

COMMITTEE AGENDA REFERENCE: 5F

APPLICATION REF:	RU.22/1486
LOCATION	Treberfydd, Bagshot Road, Englefield Green, Surrey, TW20 0RS
PROPOSAL	Erection of x 3 detached two storey dwellings with accommodation in the roof with associated landscaping, and alterations to windows to existing property and formation of new access.
TYPE	Full Planning Permission
EXPIRY DATE	22/03/2023
WARD	Englefield Green West
CASE OFFICER	Catrin Davies
REASON FOR COMMITTEE DETERMINATION	Number of letters of representation
<i>If you have questions about this report please contact Ashley Smith, Victoria Gibson or the case officer.</i>	

1. SUMMARY OF RECOMMENDATION

It is recommended the Planning Committee authorises the CHDMBC:	
A	To approve the application subject to the completion of a S106 Agreement to secure the necessary SANG and SAMM payments and planning conditions
B	To refuse planning permission at the discretion of the CHDMBC should the S106 Agreement not progress to their satisfaction.

2. DETAILS OF THE SITE AND ITS SURROUNDINGS

- 2.1 The site is 0.16 hectares in area and consists of a detached house currently known as Treberfydd, built in the early 1900's. the site is in a mixed-use area, located east of the main entrance to St. Jude's Church of England Junior School, and northeast of Saint Cuthbert's Catholic Primary School. The existing dwelling is planned to be designated by the local neighbourhood Forum Steering Committee as a Non-Designated Heritage Asset. The site has a single vehicular and a single pedestrian access point from Bagshot Road.
- 2.2 The land is bound by residential properties on all sides The surrounding area whilst mixed use (noting the school) is a predominately residential with a mix of housing types ranging from detached properties, semi-detached dwellings and flats.

2. APPLICATION DETAILS

- 3.1 The scheme proposes to retain the existing dwelling known as Treberfyd and construct three new dwellings within its curtilage. The three dwellings are detached two storey dwellings with accommodation in the roof. These are referred to as unit 1,2 ,3

Unit	Description	Gross Internal Area sqm	Off street parking space
1	4-bedroom dwelling	184.59	2
2	3-bedroom dwelling	146.5	2
3	3-bedroom dwelling	146.5	2

- 3.2 Each new dwelling will have two parking spaces and a private rear garden.
- 3.3 Plans have been amended since the initial submission. Initially an 8 bedroom HMO was proposed within the existing dwelling. However, following concerns expressed by the case officer this has now been reduce to a 6-bedroom HMO which does not require planning permission and is not a consideration of this planning application. However due to this alteration, the existing dwelling will have external changes with new windows and a new proposed access point off Bagshot Road. The proposal also includes two parking spaces for the existing dwelling. These do require planning permission and form part of this planning application.

4. RELEVANT PLANNING HISTORY

- 4.1 The following history is considered relevant to this application:

4.2	RU.19/1590- discharge of condition to replant one new tree in relation to RU.19/1057- Approve- 05/12/2019
4.3	RU.19/1057- Removal of 2 TPO Trees due to subsidence. TPO 406- Tree- Grant works to tree covered by TPO- 23/09/2019
4.4	EGH.62/8272- Internal Alterations- Approve- 19/01/1963

5 SUMMARY OF MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

- 5.1 National Planning Policy Framework and Guidance.
- 5.2 The Runnymede 2030 Local Plan was adopted on 16 July 2020 and the policies have to be read as a whole. Any specific key policies will be referred to in the planning considerations.
- 5.3 Supplementary Planning Documents which might be a material consideration in determination:

- Runnymede Design SPD (July 2021)
- The Green and Blue Infrastructure Supplementary Planning Document (SPD) (November 2021)
- Runnymede Parking Guidance Supplementary Planning Document (November 2022)

5.4 The Englefield Green Village Neighbourhood Forum has officially submitted their draft Neighbourhood Plan to the Council and is currently being publicised for 6 weeks prior to it being examined. In accordance with para 48 of the NPPF and supporting PPG only limited weight can be given to this document. The following assessment will therefore be undertaken based on the Development Plan and other material considerations as listed above.

6. CONSULTATIONS CARRIED OUT

Consultees responses

Consultee	Comments
SCC Highways	No objection subject to conditions
Contaminated Land Officer	No objection subject to conditions
RBC Arboricultural Officer	No objection subject to conditions
RBC Drainage	Objects- as the application fails to demonstrate the development would not increase flood risk to the site itself or the surrounding area.
Environmental Health	No comment received
Englefield Green Village Residents' Association	Objects – against the provision of more HMOs in Englefield Green

Representations and comments from interested parties

6.1 29 Neighbouring properties were consulted in addition to being advertised on the Council's website and 13 letters of representation have been received in regard to the original scheme and a further 2 letters from the same address following the receipt of amended plans, which can be summarised as follows:

- Over development on site
- Overlooking issues
- Not enough parking
- In adequate refuse collection
- Impact of surface water and foul discharge

- PEA does not include bat mitigation or a bat report
- The house will be lost
- Increase in traffic
- Negative impact on highway safety
- HMO unsuitable for the site
- The site plan has not shown all the neighbouring properties.
- Elevation drawings PL401 & PL404 for units 2 & 3 illustrate no window or door openings on the east and west elevations. The illustration on page 16 of the DAS does however illustrate windows and doors on the elevation.
- Increase level of noise impact amenities
- No site notice displayed for the site therefore residents were unaware of the proposal (*Officer Comment – no site notice required and this is not a major application nor is it a Listed Building or within a Conservation Area*)
- Reduction in property value
- Impact of construction noise and traffic
- Removal of trees impact the street scene
- Impact on residential amenities due to refuse adjacent to neighbouring boundaries

7. PLANNING CONSIDERATIONS

7.1 In the determination of this application regard must be had to the Development Plan and National policy within the NPPF. The application site is located within the urban area where the principle of such development is considered to be acceptable subject to detailed consideration. This must be considered in light of the presumption in favour of sustainable development advocated by the NPPF. The key planning matters are:

- Design Consideration
- Residential amenity of future occupiers
- Residential amenity of neighbouring properties
- Highway considerations
- Trees
- Thames Basin Heaths SPA
- Ecology and biodiversity
- Flooding

Design Considerations

7.2 Policy EE1 seeks attractive and resilient places that make a positive contribution to the

landscape setting, paying respect to layout, form, and scale. Policy EE1 (Townscape and Landscape Quality), seeks to create high quality and inclusive design which responds to local context. Regard should also be had to the Runnymede Design Guide SPD. The NPPF further strengthens the importance of good design to create 'high quality, beautiful and sustainable buildings, and places' (para. 126, NPPF)

Layout

- 7.3 The proposed new dwellings will be located within the curtilage of the existing dwelling this would be in-between Bagshot Road to the west and St Judes Road to the east therefore creating a small residential area within the existing two roads. It is therefore not considered the proposal would alter the established building line of the existing roads. The application would result in an efficient use of land within the urban area. There will be a separation distance of approx. 6.8m from unit 1 and the existing dwelling and a separation distance of approx. 13m from unit 2 and 3 and unit 1 which is considered suitable to ensure the proposal layout does not result in a cramped appearance.

Form and scale

- 7.4 It is acknowledged the proposal would result in additional built form on site however the site is within an urban area and surrounded by residential dwellings as such an additional 3 dwellings is not considered out of context to the wider area. It is recognised the increase in mass and scale at the site however the overall form of the proposed would appear to be consistent and comparable to the characteristic of dwellings in the locality.

Material Finish and Design

- 7.5 The existing dwelling on site is currently in disrepair, the proposal intends to restore the property which is proposed under the Submission Draft of the Englefield Green Village Neighbourhood Plan to be a non-designated heritage asset. The existing dwelling is sited within a prominent location on Bagshot Road, the proposal would therefore be an improvement from the existing.
- 7.6 The existing dwelling is referenced in the design of the new buildings with matching materials and colours which does ensure the new dwellings assimilate with the existing dwelling. In addition, the frontage dormer of unit 1 has a similar gable design to that of the existing dwelling and the glazing framing reflects the applied decorations of the gables on Treberfyyd. As unit one lies adjacent to the existing dwelling it is important unit one has additional reference to the main dwelling due to their proximity to each other. This will be secured through a condition
- 7.7 Unit 2 and 3 have been designed with the only windows on the front elevation being those on the front facing roof slope, this results in a bland elevation and this is considered to be a negative of the scheme. However, Units 2 and 3 have varied the elevational materials to have regard for neighbouring Pendarves and includes hanging tiles and brickwork. This allows for the units to assimilate to the wider area. It is also considered that this approach enables the existing dwelling to be more prominent within the development which is considered to respond well to the local context.
- 7.8 It is considered the proposal has a high quality and inclusive design which has responded to the local context and complies with policy EE1.

Residential amenity of future occupiers

- 7.9 The proposed new dwellings meet space standards within policy SL19 and national space standards. The majority of the rooms are served by adequate windows. However,

bedroom 2 of units 2 and 3 are only served by two roof lights within the roof slope and this is considered to result in a poor outlook for future residents and a potential restricted head height due to the roof slope. However, when looking at each unit as a whole while it is considered one bedroom out of the three bedrooms proposed may be slightly compromised, but given the layout, amenities and space of the properties as a whole it is not considered the poor outlook of a bedroom within the house as a whole provides an unsuitable residential environment for future occupiers.

- 7.10 The new dwellings will be served by private garden these have a minimum length of 11m and comply with the design SPD. It is acknowledged that the garden area is irregular in shape however this is due to the geometry of the site layout. The garden size and design wouldn't be dissimilar to the gardens of 1-4 Camellia Mews to the south of the site. There will be a separation distance of 6.8m from unit 1 and the existing dwelling this is considered suitable separation distance to avoid any overbearing or overlooking concerns. In addition, there is a separation distance of approx. 13m from unit 2 and 3 and unit 1 which is considered sufficient to ensure the amenities are safeguarded.

Residential amenity of neighbouring properties

- 7.11 The proposed dwellings most impact by the proposal are Pendarves and Firecroft Cottage to the west and which front Bagshot Road. The proposed dwelling has been orientated to avoid any direct views of any existing neighbouring properties (not including the existing dwelling on site). With unit 1 sited further north than Pendarves and an approx. separation distance of 8.5m with unit 2 having a separation distance of approx. 14m. The existing trees which run along the western boundary will be retained which does offer some screening. None of the proposed dwellings have side windows which avoids any further overlooking issues.
- 7.12 Regarding Firecroft Cottage, unit 2 has an approx. separation distance of 15m with Firecroft Cottage having views of the garden land of unit 2 and 3. The existing trees will be maintained which offer some screening. It is acknowledged there would be a degree of mutual overlooking however this would not be dissimilar to that of existing properties and is therefore not considered to result in material planning harm.
- 7.13 The proposed new dwellings would have a separation distance of approx. 30m from properties along St Judes Road this is considered meaningful to ensure the amenities of the properties are safeguarded. In addition, the proposed new dwellings do not include any side windows.
- 7.14 The proposed alterations to the existing dwelling would create several new windows on the eastern elevation. This elevation already contains several eastern windows as such the proposed new windows would not result in material planning harm given they would have the same outlook as the existing windows. In regard to properties along St Judes Road there is considered to be an approx. separation distance of 33m between the existing dwelling and the existing properties along St Judes Road this separation distance is considered meaningful to ensure the proposed new windows have no material planning harm on those properties.
- 7.15 It is considered that the proposal would have an acceptable impact on the amenities of neighbouring properties. The proposal complies with EE1.

Highways Considerations

- 7.16 A new driveway is proposed for Treberfydd. This driveway will have a new access from Bagshot Road, to the northern end of the site and will facilitate a drive way and car

parking for two cars. The proposal will also include two parking space for each of the proposed new houses. In terms of cycle parking, the existing dwelling will have a cycle store adjacent to the proposed new parking space, with unit 1 having a cycle store adjacent to the parking space and units 2 and 3 having cycle spaces within the rear gardens. The applicant has not provided information regarding the outdoor cycle stores, as such full details can be secured through a recommended condition. The Council have recently adopted a new SPD on parking guidance, the proposal complies with their guidance. However, the application has not included any electric vehicle charging points, it is considered that this could be secured by way of condition.

- 7.17 It is acknowledged that many of the letters have raised concerns regarding inadequate parking however the site is within a sustainable location being near the Village Centre (0.5 kilometres to the Northeast), as well as being on route to two junior schools on Bagshot Road. The site is located approximately 200m from a bus route serving all adjacent towns including Slough, Windsor, and Heathrow Airport. Other bus services also run through the village centre. Egham Railway Station is two kilometres to the East with services to London Waterloo taking 52 minutes (fast train 41 minutes). As such the future residents would not necessarily need to be reliant on private cars and have access to public modes of transport and local amenities in walking distance as such 2 parking spaces is considered sufficient. In such locations a lower level of parking could be justified, however, in this case it remains that the proposed development provides suitable car parking consistent with the Council's adopted guidance.
- 7.18 The Local Highway Authority has been consulted and raised no objection to the application subject to condition. These would be incorporated into the decision notice. The Highway officer investigated the impact on traffic and highway safety and considers it acceptable
- 7.19 In terms of refuse and recycling strategy the scheme has been designed to comply with the refuse disposal requirements given in the Surrey Design Technical Appendix 2002. All units have their own refuse and recycling storages. Unit 1 has adjacent refuse and recycling storage, whilst units 2 & 3 have their refuse and recycling storage within the parking courtyard. All individual Refuse and Recycling Storage Points are distanced within 30m of the Refuse and Recycling Collection Point. Residents would therefore have to move their bins from their refuse storages to the collection point near the access road. The Refuse and Recycling Collection Point is for temporary bin storage during collection days and is within 25m of the Carriageway of Bagshot Road. The refuse strategy for the existing house (Treberfydd) will remain unchanged. The refuse arrangement is considered satisfactory.

Trees

- 7.20 The site did contain two TPO trees (TPO 406), application RU.19/1057 granted permission for these to be removed which included a condition to secure a replacement to be planted by March 2020. The details of the replacement were submitted under RU.19/1590, with the location agreed in the southern corner of the site. However, the landscape plan does not include the replacement trees as such the application has not demonstrated compliance with the condition.
- 7.21 The application is supported by tree reports that include an arboricultural implications assessment, tree survey, an arboricultural method statement and tree protection plan. It is evident from these that 5 trees are to be removed to enable the development. These trees are of moderate value and of common species, but their loss should be mitigated by new planting. Whilst new planting is proposed the layout does not seem to allow adequate

space for enough tree planting and is compromised by the proposed built form.

- 7.22 The RBC Arboriculture officer has been consulted and raised no objection subject to condition. It is considered that the proposal will only be found to be acceptable if a condition is placed to secure an arboricultural method statement and tree protection plan and that a detailed landscape plan is submitted that includes tree planting to mitigate the trees lost to this development and the trees required to replace the TPO trees previously removed.

Thames Basin Heaths SPA

- 7.23 Policy EE10 (Thames Basin Heaths Special Protection Area) and the Thames Basin Heaths Special Protection Area Supplementary Planning Document (SPD- April 2021) states that additional development beyond the 400m Special Protection Area exclusion zone, but built within 5km of the Special Protection Area boundary will need to put in place adequate measures to avoid and mitigate potential effects on the Special Protection Area. Adequate measures includes contributions to Suitable Alternative Natural Green Space (SANG) and make a financial contribution to Strategic Access Management and Monitoring (SAMM) at the Special Protection Area.
- 7.24 The applicant has provided a draft Unilateral Undertaken to secure the financial contributions. Accordingly, the below recommendation is to for this planning application to be granted subject to the completion of this agreement.

Ecology and biodiversity

- 7.25 The Green and Blue Infrastructure Supplementary Planning Document (SPD), policy EE9 and EE11 deal with Biodiversity and sets out that development proposals should demonstrate mitigation measures and net gains in biodiversity. This is supported in Paragraph 174 of the NPPF (2021). The application is supported by a Preliminary Ecological Appraisal and a GBI statement. The report stated the proposal will include the following mitigation measures:

- Stag Beetle- Timbers of various sizes to be buried (30% under ground) in the south-eastern corner of Plot 3 and the southern corner of Plot 4 – in order to create refugia for Stag Beetle. Excavation of the tree stumps and lifting of timber/logs to be supervised by the Project Ecologist in order to check for Stag Beetle adults and larvae – any encountered to be relocated into the newly created refugia.
- Breeding Birds- Any vegetation/structure clearance within the Site will need to ensure that breeding birds are not disturbed or harmed. Breeding/foraging birds will be anticipated during the breeding season that runs between mid-March and the end of August. If this is not possible for any reason, then any scrub clearance or removal of garden structures must be undertaken under the supervision of a suitably qualified and experienced Ecologist, surveying for nesting behaviour prior to any clearance work. The clearance work would, however, be at risk as should breeding birds be noted, all work would need to halt until the breeding had been completed.

- 7.26 The report stated the proposal will include the following biodiversity net gains:
- A high percentage of nectar- and pollen-rich trees/shrubs/plants within the soft landscaping in order to support bees and butterflies.
 - Native hedgerows along the boundary composed of typical flower-rich species such as

Hawthorn *Crataegus mongyna* and European Gorse *Ulex europaeus*, for example.

- To install features to encourage bat roosting within the new built structures such as ventilator tiles on the ridge lines or roof expanses, gaps beneath hanging tiles or weatherboarding, bat bricks or external wall-mounted boxes on brickwork.
- Create 150mm diameter gaps along the boundary fences to allow European Hedgehog *Erinaceus europaeus* to move through the Site and into surrounding gardens.

7.27 It is considered that the report includes suitable mitigation and enhancements therefore a condition will be placed on the decision to ensure these are delivered within the scheme. The proposal is considered to comply with EE9, EE11 and the Green and Blue Infrastructure Supplementary Planning Document (SPD).

Flooding

7.28 The application is accompanied by a Flood Risk Assessment and Water Drainage Strategy. The submitted information, although highlights the site is at risk of surface water flooding and in a potential flow path, no suitable mitigation measures have been included to ensure the development remains safe and the flood risk is not increased to the surrounding area from surface water.

7.29 RBC Drainage have objected for the above reasons. As the site is within Flood Zone 1 it is considered that the above concern can be overcome by an updated Flood Risk Assessment and drainage strategy which demonstrate suitable mitigation measures and a condition has been recommended to secure this.

8. PLANNING OBLIGATIONS/COMMUNITY INFRASTRUCTURE LEVY (CIL)

8.3 The application proposes a new residential development and therefore would be liable for a Community Infrastructure Levy contribution. Based on the submitted information, the tariff payable for this development is estimated to be £254,980

9. EQUALITY AND HUMAN RIGHTS CONSIDERATIONS

9.1 Consideration has been given to Articles 1 and 8 of the First Protocol of the European Convention on Human Rights. It is not considered that the decision would result in a violation of any person's rights under the Convention.

Consideration has been given to s149 of the Equality Act 2010 (as amended), which has imposed a public sector equality duty that requires a public authority in the exercise of its functions to have due regard to the need to:

- (a) Eliminate discrimination, harassment, victimisation and any other conduct prohibited by the 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.

It is considered that the decision would have regard to this duty.

10. CONCLUSIONS

10.1 The development has been assessed against the following Development Plan policies – EE1, EE2, EE5, EE7, EE13, SD4, SD7, SD8 and SL19 of the Runnymede 2030 Local Plan, the policies of the NPPF, guidance in the PPG, and other material considerations including third party representations. It has been concluded that the development would not result in any harm that would justify refusal in the public interest. The decision has been taken in compliance with the requirement of the NPPF to foster the delivery of sustainable development in a positive and proactive manner.

11. FORMAL OFFICER RECOMMENDATION

Recommendation Part A:

The CHDMBC be authorised to grant planning permission subject to the completion of a Section 106 legal agreement under the Town and Country Planning Act 1990 (as amended) to secure the following obligations:

(i) Special Protection Area Adequate measures includes contributions to Suitable Alternative Natural Green Space (SANG) and make a financial contribution to Strategic Access Management and Monitoring (SAMM) at the Special Protection Area.

And the subject to the following planning conditions:

1.	<p><u>Full application (standard time limit)</u></p> <p>The development for which permission is hereby granted must be commenced not later than the expiration of three years beginning with the date of this permission.</p> <p>Reason: To comply with Section 51 of Part 4 of the Planning and Compulsory Purchase Act 2004.</p>
2.	<p><u>List of approved plans</u></p> <p>The development hereby permitted shall not be carried out except in complete accordance with the following approved plans:</p> <p>Location Plan</p> <p>PL405 Rev A Proposed elevations Unit 2 and Unit 3</p> <p>PL302 Proposed sections Unit 3</p> <p>PL301 proposed sections unit 2</p> <p>PL404 Rev D Proposed elevations unit 3</p>

	<p>PL401 Rev D Proposed elevations unit 2</p> <p>PL203 Rev c Proposed floor plan unit 2</p> <p>PL204 Rev C Proposed floor plan unit 3</p> <p>PL100 Rev C Proposed site plan</p> <p>PL101 Rev C Amenity space</p> <p>PL408 Proposed north west and south west elevations</p> <p>PL409 proposed north east and south west elevations</p> <p>PL200 existing floor plans</p> <p>PL402 Rev A street scene</p> <p>PL406 existing elevations</p> <p>PL407 existing elevations</p> <p>PL503 Rev A General view showing eaves lines</p> <p>PL510 Site Axonometric View</p> <p>PL512 View From Pendarves</p> <p>PL205 Floor plan unit 1</p> <p>PL400 Elevations unit 1</p> <p>PL408 Comparative Elevation of Treberfydd and Unit 1</p> <p>PL300 proposed sections unit 1</p> <p>PL403 street scene from Bagshot Road</p> <p>PL201 Rev A Proposed Alternations and Change of Use</p> <p>PL202 Rev A Proposed Alternations and Change of Use</p> <p>Reason: To ensure high quality design and to comply with Policy EE1 of the Runnymede 2030 Local Plan and guidance in the NPPF</p>
3.	<p><u>External materials (details required)</u></p> <p>Before the above ground construction of the development hereby permitted is commenced, details of the materials to be used in the external elevations shall be submitted to and approved by the Local Planning Authority and no variations in such materials when approved. Development shall be carried out in accordance with the approved details.</p> <p>Reason: To ensure high quality design and to comply with Policy EE1 of the Runnymede 2030 Local Plan and guidance within the NPPF.</p>
3.	<p><u>No additional windows</u></p> <p>Notwithstanding the provisions of Classes A, B and C of Schedule 2, Part 1 and of the Town and Country Planning (General Permitted Development) Order</p>

	<p>2015 (as amended), or any orders amending or re-enacting that Order with or without modification, windows, dormer windows, roof lights or other openings shall not be formed in the side elevations in the dwellings hereby approved including the roof (other than those expressly authorised in the drawings) without the consent in writing of the Local Planning Authority.</p> <p>Reason: In the interests of the amenities of the occupiers of the adjoining residential properties and to comply with Policy EE1 of the Runnymede 2030 Local Plan and guidance within the NPPF.</p>
4.	<p><u>SuDS (scheme for approval - pre-development)</u></p> <p>The development hereby permitted shall not commence (excluding any site clearance, demolition or ground investigation works) 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:</p> <ul style="list-style-type: none"> a. detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.); b. details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational; c. details of drainage management responsibilities and maintenance regimes for the drainage system; d. a plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected. <p>Reason: To ensure that the design meets the national Non-Statutory Technical Standards for SuDS and that the final drainage design does not increase flood risk on or off site and to comply with Policies SD7, EE12 and EE13 of the Runnymede 2030 Local Plan and guidance within the NPPF.</p>
5.	<p><u>Flood Risk</u></p> <p>The development hereby permitted shall not commence (excluding any site clearance, demolition or ground investigation works) until an updated Flood Risk Assessment and surface water drainage strategy has been submitted to and approved in writing by the Local Planning. The Flood Risk Assessment and drainage strategy need to assess the impact of the buildings on the flow paths,</p>

	<p>the impact of climate change on the expected flood depths or provide suitable mitigation to ensure the proposed development is safe from flooding and doesn't increase flood risk elsewhere.</p> <p>In addition, the proposed surface water drainage scheme proposes needs to provide infiltration tests undertaken to BRE365. These features are also located within the flow path and therefore may fill with the offsite floodwater that impacts the site and not sufficiently addressing the surface water from the site itself. No details have been provided for the existing site drainage therefore it is not possible to determine if the existing dwellings drainage will be impacted by the proposed development. Development shall be carried out in accordance with the approved details.</p> <p>Reason: To ensure that the design meets the national Non-Statutory Technical Standards for SuDS and that the final drainage design does not increase flood risk on or off site and to comply with Policies SD7, EE12 and EE13 of the Runnymede 2030 Local Plan and guidance within the NPPF.</p>
6.	<p><u>Cycle storage</u></p> <p>Prior to first occupation of the development, cycle storage shall be provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Such storage should be safe, secure and lit. The approved cycle store shall thereafter be managed and maintained in accordance with the approved plans</p> <p>Reason: To encourage active and sustainable travel and to comply with Policy SD3 of the Runnymede 2030 Local Plan and guidance within the NPPF.</p>
7.	<p><u>Access</u></p> <p>No part of the development shall be first occupied unless and until the proposed vehicular access to Bagshot Road has been constructed and provided with visibility zones in accordance with the approved plans and thereafter the visibility zones shall be kept permanently clear of any obstruction over 0.6m high</p> <p>Reason: The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users.</p>
8.	<p><u>Parking</u></p> <p>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.</p> <p>Reason: The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users.</p>
9.	<p><u>Electric Charging</u></p> <p>The development hereby approved shall not be occupied less and until each of the proposed dwellings are provided with fast charge socket (current minimum requirements- 7kw Mode 3 with Type 2 connector- 230v AC 32 Amp single</p>

	<p>phase dedicated supply) in accordance with the 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.</p> <p>Reason: The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users.</p>
10.	<p><u>Land Affected by Potential Contamination</u></p> <p>Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until Conditions (i) to (iv) or otherwise agreed remedial measures have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the local planning authority in writing until Condition (iv) has been complied with in relation to that contamination.</p> <p>(i) Site Characterisation</p> <p>No development must take place until an assessment of the nature and extent of contamination on the site has been submitted to and approved in writing by the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and shall assess any contamination on the site whether or not it originates on the site. The report of the findings must include:</p> <ul style="list-style-type: none"> a) a survey of the extent, scale and nature of contamination; b) an assessment of the potential risks to: <ul style="list-style-type: none"> • human health • property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes • adjoining land • ground waters and surface waters • ecological systems • archaeological sites and ancient monuments <p>(ii) Submission of Remediation Scheme</p> <p>If found to be required no development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been submitted to and approved in writing by the local planning authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal and remedial options, proposal of the preferred option(s), a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.</p>

	<p>(iii) Implementation of Approved Remediation Scheme</p> <p>If found to be required, the remediation scheme shall be implemented in accordance with the approved timetable of works. Upon completion of measures identified in the approved remediation scheme, a verification report (validation report) that demonstrates the effectiveness of the remediation carried out must be submitted to the local planning authority.</p> <p>(iv) Reporting of Unexpected Contamination</p> <p>In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it must be reported in writing immediately to the local planning authority and once the Local Planning Authority has identified the part of the site affected by the unexpected contamination, development must be halted on that part of the site. An assessment must be undertaken in accordance with the requirements of Condition (i) or otherwise agreed and where remediation is necessary, a remediation scheme, together with a timetable for its implementation must be submitted to and approved in writing by the Local Planning Authority in accordance with the requirements of Condition (ii) in the form of a Remediation Strategy which follows the .gov.uk LCRM approach. The measures in the approved remediation scheme must then be implemented in accordance with the approved timetable. Following completion of measures identified in the approved remediation scheme, a validation (verification) plan and report must be submitted to and approved in writing by the Local Planning Authority in accordance with Condition (iii)</p> <p>Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with guidance in the NPPF.</p>
11.	<p><u>Tree replacement</u></p> <p>Prior to the commencement of any works hereby approved, including demolition, and before any equipment, machinery or materials are brought on to the site, a landscape plan is submitted that includes replacement trees for those being removed with the proposal and the trees required to replace the TPOed trees previously. The landscpae plan shall be submitted to the Local Planning Authority for approval and then subsequently approved shall be carried out in accordance with the approved plan.</p> <p>Reason: To protect the trees to be retained, enhance the appearance and biodiversity of the surrounding area and to comply with Policies EE1, EE9 and EE11 of the Runnymede 2030 Local Plan and guidance within the NPPF.</p>
12.	<p><u>Tree replacement</u></p> <p>If within a period of five years from the date of the planting of any tree, shrub or plant, that tree, shrub or plant or any tree, shrub or plant planted in replacement for it, is removed, uprooted, destroyed, dies or becomes seriously damaged or defective, another tree, shrub or plant of the same species and size as that originally planted, shall be planted at the same place, unless the Local Planning</p>

	<p>Authority gives its written consent to any variation.</p> <p>Reason: To protect the trees to be retained and enhance the appearance and biodiversity of the surrounding area, to ensure that replacement trees, shrubs and plants are provided and to comply with Policies EE1, EE9 and EE11 of the Runnymede 2030 Local Plan and guidance within the NPPF.</p>
13.	<p><u>Tree protection</u></p> <p>The works shall be carried out in accordance with the approved protection plan and method statement. The protective measures shall remain in place until all works are complete and all machinery and materials have finally left site. Nothing shall be stored or placed in any area fenced in accordance with this condition, nor shall any fires be started, no tipping, refuelling, disposal of solvents or cement mixing carried out and ground levels within those areas shall not be altered, nor shall any excavation or vehicular access, other than that detailed within the approved plans, be made without the written consent of the LPA.</p> <p>There shall be no burning within six metres of the canopy of any retained tree(s). Where the approved protective measures and methods are not employed or are inadequately employed or any other requirements of this condition are not adhered to, remediation measures, to a specification agreed in writing by the LPA, shall take place prior to first occupation of the development, unless the LPA gives written consent to any variation.</p> <p>Reason: To protect the trees to be retained, enhance the appearance and biodiversity of the surrounding area and to comply with Policies EE1, EE9 and EE11 of the Runnymede 2030 Local Plan and guidance within the NPPF.</p>
14	<p><u>Ecological survey (implementation)</u></p> <p>The development hereby approved shall be implemented fully in accordance with the mitigations measures and biodiversity net gains as stated within the Preliminary Ecological Appraisal (PEA) prepared by The Ash Partnership UK Ltd dated September 2021 and the GBI stated dated 30th September 2022</p> <p>Reason: To enhance the biodiversity of the site and to comply with Policies EE9, EE11 and EE12 of the Runnymede 2030 Local Plan and guidance within the NPPF.</p>

Informatives:

Highway Informatives

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. 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.

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.

Recommendation Part B:

The CHDMBC be authorised to refuse planning permission should the S106 not progress to his satisfaction or if any significant material considerations arise prior to the issuing of the decision notice that in the opinion of the CHDMBC would warrant refusal of the application. Reasons for refusal relating to any such matter are delegated to the CHDMBC.