reason: - In order to ensure the use is an employment use and in the interest of the amenities of the locality, including highway matters.

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

be generated and utilised for each of the proposed buildings to meet collectively the requirement for the scheme. The agreed measures shall be implemented with the construction of 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. 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/or groundwater contamination and its implications. The site investigation shall not be commenced until the extent and methodology of the site investigation have been agreed in writing with the Local Planning Authority.
 - 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:-To protect the amenities of future residents and the environment from the effects of potentially harmful substances.

NOTE

The requirements of the above Condition must be carried out in accordance with current best practice. The applicant is therefore advised to contact Spelthorne's Pollution Control team on 01784 446251 for further advice and information before any work commences.

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

8. 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 occupiers 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.

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

9. The development hereby permitted shall be carried out in accordance with the following approved plan 23009GA-D-001A, 002D, 003A, 004, 005, 007, 009C, 010A, 011A, 012A and 013A received on 28 September 2023, additional plan numbered 014 received on 17 November 2023 and amended plan numbered 006B received on 29 November 2023.

Reason: - For the avoidance of doubt and to ensure the development is completed as approved.

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 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 (+35% allowance for climate change) & 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 discharge rate equivalent to the pre-development Greenfield run-off including multifunctional sustainable drainage systems.
 - 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.). Confirmation is required of a 1m unsaturated zone from the base of any proposed soakaway to the seasonal high groundwater level and confirmation of half-drain times.
 - 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 from increased flood risk.
 - e) Details of drainage management responsibilities and maintenance regimes for the drainage system.
 - f) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.

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

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 surface water 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 4 attenuation devices/areas, flow restriction devices and outfalls), and confirm any defects have been rectified.

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

- 12 The development hereby approved shall not be first occupied unless and until the existing western access from the site to Brooklands Close has been permanently closed and any kerbs, verge, footway, fully reinstated.

Reason:- In order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2023 and policy CC2 of Spelthorne Borough Council's Core Strategy and Policies Development Plan Document February 2009

- 13 No part of the development shall be first occupied unless and until the proposed modified vehicular access to Brooklands Close, to include dropped kerbs and tactile paving, has been constructed and provided with visibility zones in accordance with a plan to be submitted and approved in writing by the Local Planning Authority and thereafter the visibility zones shall be kept permanently clear of any obstruction over 0.6m high.

Reason:- In order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2023 and policy CC2 of Spelthorne Borough Council's Core Strategy and Policies Development Plan Document February 2009

- 14 The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purposes.

Reason:- In order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2023 and policy CC2 of Spelthorne Borough Council's Core Strategy and Policies Development Plan Document February 2009

15. The development hereby approved shall not be occupied unless and until at least 20% of the available parking spaces are provided with a fast charge socket, and a further 20% of available spaces to be provided with power supply to provide additional fast charge socket (current minimum requirement: 7kw Mode 3 with Type 2 connector - 230 v AC 32 amp single phase dedicated supply) in accordance with a scheme to be submitted to and approved in writing by 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 2023, and policies CC2 and CC3 of Spelthorne Borough Council's Core Strategy and Policies Development Plan Document February 2009

- 16 The development hereby approved shall not be first occupied unless and until facilities for the secure, covered parking of at least 30 bicycles and the provision of a charging point for e-bikes by said facilities have been provided within the development site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority and thereafter the said approved facilities shall be provided, 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 2023, and policies CC2 and CC3 of Spelthorne Borough Council's Core Strategy and Policies Development Plan Document February 2009

- 17 Prior to the occupation of the development a Travel Plan shall be agreed with 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". Then the approved Travel Plan shall be implemented and thereafter maintained and developed to the satisfaction of the Local Planning Authority. Appropriate targets and monitoring will be agreed and CHA Travel Plan checking fees provided at the developer's expense.

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 2023, and policies CC2 and CC3 of Spelthorne Borough Council's Core Strategy and Policies Development Plan Document February 2009.

- 18 (a) No building operations shall commence until protective fencing consisting of weld mesh panels on a scaffold framework as shown in Figure 2 of BS5837 2012 has been erected around each tree or tree group to be retained on the site in accordance with the submitted Tree Protection and Method Statement Plan no. ROK/SUN-WLA-VI-XX-DR-Y-TPP Rev A before any work on the development hereby permitted is first commenced,. The fencing shall be maintained during the course of the development and no storage of materials or erection of buildings shall take place within the fenced area.

(b) The destruction by burning of materials shall not take place within 6 m (19 ft 8 ins) of the canopy of any tree or tree group to be retained on the site or on land adjoining.

19. Prior to the occupation of the building(s) 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 building(s) and shall at all times accord with the approved details.

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

Informative:-

- 1) The developer is advised that as part of the detailed design of the highway works required by the above conditions, the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
- 2) The permission hereby granted shall not be construed as authority to carry out any works (including Stats connections/diversions required by the development itself or the associated highway works) on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works (including Stats connections/diversions required by the development itself or the associated highway works) on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see <http://www.surreycc.gov.uk/roads-and-transport/permits-and-licences/traffic-management-permit-scheme>. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/floodingadvice.
- 3) The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, or verge to form a vehicle crossover or to install dropped kerbs. Please see <https://www.surreycc.gov.uk/roads-and-transport/permits-and-licences/vehicle-crossovers-or-dropped-kerbs>.
- 4) The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
- 5) The applicant is expected to ensure the safe operation of all construction traffic to prevent unnecessary disturbance obstruction and inconvenience to other highway users. Care should be taken to ensure that the waiting, parking, loading and unloading of construction vehicles does not hinder the free flow of any carriageway, footway, bridleway, footpath, cycle route, right of way or private driveway or entrance. The developer is also expected to require their contractors to sign up to the "Considerate Constructors Scheme" Code of Practice, (www.ccscheme.org.uk) and to follow this throughout the period of construction within the site, and within adjacent areas such as on the adjoining public highway and other areas of public realm. 6) 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. Electric Vehicle Charging Points shall be provided in accordance with the Surrey County Council Vehicular,

Cycle and Electric Vehicle Parking Guidance for New Development 2022. Where undercover parking areas (multi-storey car parks, basement or undercroft parking) are proposed, the developer and LPA should liaise with Building Control Teams and the Local Fire Service to understand any additional requirements. If an active connection costs on average more than £3600 to install, the developer must provide cabling (defined as a 'cabled route' within the 2022 Building Regulations) and two formal quotes from the distribution network operator showing this.

- 6) If proposed site works affect an Ordinary Watercourse, Surrey County Council as the Lead Local Flood Authority should be contacted to obtain prior written Consent. More details are available on our website.
- 7) You are advised that the Council will expect the following measures to be taken during any building operations to control noise, pollution and parking:
 - a) A detailed specification of demolition and construction works at each phase of development including consideration of all environmental impacts and the identified remedial measures
 - b) Site perimeter automated noise and dust monitoring;
 - c) Engineering measures to eliminate or mitigate identified environmental impacts e.g. hoarding height and density, acoustic screening, sound insulation, dust control measures, emission reduction measures, location of specific activities on site, etc.;
 - d) Arrangements for a direct and responsive site management contact for nearby occupiers during demolition and/or construction (signage on hoardings, newsletters, residents liaison meetings, etc.)
 - e) A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme;
 - f) To follow current best construction practice BS 5228-1:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites',
 - g) BS 7385-2:1993 Evaluation and measurement for vibration in buildings. Guide to damage levels from ground borne vibration,
 - h) BS 6472-1:2008 'Guide to evaluation of human exposure to vibration in buildings - vibration sources other than blasting,
 - i) Relevant EURO emission standards to comply with Non-Road Mobile Machinery (Emission of Gaseous and Particulate Pollutants) Regulations 1999,
 - j) Relevant CIRIA practice notes, and
 - k) BRE practice notes.
 - l) Site traffic - Routing of in-bound and outbound site traffic, one-way site traffic arrangements on site, location of lay off areas, etc.;
 - m) Site waste Management - Accurate waste stream identification, separation, storage, registered waste carriers for transportation and disposal at appropriate destinations.
 - n) Noise mitigation measures employed must be sufficient to ensure that the noise level criteria as outlined in BS8233:2014 and WHO guidelines is achieved.
- 8) The applicant's attention is drawn to the ACPO/Home Office Secured by Design (SBD) award scheme, details of which can be viewed at www.securedbydesign.com.