

COMMITTEE AGENDA REFERENCE: 5A

APPLICATION REF:	RU.22/0682
LOCATION	Land Off Rosemary Lane, Thorpe, Surrey, TW20 8PH
PROPOSAL	Full Planning Permission for the comprehensive redevelopment to provide residential use (Class C3) for 24 units (8 Affordable), with landscaping, car parking and associated works
TYPE	Full Planning Permission
EXPIRY DATE	26/07/2022
WARD	Thorpe
CASE OFFICER	Justin Williams
REASON FOR COMMITTEE DETERMINATION	Major Application
<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 Head of Planning:	
A	Approve the application subject to: The completion of a legal agreement which secures the infrastructure set out in the heads of terms set out in Section 11 of this report and the conditions set out in section 11 of this report
B	Or to refuse planning permission at the discretion of the Head of Planning should the S106 Agreement not progress to their satisfaction or if any other material considerations arise prior to the issuing of the decision notice that in their opinion would warrant refusal of the application.

2. DETAILS OF THE SITE AND ITS SURROUNDINGS

- 2.1 The application site is located on the western side of Rosemary Lane in a parcel of land between Rosemary Lane and the Thorpe bypass. The site would be accessed off Rosemary Lane utilising an existing access to the site adjacent to Elm side and proposes an access to Rosemary Lane from the Thorpe bypass (B388). Footpath 52 and 53 cross the site. The

site was formerly used as a builder's yard , but is vacant with a number of low-level buildings closer to the south-eastern corner of the site in a poor condition. The site abuts garden areas of residential properties on the eastern side of the site and with the Frank Muir Memorial field to the South. To the North of the site and opposite the proposed access is a West End Farm which is a Grade II Listed Building. The western part of the site is adjacent to a wooded area close to the Thorpe Bypass and includes an area of Private Area of Open space which is laid to grass.

- 2.2 The M25 Air Quality Management Area extends into the western boundary of the site and the site is an allocated site for residential development within the Thorpe Neighborhood Plan for approximately 24 homes. The site lies within the urban area and within 5kms of the Thames Basin Heath Special Protection Area.

3. APPLICATION DETAILS

- 3.1 The applicant has applied for Full Planning Permission for the erection of 24 units with the creation of a new access onto Thorpe bypass. The application has been revised during the course of the application reducing the number of units from 29 units to 24 units and amending the access to the site from having two accesses onto the Thorpe bypass to one access onto the bypass. The proposal would retain an area of open space to the centre of the site with four units to the north of the site being accessed off Rosemary Lane with the other remaining units having an access onto Thorpe bypass. Pedestrian and cycle routes through the site would remain. The proposal would include a mix of dwellings and tenure which is detailed below.

Number of Bedrooms	Private	First homes	Shared ownership	Affordable rent	Total
Two	2	1	0	6	9
Three	4	0	1	0	5
Four	10	0	0	0	10
Total	16	1	1	6	24

- 3.2 The applicant has submitted a number of documents in support of the application, including a Design and Access Statement, Green and Blue Infrastructure Strategy, Flood Risk Assessment, Bat Activity Report, Transport Statement, Waste Management Strategy, Built Heritage Statement, Biodiversity Impact Assessment, Noise Impact Assessment, Air Quality Impact Assessment, Arboricultural Impact Assessment.
- 3.3 The Design and Access Statement outlines how the current design has been reached including how the parking would work on the site.
- 3.4 The Transport Assessment notes that the site has a number of small outbuildings and was previously used for open storage with grassland in association with nearby Croft Farm. The revised scheme would result in an additional four dwellings accessing onto Rosemary Lane

with 20 units being accessed from a new junction with Thorpe Bypass. The proposal would provide 46 allocated car parking spaces, four visitor spaces, 22 EV charging spaces and one disabled parking space.

- 3.5 The site is currently predominantly open and laid to grass with some areas of hard surfacing. The proposal would include additional landscaping, including trees, wildflower areas and drainage basin. This details that a net gain in biodiversity of approximately 0.3 units or 12% ecological value would be created. The biodiversity impact Assessment is complemented by a Green and Blue Infrastructure Report, which refers to hedgerow planting, hedgehog holes in garden fences, bird and bat boxes. The proposal would also include permeable paving and swales along the edge of the open space area.
- 3.6 The application site has a number of outbuildings in a state of disrepair and a stretch of trees along the western boundary and southern boundary which could provide roosting and foraging opportunities for bats. The submitted Bat Activity Report notes that the habitat on the site has low potential for foraging bats, but the site could be used for commuting and foraging especially along site boundaries. The report details that a buffer zone between the application site and the woodland edge be maintained to minimise the potential impact on these areas. The report also refers to measures to reduce the spread of light pollution into these sensitive areas.
- 3.7 The site is located adjacent to an Air Quality Management Area and within 25 metres of the M25 to the west of the site. The report outlines that there may be issues with air pollution during the construction of the site, which can be controlled by dust suppression measures. The Noise Impact Assessment notes that the site is at medium risk from noise, with the majority of the houses towards the eastern part of the site away from the M25. Windows should be double glazed with trickle vents to allow ventilation without the need for opening windows and brick walls to be built along the western boundaries of the properties in the southern part of the site.
- 3.8 The Arboricultural Report details that because of the need to create a new access onto Thorpe Bypass a number of trees will have to be removed to facilitate this and the necessary visibility splays. However, additional landscaping and planting will take place to mitigate this. The trees to be removed are of mixed species and age. The report notes that an Arboricultural Method Statement and Tree Protection Plan will be required and will be submitted on the request of a planning condition should the application be approved to ensure the retention of as many of the trees as possible at the site and to prevent any accidental damage caused to existing trees during the construction of the site.
- 3.9 The applicant has submitted a Built Heritage Statement as the site is adjacent to an area of High Archaeological Potential and the size of the site exceeds 0.4 ha as required by Policy EE7 of the Local Plan. There is also a Grade II Listed Building outside of the site located to the North (West End Farm). The statement concludes that the proposal would not impact on the character and setting of the adjacent Listed Buildings.
- 3.10 The site is not within the medium or high-risk flood zones, however, because of the size of the site the applicant has submitted a Flood Risk Assessment and Drainage Strategy. The FRA concludes that the proposal would not impact on the flood plain or increase the number of people at risk from flooding. With regard to managing surface water drainage. There is an existing highway ditch which runs along the western site boundary and the applicant is proposing to release surface water into this drainage ditch at a controlled rate. This will be done by swales and an attenuation basin.

4. RELEVANT PLANNING HISTORY

4.1 The following history is considered relevant to this application:

Reference	Details
RU.20/1706	Outline application for the erection of up to 36 dwellings and associated highway works (details of access for approval). Appeal dismissed August 2021
RU.18/1838	Outline application for the erection of up to 83 dwellings and associated Access. Refused December 2019 – Appeal Dismissed December 2020.
RU.18/1326	Town and Country Planning (Environmental Impact Assessment Regulations 2017 – screening opinion as to whether the proposed residential development of 83 dwellings, associated infrastructure, including access public open space, landscaping and pedestrian and highway network improvements. Not EIA development September 2018.
RU.07/0382	Extension to internal access road and new turning area and repair and maintenance of the existing internal access road. Refused August 2007
RU.02/0736	The erection of 43 dwellings with vehicular access off Rosemary Lane and associated car parking and open space provision following demolition of Elmside Refused August 2002.

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.

Thorpe Neighbourhood Development Plan 2015-2030 – Adopted June 2021

5.3 SPDs which might be a material consideration in determination:

Runnymede Design Guide

Green and Blue Infrastructure Tariff

Affordable Housing

Thames Basin Heath Special Protection Area

6. CONSULTATIONS CARRIED OUT

6.1 Consultees responses

Consultee	Comments
National Highways	No comments received
Surrey Archaeology	No objection
Lead Local Flood Authority	No objection
Surrey Crime Prevention Officer	No comments received
RBC Planning Policy	No objection
RBC Housing	No objection
Surrey Wildlife Trust	No objection – subject to conditions regarding the submission of an Ecological Management Plan, Construction Environmental Management Plan, Provision of a Sensitive Lighting Management Plan
Surrey County Highways	No objection
RBC Environmental Health Officer	No objection subject to conditions regarding further details be submitted regarding final details of noise mitigation measures
SCC – Countryside Access Team	Object – clarification on FP52 – Any works should not obstruct, divert or interfere with public right of way.

Representations and comments from interested parties

- 6.2 30 Neighbouring properties were consulted in addition to being advertised on the Council's website, a site notice displayed and advertised in the Local Press and 39 letters of representation have been received in regard to the original scheme and a further 6 letters following the receipt of amended plans, three in objection and three in support which can be summarised as follows:

Original scheme

- The existing trees and shrubs protect residents in Rosemary Lane from noise and pollution
- The removal of trees and shrubs will devastate wildlife in the area
- The access to the bypass is dangerous (*Officer comment - access now amended*)
- The proposed access to Spring Farm would access onto a road where speeds are generally in excess of 55 mph (*Officer comment - access now amended*)
- It has not been demonstrated how the access to Spring Farm can be secured to accommodate servicing vehicles accessing the site (*Officer comment - access now amended*)
- It is not clear how Rosemary Lane will be closed and the impact it would have on existing properties in Rosemary Lane
- There is no green travel plan for the site
- There is a lack of public transport to and from the site
- The new development does not integrate with the community.
- The amount of social housing is over and above the required figure
- Muckhatch Lane should not be converted into a cycle/pedestrian link
- A different junction should be provided and not divide Rosemary Lane
- Flats would be out of keeping with the established character of the village being houses with their own gardens
- A buffer zone needs to be provided between the application site and properties in Rosemary Lane
- The proposed site is within the flood plain and add to surface water flooding.
- There is no childrens play area
- The proposal does not enhance Thorpe, just adds to new homes in the area.
- The site should be kept as Green Belt and not developed with woodlands and trees to absorb CO2 emissions and provide safe recreational area.
- The application should be revised to address Climate Change Emergency and government targets for UK Net Zero carbon.
- The proposal should not include three storey houses
- The proposal should be consistent with the Thorpe Neighbourhood Plan
- Additional traffic onto the lane heightens risk to other users of the lane
- The type of units is not consistent with the plan
- The proposal would not provide sufficient amenity land for the site as outlined in the Neighbourhood Plan
- The proposal would result in significant tree loss and not result in a net gain of biodiversity
- The proposal would expose occupants of the units to air and noise pollution
- Coltscroft and Elmside have been excluded from the plan for which 24 units in the neighbourhood plan has been based. As a result the site is much smaller and therefore the number of units should also be reduced.
- A well-designed scheme should compliment the villages current detached housing stock with generous plots in a semi-rural setting
- Increasing the number of units accessing onto Rosemary Lane which is already congested will result in the lane being impassable and compromise safety.
- The water pressure in Rosemary Lane is already low, and additional units will only exacerbate this problem
- The proposal would lead to increased pressure on schools and local GP's.

- Archaeological remains have been found in the Village Church and iron age remains found in the wider area. There may be material underground.
- The proposed plans appear cramped and out of character and appearance with Rosemary Lane
- The site is in the flood plain and suffers from sewage problems. Any more houses would put additional strain onto the existing sewage system.
- The proposal would result in overlooking and loss of privacy
- There is an existing building on the site which would be demolished and is made of asbestos. The demolition of this building would lead to an increase of lethal pollution in the immediate atmosphere.
- The site contains back fill from the London Blitz and there are human remains on the site.
- No one should live on a site above dead people's body parts
- The area suffers from subsidence from the previous use of the land.
- The site should remain as a green field in perpetuity
- The proposal would affect existing footpaths through the site.

Revised scheme

Thorpe Neighbourhood Forum

- The proposals reflects the policies in the neighbourhood plan in the vast reduction in numbers and provides a sensible access arrangement.
- The proposal enhances biodiversity.
- The type and style of dwellings proposed reflects that required by the neighbourhood plan.

Objection

- The affordable housing should be spread out across the site, and not in just one corner.
- The concentration of affordable housing would lead to a large housing block close to properties in Rosemary Lane which would lead to light pollution, noise pollution and anti-social behaviour.
- The number of affordable dwellings should be lower.
- The social housing allocation will impact on the village.
- Can access to the site be from Thorpe bypass.
- Flats should not be able to extend any higher than proposed.
- Vehicles should not be able to park on the grass verge around the open spaces, bollards or low fence be placed around the public open space.
- Properties in Rosemary Lane will be subject to noise and dust during the proposed works.

Support

- The revised plans will result in Muckhatch Lane being untouched with Rosemary Lane now being used for an additional 4 properties.
- Developers have listened to genuine concerns.
- Much more suitable plan.

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. The site is also an allocated site within the Thorpe Neighbourhood Plan which was adopted in June 2021. This must be considered in light of the presumption in favour of sustainable development advocated by the NPPF. The key planning matters are the layout, scale, design, housing land supply/need, housing mix, affordable housing, highway safety, impact on the character and visual amenities of the area, impact on the residential amenities of the occupiers of the adjacent neighbouring properties, leisure recreation, potential impact on trees, protected species, noise and air quality, drainage, flood risk, ground water, contaminated land and on local infrastructure.

Principle and Quantum of Development

- 7.2 Policy SD1 of the Runnymede 2030 Local Plan allocated 89 net additional dwellings for Thorpe. This includes 11 completions and 28 dwellings from C2 older accommodation. Therefore, the net amount for new dwellings in Thorpe is 50. The site is within the Thorpe Neighbourhood Area and the Thorpe Village Plan identifies three sites for a total of 74 units. This is one of those allocated sites in the Neighbourhood Plan and Policy TH2 refers to this site for approximately 24 homes. However, it is noted that the allocation includes a small area of other land outside of the application site.
- 7.3 Policy TH2 of the Neighbourhood Plan states that the proposal should be predominantly 2 – 3-bedroom homes with an area of approximately 0.75 hectares of public open space. The plan also advises that the layout and heights of a building should have full regard to the location of the land and the setting of the Grade II Listed Building at West End Farm.
- 7.4 The proposal includes 24 units with a large proportion of two and three bedrooms homes thereby being consistent with the policy. The allocation includes an area of 1.75 ha of land with approximately 1 ha being developed and the remainder being for open space. The proposal would have an area of 1.3 ha with 0.4 ha being public open space. 0.9 hectares being developable. Whilst this area of public open space is lower than the amount cited in the policy the area of open space is considered to be of a good size, shape and location and would provide a high-quality useable area. This proposed development provides a good balance between making the most efficient use of the land to deliver housing numbers, whilst providing a more suitable means of access whilst still delivering a meaningful and high quality public open space. For these reasons no objection is raised on this ground. Furthermore, the location of the open space is broadly consistent with that identified in the Local Plan.
- 7.5 Whilst the proposal includes a smaller parcel of land than that in the allocation, i.e., excludes Coltscroft and should Coltscroft come forward at a late date, which may result in a slightly higher number of units coming forward, it is considered that the proposal would result in an efficient use of land within the urban area which would be broadly consistent with the aims and objectives of the policies in the adopted Neighbourhood Plan. Therefore, there is no objection to the quantum of development proposed.

Housing Mix

- 7.6 The make-up of the housing mix is detailed above. The proposal would provide 8 affordable housing units which would be 33% affordable housing. The Local Plan Policy is for 35% affordable housing. 35% of 24 units is 8.4. The Council's Adopted SPD for affordable housing

states that when the calculation of the number of affordable units required results in a figure less than a dwelling (whole number) the Council will round up to the nearest number of units where the number is 0.5 or above., or down if it is less than 0.5. As the proposal would be 8.4, then it is rounded down to 8 which is what is proposed. The proposal therefore complies with the adopted Affordable Housing Policy and SPD.

- 7.7 The proposal would provide a range of affordable housing and at least one of the units would also be wheelchair compatible. The Council's Housing Business Development and Policy Manager raises no objection to the application.

Design, Layout and impact on Character and Appearance of the area.

- 7.8 The NPPF requires the provision of high-quality spaces, and that new development should add to the overall quality of the area, be visually attractive, sympathetic to local character, establish or maintain a strong sense of place, optimise the potential of the site and sustain an appropriate amount and mix of development whilst providing places that are safe, inclusive and accessible. This is reinforced by Policy EE1 of the Local Plan and Policy TH2 of the Thorpe Neighbourhood Plan.
- 7.9 The proposed dwellings would be two storey with off street parking and private amenity areas. The proposal does include flats, however these would each have their own front door and have the appearance of a row of terraced properties. The flats would overlook the central amenity space and would have car parking to the rear with a pedestrian footpath linking the southern section of the site to the northern section of the site. The proposed development would also use a variety of housing style and materials being reflective of the adjacent character of the area which has a varied appearance. It is therefore considered that the proposal would be in keeping with the established character of the area.
- 7.10 The proposed dwellings would have good sized gardens in accordance with the adopted Design SPD with the flats mostly having their own private amenity areas but will also be immediately adjacent to the public open space. It is therefore considered that the proposed development would provide an appropriate amount of open space and would be reflective of the spacious character of the wider area.
- 7.11 Footpaths through the site from Rosemary Lane and to the Frank Muir Memorial Ground to the South and onto the footpath towards Green Road (FP53) are to being retained.

Impact on the amenities of the occupiers of the adjacent neighbouring properties.

- 7.12 The site is located in a residential area with residential properties to the North, East and South east of the site. The applicant has submitted a plan showing the boundary features of the site with any existing boundary fencing to be made good, with the landscaping plan indicating enhanced landscaping on the boundaries of the site with residential properties. The proposed layout includes side elevation of some dwellings close to boundaries of the site. However, there would be no side windows which would directly overlook neighbouring properties. Any front or rear elevations would afford some overlooking to garden areas of properties, However, the dwelling houses would be over 18 metres away from their rear boundaries. The proposed buildings would be a maximum of two storey and it is considered that the proposed buildings closest to boundaries with residential properties would not be materially overbearing and not result in loss of privacy to the occupiers of these properties.
- 7.13 The proposal would provide an access road to the site serving adjacent to Elmside which would serve two properties in the development. Landscaping would be provided close to this property and given the limited number of units the access road would serve it is considered

that the location of the access would not materially harm the amenities of the occupiers of Elmside or West End Farm to the North of the site.

- 7.14 The proposal would introduce two new dwellings facing onto West End Farm. However these would be set back from the road with landscaping to the front. There would be a separation gap of approximately 20 metres between the closest properties and it is considered that because of the separation distance the proposed dwellings would not materially result in overlooking or loss of privacy to the occupiers of the neighbouring property.
- 7.15 It is considered that the design of the proposal, layout and proposed landscaping would not result in the proposed development having an adverse impact on the amenities of the occupiers of the adjacent neighbouring properties through overlooking, loss of privacy, loss of light or being overbearing. The proposal would comply with Policy EE1 of the Local Plan and Policies within the Neighbourhood Development Plan.

Access

- 7.16 The proposal has been revised during the course of this application with the applicant no longer proposing two accesses onto Rosemary Lane. The applicant now proposes to retain the existing situation to the North of the site with one access to the site serving four properties only and a new access serving the remainder 20 units closer to the crossing with Footpath 53. Vehicle movements between the northern section and southern section will be restricted with a footpath only being provided between the two sections with the open space separating.
- 7.17 The applicant has provided a transport statement which identifies that the proposed development would provide 46 allocated parking spaces, four visitor spaces with 22 EV charging and one disabled space. It is noted that this does not include the proposed garages for the residential units. Cycle parking will also be provided at the site.
- 7.18 As identified above the site is well served by existing footpaths to and through the site and this will be retained. The County rights of way officer has advised that any works near to rights of way should not interfere with the public right of way. The village has limited bus services with approximately 5 services per day. However, given the nature of the village being relatively compact with a range of facilities, inc. a post office, shop, schools, public house and church and with Thorpe Industrial Estate nearby, it is considered that the site is in a sustainable location.
- 7.19 The proposal would generate approximately 10 trips to and from the site in the morning peak hour from the new southern access, 3 from the northern access onto Rosemary Lane and 12 trips and 4 trips in the evening respectively. This would not have a material increase in traffic around the site.
- 7.20 Surrey County Highways have been consulted on the application and raise no objection to the application subject to conditions. The applicant has submitted a safety report regarding the new junction onto the Thorpe Bypass and road surveys have been completed with support from Surrey Police in reducing the speed limit on the Thorpe Bypass from 60 mph to 40mph. This outlines that the speed reduction is suitable. However, a contribution from the applicant of £25,000 is recommended to secure this speed reduction. Subject to compliance with the conditions the proposal would comply with Policies SD3 and SD4 of the Runnymede 2030 Local Plan.

Air Quality

- 7.21 The site is located adjacent to the M25 Air Quality Management Area and the revised layout demonstrates that none of the proposed buildings are within this area. The assessment also

outlines mitigation measures to be used at the site to prevent/limit any pollution to the occupiers of the adjacent neighbouring properties and future occupiers of the site are unlikely to be affected by Air Quality matters. The Council's Environmental Health Officer raises no objection to the application on this point.

Noise

- 7.22 The M25 and the Thorpe bypass run North to South close to the western boundary. The document states that internal noise levels can be achieved, but measures will need to be incorporated regarding external measures in line with WHO guidelines. The Council's EHO raises concern to the data of the Noise report, with the surveys being carried out in 2018. However, accept that internal and external noise level measures can be achieved. However, full details of which will need to be submitted and agreed by condition. Also, further information regarding ventilation when windows are closed during sleeping hours is also required to be submitted by condition.

Energy and Sustainability

- 7.23 Policy SD7 and SD8 of the Local Plan refer to Sustainable Design and Renewable Energy respectively. Policy SD7 refers to measures to provide cycle storage, recyclable waste, solar gain/cooling, EV charging points, water efficiency, compliance with Part M4 (2) and (3) of the Building Regulations and incorporating sustainable construction and demolition techniques and reuse and recycling of construction waste. The applicant has submitted an Energy Strategy Report and a Waste Management Centre in support of the application. The proposal does incorporate places for cycle and bin storage inc. recyclable waste with EV charging points for each property. The proposal would also include one dwelling suitable for wheelchair access in compliance with Part M4 (2) of the Building Regulations. The submitted Waste Strategy refers to the applicant delivering a fabric first development incorporate sustainable construction and the use of recycled and recyclable materials. The Council's Energy Advisor raises no objection to the application with this regard and it is considered that the proposal complies with Policy SD7 of the Runnymede Local Plan.
- 7.24 Policy SD8 states that major development proposals will be required to submit an energy statement demonstrating how the energy hierarchy has been applied and how it will be implemented. The submitted energy statement states that the layout have good sized openings to allow for natural light with all units being at least dual aspect. Maximising the opportunities for daylight and sunlight to all rooms. All units will also include heat recovery systems to retain heat within the buildings. In addition, the report identifies that Air Source Heat Pumps and Solar PV can be used to provide at least 10% of the energy requirements of the buildings on the site. The Council's Energy advisor raises no objection to the application; however, they recommend that further details of renewable energy sources, i.e., ASHP's and Solar PV Panels should be submitted to ensure noise levels from the heat pumps and any potential glare from PV panels can be mitigated. Subject to this condition it is therefore considered that the proposal would comply with Policy SD8 of the Local Plan.

Biodiversity

- 7.25 Policy SD7 of the Local Plan also refers to measures to protect biodiversity and to include opportunities to achieve net gain. The site is currently predominantly grass with a few trees and shrubs which are of no major significance. There are also a number of buildings on the site which are to be demolished and the applicant has submitted a Bat report and preliminary Impact Assessment, which outlines potential habitat and species on the site. The Preliminary Impact Assessment details that the site has low potential for reptiles, moderate potential for birds, although these are not rare or unusual species, moderate potential for invertebrates, but

the potential for any rare species is low. There is evidence on the site for badger activity on site, but no sets. Finally, there are protected species of Bluebell along the border with the woodland to the South of the site.

- 7.26 The submitted bat report identifies that there are no bats roosting in the buildings, but the site given the tree corridor on the western boundary may be used for foraging.
- 7.27 The submitted Biodiversity Impact Assessment and landscaping scheme identifies areas of the site where biodiversity will be increased. The submitted metric calculator details that the proposal would provide a net increase in biodiversity for habitat of 11% and 36% in hedgerow units. It is considered that this would comply with Policy SD7 of the Local Plan in providing opportunities for net gain in biodiversity. Surrey Wildlife Trust has been consulted on the application and views are awaited on the revised scheme, however, no objection was raised on the original scheme, but recommend conditions regarding lighting scheme and a Construction Environment Management Plan to ensure habitat and animals on site found during construction are protected as much as possible.

Green and Blue Infrastructure and Trees and Landscaping

- 7.28 Policies EE11 and EE12 of the Runnymede 2030 Local Plan refer to Green and Blue infrastructure respectively. Policy EE11 requires proposals to restore, maintain and enhance habitat connectivity, with Policy EE12 requiring the same for blue infrastructure. The site is bordered by planting on all sides and the proposal will retain this (apart from the new access) and provide additional planting across the site. The site is not close to a main water course, but the proposal does include measures for water retention on site via suds which will be managed. The submitted landscaping strategy includes measures to facilitate habitat movement across the site. The proposed landscaping plan does outline the removal of a number of trees to facilitate the new access towards the southwestern corner of the site. However, given the existing high level of tree coverage in this area and the amount of landscaping proposed and the benefits of providing the access in this position it is not considered that this would have a materially harmful impact. The submitted Arboricultural Impact Assessment does acknowledge that a Tree Protection Plan should be submitted along with an Arboricultural Method Statement to fully detail what trees are being proposed to be worked on to ensure the maximum retention of trees on site and to preserve the verdant character of the area. Subject to these conditions, it is considered that the proposal complies with Policies EE11 and EE12 of the Runnymede Local Plan.

Flood Risk and Drainage

- 7.29 The application site is not within medium or high-risk flood zones. However, the applicant has submitted an FRA because of the area of the site. The submitted FRA details that the proposals would not increase the number of people at risk from flooding. The report also documents how surface water would be managed at the site with permeable paving and swales. The Lead Local Flood Authority raise no objection to the application.

Heritage

- 7.30 The Northern access to the site would be opposite West End Farm which is a Grade II Listed Building. The applicant has submitted a Heritage statement which considers that the proposal would have a low impact on the setting and character of the Listed Building. Policy EE3 of the Runnymede 2030 Local Plan requires development to be designed to protect, conserve and enhance the significance and value of these assets. The location of the access to the site close to the Listed Building would impact on the setting of this building by result in an increased level of movement around the site from vehicular activity. However, given that the new access

onto Rosemary Lane would only serve a limited number of properties, it is considered that this would not be significant to adversely affect the character and appearance of the Listed Building. The Councils Listed Building and Heritage advisors raise no objection to the application. The proposal is therefore considered to be in accordance with Policy EE3 of the Local Plan.

Archaeology

- 7.31 The site is adjacent to an Area of High Archaeological Potential. The applicant has submitted an Archaeological Assessment with the application, and this details that the area was extensively quarried in the late 19th and early 20th Century. Surrey County Archaeology consider that because of the extensive ground disturbance works carried out at the site most if not all of any archaeological remains would have been removed and therefore raises no objection to the application and no further work is required. The proposal complies with Policy EE7 of the Runnymede 2030 Local Plan

Thames Basin Heath Special Protection Area

- 7.32 The application site is within 5km of the Thames Basin Heaths SPA. In accordance with guidance from Natural England, the Habitats Regulations Assessment requirements are that plans or projects which may have a likely significant effect on a European designated site (such as the TBHSPA) can only proceed if the competent authority is convinced, they will not have an adverse effect on the integrity of the European site. Recent case law has suggested that likely significant effects cannot be ruled out at this screening stage, and in accordance with the Natural England guidance and national legislation, the application proposal must be made subject to an appropriate assessment. In accordance with the Council's SPG, and without consideration of potential mitigation regarding the TBHSPA this application is 'screened in' to the need for appropriate assessment as it lies within a zone of influence where recreational disturbance arising from new occupation in proximity to the TBHSPA is likely to have an adverse effect.
- 7.33 The guidance is that Natural England are required to be consulted and the LPA must have regard to its advice. Natural England agreed the framework for relevant development proposals affected by the TBHSPA in 2008 and the Council has been following this framework since then utilising it as standing advice removing the need for individual consultation to Natural England for schemes of this scale. It therefore falls to the Council to undertake the Appropriate Assessment of the application, which includes the consideration of any proposed mitigation, to reach a conclusion as to whether the proposal has residual adverse effects that lead to a likely significant effect on habitats at the TBHSPA. In undertaking this Appropriate Assessment, it is considered that there will be effects arising from increasing the number of residential units within 5km of the TBHSPA. The applicant has submitted an occupation calculator which outlines the contributions required for SANG and SAMM and these will be secured under the S106 agreement.

Contaminated Land

- 7.34 The submitted Geo environmental report identifies that the site is a former builder's yard and has been subject various excavation and back filling, with the last being in the 1960's. The report identifies that there may be some elevated concentrations of contaminants within the ground which could be risk to contractors, end users. Furthermore, some gas ground protection measures will be required. However, the report identifies remediation measures to overcome this. The Council's Contaminated Land Officer raises no objection to the application, but conditions regarding implementation of the remediation strategy and verification report and the reporting of any potential unexpected contamination is

recommended. Subject to this condition, the proposal complies with Policy EE2 of the Runnymede Local Plan in this regard.

Previous Reasons for Refusal

- 7.35 This application is a revision from several previous schemes which have been refused and dismissed at appeal. The most recent appeal (RU.20/1706) was for 36 units. In dismissing this appeal, the inspector commented that the provision of around 36 dwellings was an overdevelopment of the site not in accordance with the Neighbourhood Plan policy. The Inspector also raised concern over biodiversity and that the applicant had not demonstrated that a biodiversity net gain can be achieved on the site. The applicant has submitted information for this application and as detailed above a biodiversity net gain can be achieved at the site. The previous application also included some rear garden areas within the AQMA which the Inspector considered that this could have a harmful effect on the health of the future occupiers of the properties. The revised scheme does not include any rear garden areas within the AQMA. It is considered that the reduction in number of units, revised layout of properties and the biodiversity net gains proposed all overcome the previous reasons for refusal.

8. PLANNING OBLIGATIONS/COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 8.1 The application proposes a new residential development and therefore would be liable for a Community Infrastructure Levy contribution.

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 site is an allocated site within the Thorpe Neighbourhood Plan the proposal would provide 24 dwellings, 14 of which would be 2 and 3 bedrooms and would provide 0.4 ha of open space. The layout has been sensitively designed to reduce the potential impact of the new dwellings on the amenities of the occupiers of the adjacent neighbouring properties. All of the properties would provide good amenity spaces, with no properties or garden areas being within the AQMA and the proposal would provide a net gain in biodiversity at the site. Four properties would be accessed from Rosemary Lane with the remainder being served from a new access road onto Thorpe Bypass. The northern and southern sections would be connected by a footpath. The Highways Authority raise no objection to the application and recommend that the speed limit on the bypass be reduced to 40 MPH. The proposal would comply with the aims and objectives of the Thorpe Neighbourhood Plan and the Runnymede 2030 Local Plan, and it is considered that the reduction in units and changes to the access to the site addresses the previous reason for refusal and concerns from occupiers of adjacent neighbouring properties.
- 10.2 The development has been assessed against the following Development Plan policies – SD1, SD3, SD4, SD5, SD7, SD8, SL1, SL19, SL20, SL26, EE1, EE2, EE3, EE4, EE7, EE9, EE10, EE11, EE12, of the Runnymede 2030 Local Plan, Policies TH2 (i) TH4 and TH5 of the Thorpe Neighbourhood Plan adopted 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

The Head of Planning 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:

2. Planning Obligations of:

i) SANG £52,086.78 SAMM £23,686.66 (TBH SPA Financial Contribution)

ii) The provision and deliverability of affordable housing – 1 first home, 1 shared ownership and 6 affordable rent (1 of which is disabled Part M4 (2))

ii) Highway works – Contribution for speed reduction £25,000 index linked to RPIx from date of signed S106

iv) Secure delivery of public open space and transfer to a management company

All figures and contributions will also need to be finalised in negotiations with the applicant and relevant consultees and final authority in these negotiations is given to the Head of Planning.

And the subject to the following planning conditions:

1. Commencement

The development for which full planning permission is hereby granted must be commenced no later than the expiration of three years beginning with the date of this permission.

Reason: To comply with Section 51 of Part 4 of the Planning and Compulsory Purchase Act 2004.

2. List of approved plans

The development hereby permitted shall not be carried out except in complete accordance with the following approved plans.

Drawing numbers and documents	Date received
Accommodation Schedule _SL.01_REV F	26 May 2023
CSE.01 Rev C – Street Elevations	26 May 2023
CSL.01 Rev D – Coloured Site Layout	26 May 2023
OSP.01 Rev C – Open Space Plan	26 May 2023
BBS.01.pe Rev B – Bins and Bicycle Store Floor Plan & Elevations	26 May 2023
P.3-8.e1 Rev B – Plots 3-8 (1 x 2B4P Wch, 5 x 2B4P Flats) Elevations	26 June 2023
P.3-8.e2 Rev B – Plots 3-8 (1 x 2B4P Wch, 5 x 2B4P Flats) Elevations	26 June 2023
P.3-8.p1 Rev D – Plots 3-8 (1 x 2B4P Wch, 5 x 2B4P Flats) Floor Plans	26 June 2023
P.3-8.p2 Rev B – Plots 3-8 (1 x 2B4P Wch, 5 x 2B4P Flats) Floor Plans	26 June 2023
HT.2B-S.e Rev C – House Type 2B-S Elevations	26 May 2023
HT.2B-S.p_C – House Type 2B-S Floor Plans	26 May 2023
HT.3B2(2blk).e Rev B – House Type 3B2 (2-Block) Elevations	26 May 2023
HT.3B2(2blk).p Rev B – House Type 3B2 (2-Block) Floor Plans	26 May 2023
HT.3B2.p Rev C – House Type 3B2 Floor Plans	26 May 2023
HT.3B2-1.e Rev A – House Type 3B2 Elevations Option 1	26 May 2023
HT.3B2-2.e Rev A – House Type 3B2 Elevations Option 2	26 May 2023
HT.E-CT.e Rev A – House Type E-CT Elevations	26 May 2023
HT.E-CT.p Rev A – House Type E-CT Floor Plans	26 May 2023
HT.F1.e Rev A – House Type F1 Elevations	26 May 2023
HT.F1.p Rev A – House Type F1 Floor Plans	26 May 2023
HT.J1.p Rev C – House Type J1 Floor Plans	26 June 2023
HT.J1-1.e Rev C – House Type J1 Elevations Option 1	26 May 2023
HT.J1-2.e Rev D – House Type J1 Elevations Option 2	26 June 2023
HT.J1-B.e Rev B – House Type J1-B Elevations	26 May 2023
HT.J1-B.p Rev B – House Type J1-B Floor Plans	26 May 2023

AHL.01 Rev D – Affordable Housing Layout	26 May 2023
BML.01 Rev D – Boundary Material Layout	26 May 2023
COS.01 Rev P3 – Central Open Space	26 May 2023
DML.01 Rev D - Dwelling Material Layout	26 May 2023
PSL.01 Rev D – Parking Strategy Layout	26 May 2023
RSL.01 Rev D – Refuse Strategy Layout	26 May 2023
SBP.01 Rev D – Site Block Plan	26 May 2023
SE.01 Rev C – Street Elevations	26 May 2023
SL.01 Rev D – Site Layout	26 May 2023
SS.01 Rev C – Site Section	26 May 2023
P.1-2.e Rev A – Plot 1-2 (HT.3B2 / HT.2BT) Floor Plans	26 May 2023
P.1-2.p Rev A – Plot 1-2 (HT.3B2 /HT.2BT) Elevations	26 May 2023

3. External materials (details required)

Before the above ground construction of the development hereby permitted is commenced, details of the materials to be used in the external elevations of the dwellings shall be submitted to and approved by the Local Planning Authority. The approved materials shall be used for the purposes of constructing the approved development, with no variations, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure high quality design and to comply with Policy EE1 of the Runnymede 2030 Local Plan and guidance within the NPPF.

4. Hard and Soft landscaping

Full details of both hard and soft landscaping works including tree planting shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the above ground construction of the buildings hereby permitted. The details shall include indications of all changes to levels, hard surfaces, walls, fences, or other means of enclosure within or around the site, access features, minor structures, the existing trees and hedges to be retained, the new planting to be carried out, measures to be taken to ensure that retained trees and their roots are not damaged and details of the measures to be taken to protect existing features during the construction of the development. The above details should also be supported by a phasing plan/timetable for the delivery on the hard and soft landscaping.

Arboricultural work to existing trees shall be carried out prior to the commencement of any other development, otherwise all remaining landscaping work and new planting shall be carried out in accordance with the phasing plan/timetable agreed with the Local Planning Authority.

Any trees or plants, which within a period of five years of the commencement of any works in pursuance of the development die, are removed, or become seriously

damaged or defective, shall be replaced as soon as practicable with others of similar size and species, following consultation with the Local Planning Authority, unless the Local Planning Authority give written consent to any variation.

Reason: To preserve and enhance the character and appearance of the surrounding area and to comply with Policies EE1, EE9, and EE11 of the Runnymede 2030 Local Plan and guidance in the NPPF.

5. Arboricultural Report and Tree Protection

Prior to the commencement of any development, including before any equipment, machinery or materials relevant to commencement are brought on to the site, a site specific Arboricultural Method Statement (AMS) and Tree Protection Plan shall be submitted to the Local Planning Authority for approval.

These details should be in accordance with the Arboricultural Impact Assessment dated May 2023 and the general provisions of BS5837:2012 and give details of, but not be limited to, the construction of all structures/surfaces within the RPA of any trees to be retained, details of the removal of any structures/surfaces within the RPAs of retained trees and the method of tree protection to be used, phased, if necessary, to allow for the requirements of demolition and construction.

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.

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.

Reason: To protect the trees to be retained and to protect the appearance of the surrounding area and to comply with Policies EE1, EE9, and EE11 of the Runnymede 2030 Local Plan and guidance in the NPPF.

6. Landscape and Ecological Management Plan

Prior to construction of the slab level a Landscape and Ecological Management Plan (LEMP), including long- term design objectives, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens), shall be submitted to and approved in writing by the local planning authority.

This should be in accordance with the recommendations in section 8 of the Ecological Appraisal, (September 2022) and Technical note dated January 2023 The LEMP shall be carried out as approved and any subsequent variations shall be agreed in writing by the Local Planning Authority.

The scheme shall include the following elements:

- Details of any new habitats created on site.
- Details of the extent and type of new planting and seeding outside of the developed areas, which should be native species of UK provenance.
- Details of the lighting scheme that should be of a sensitive design to minimise impacts on all semi-natural habitats within and adjacent to the site.
- Details of maintenance regimes including how the semi-natural habitats will be managed over the long-term in order to retain their ecological diversity.
- Details of management responsibilities including adequate financial provision and named body responsible for maintenance.

Reason: To protect the trees to be retained and enhance the appearance of the surrounding area, to ensure that replacement trees, shrubs and plants are provided and to protect the appearance of the surrounding area and to ensure the protection of wildlife, supporting habitat and secure the opportunities for the enhancement of the nature conservation value of the site and to comply with Policies EE1, EE9, and EE11 of the Runnymede 2030 Local Plan and guidance in the NPPF.

7. SUDS

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:

- Evidence that the proposed final solution will effectively manage the 1 in 30 (+35% allowance for climate change) & 1 in 100 (+45% allowance for climate change) storm events and 10% allowance for urban creep, during all stages of the development. The final solution should follow the principles set out in the approved drainage strategy. Associated discharge rates and storage volumes shall be provided using a maximum discharge rate of **1.3 l/s**.
- 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.).
- 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.
- Details of drainage management responsibilities and maintenance regimes for the drainage system.
- 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.

8. Verification report

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

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

9. Visibility Splays – (Thorpe Bypass -B388)

No part of the development shall be commenced unless and until the proposed vehicular access to the proposed development from B388 Thorpe By-Pass has been constructed and provided with visibility zones in general accordance with the approved plans (Drawing No. 19017-THOR-5-SK003 - Rev C) and thereafter the visibility zones shall be kept permanently clear of any obstruction over 1.05m high.

Reason: In order that the development does not prejudice highway safety, nor cause inconvenience to other highway users and to promote sustainable transport and to comply with Policies SD3, SD4, SD5 and SD7 of the Runnymede 2030 Local Plan and policy within the NPPF.

10. Visibility Splays - (Rosemary Lane)

No part of the development shall be commenced unless and until the proposed three vehicular accesses to the proposed development from Rosemary Lane have been constructed and provided with visibility zones in general accordance with the approved plans and thereafter the visibility zones shall be kept permanently clear of any obstruction over 1.05m high.

Reason: In order that the development does not prejudice highway safety, nor cause inconvenience to other highway users and to promote sustainable transport and to comply with Policies SD3, SD4, SD5 and SD7 of the Runnymede 2030 Local Plan and policy within the NPPF.

11. Construction Transport Management Plan

No development shall commence until a Construction Transport Management Plan, to include details of:

- (a) parking for vehicles of site personnel, operatives and visitors
- (b) loading and unloading of plant and materials
- (c) storage of plant and materials
- (d) vehicle routing
- (e) measures to prevent the deposit of materials on the highway

(f) on-site turning for construction vehicles has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason: In order that the development does not prejudice highway safety, nor cause inconvenience to other highway users and to promote sustainable transport and to comply with Policies SD3, SD4, SD5 and SD7 of the Runnymede 2030 Local Plan and policy within the NPPF.

12. Parking layout

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. Thereafter the parking areas shall be retained and maintained for its designated purpose.

Reason: In order that the development does not prejudice highway safety, nor cause inconvenience to other highway users and to promote sustainable transport and to comply with Policies SD3, SD4, SD5 and SD7 of the Runnymede 2030 Local Plan and policy within the NPPF.

13. Cycle storage

The development hereby approved shall not be first occupied unless and until each of the proposed dwellings have been provided with bicycle parking in a robust, secure enclosure in accordance with the approved plan and thereafter retained and maintained to the satisfaction of the Local Planning Authority. Within the proposed cycle storage, facilities for the charging of e-bikes are to be provided, consisting of a standard three-point plug socket. All apartments are to be provided with parking for a minimum of 1 bicycle and houses with for a minimum of 2.

Reason: In order that the development does not prejudice highway safety, nor cause inconvenience to other highway users and to promote sustainable transport and to comply with Policies SD3, SD4, SD5 and SD7 of the Runnymede 2030 Local Plan and policy within the NPPF.

14. Renewable Energy

Prior to the occupation of the development hereby approved details of the chosen renewable technology including their location shall be submitted to and approved in writing by the Local Planning Authority to ensure that a minimum of 10% of the predicated energy consumption of the development would be met through renewable energy/low carbon technologies unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that a minimum of 10% of the energy requirement of the development is produced by on site renewable energy sources/low carbon technologies and to comply with Policy SD8 of the Runnymede 2030 Local Plan and guidance in the NPPF.

15. Biodiversity

No dwelling hereby approved shall be occupied until the biodiversity enhancement measures proposed for that particular property as set out within the Biodiversity Impact Assessment May 2023 has been installed All biodiversity enhancements within public areas shall be delivered prior to that area of the site being opened up for public use. Such measures shall be retained on site in perpetuity.

Reason: To protect the habitat of bats, any invertebrates, badgers, the flora, fauna and ecological value of the site and to comply with Policy EE9 and SD7 of the Runnymede 2030 Local Plan and guidance in the NPPF.

16. Noise

Prior to the occupation of the dwellings hereby approved details of the measures to achieve acceptable internal and noise levels as identified in the submitted Noise Impact Assessment May 2023 (18-4229 Rev F) shall be submitted to and approved in writing by the Local Planning Authority. Once the approved measures are installed they shall be retained in perpetuity.

Reason: To protect the amenities of the future occupiers of the proposed properties and to comply with Policies EE2 and EE9 of the Runnymede 2030 Local Plan and guidance within the NPPF.

17. Construction Environmental Management Plan (CEMP)

No development shall take place until a Construction Environmental Management Plan (CEMP) that is in accordance with the approach outlined in the Ecological Appraisal (September 2022), measures identified in the Air Quality Assessment September 2022, and Noise impact Assessment has been submitted to and approved in writing by the local planning authority. This shall deal with the treatment of any environmentally sensitive areas detailing the works to be carried out showing how the environment will be protected during construction. Such a scheme shall include details of the following:

- The timing of different aspects of site clearance and construction works.
- The measures to be used during site clearance and construction in order to minimise the environmental impact of the works, including potential disturbance to existing sensitive habitats and associated species.
- Any necessary pollution prevention methods including those to prevent polluted surface water run-off entering any of the ditches or streams in or adjacent to the site.
- A map or plan showing habitat areas to be specifically protected identified in the Ecological Appraisal.
- Any necessary mitigation measures for protected species.
- Construction methods.
- Dust suppression methods
- And hours of construction

The works shall be carried out in accordance with the approved Construction Environmental Management Plan.

Reason: To achieve sustainable development and protect the environment in the vicinity of the site and to comply with Policy EE2 of the Runnymede 2030 Local Plan and guidance within the NPPF.

18. Sensitive Lighting Scheme

Before any external lighting is installed at the site (excluding within the curtilage of a private residential properties), details shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and be retained as such thereafter.

Reason: To protect the amenities of occupiers of nearby properties and to protect wildlife and to comply with Policies EE2 and EE9 of the Runnymede 2030 Local Plan and guidance within the NPPF.

19. Contamination

Implementation of Approved Remediation Scheme

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.

(iv) Reporting of Unexpected Contamination

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)

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.

Informatives:

1) Summary of Reasons to Grant Consent

The decision has been taken in compliance with the requirement in the NPPF to foster the delivery of sustainable development in a positive and proactive manner.

2) Details of Planning Obligation

The applicant is advised that this permission is subject to a Section 106 Agreement.

- 3) 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.
- 4) 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.
- 5) The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
- 6) The 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-managementpermit-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/flooding-advice.
- 7) 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.
- 8) Many trees contain wildlife such as bats and nesting birds that are protected by law. The approval given by this notice does not override the protection afforded to these species and their habitats. You must take any necessary steps to ensure that the work you are carrying out will not harm or disturb any protected species

or their habitat. If it may do so you must also obtain permission from Natural England prior to carrying out the work. For more information on protected species please go to www.naturalengland.gov.uk

- 9) The applicant is advised to incorporate into the development the principles and practices of the 'Secured by Design' scheme in consultation with the Designing Out Crime Officer.
- 10) The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours: -
8.00am - 6.00pm Monday to Friday
8.00am - 1.00pm Saturday
and not at all on Sundays and Bank Holidays.
- 11) 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 www.surrey.gov.uk.
- 12) Groundwater Protection
If infiltration drainage is proposed then it must be demonstrated that it will not pose a risk to groundwater quality. The Environment Agency consider any infiltration SuDS greater than 3m below ground level to be a deep system and generally not acceptable. All infiltration SuDS require a minimum of 1m clearance between the base of the infiltration point and the peak seasonal groundwater levels. All need to meet the criteria set out in the Environment Agency's [Groundwater Protection](#) publication. In addition, they must not be constructed in ground affected by contamination.
- 13) To apply for a new or upgraded connection, please contact our Developer Services Team by going through their My Developments Portal (<https://affinitywater.custhelp.com/>) or aw developerservices@custhelp.com. The Team also handle C3 and C4 requests to cost potential water mains diversions. If a water mains plan is required, this can also be obtained by emailing: maps@affinitywater.co.uk. Please note that charges may apply.