

## COMMITTEE AGENDA REFERENCE: 5A

<b>APPLICATION REF:</b>	<b>RU.23/0607</b>
<b>LOCATION</b>	Parklands, Bittams Lane, Chertsey KT16 9RG
<b>PROPOSAL</b>	Approval of reserved matters application (appearance, landscaping, layout and scale) for the construction of 172 dwellings
<b>TYPE</b>	Reserved Matters
<b>EXPIRY DATE</b>	25/07/23
<b>WARD</b>	Longcross, Lyne & Chertsey South
<b>CASE OFFICER</b>	Katherine Appleby
<b>REASON FOR COMMITTEE DETERMINATION</b>	Major Development
<i>If you have questions about this report please contact Ashley Smith, Victoria Gibson or the case officer.</i>	

### 1. SUMMARY OF RECOMMENDATION

<b>It is recommended the Planning Committee authorises the HoP:</b>	
1.1.	<b>To approve the application subject to conditions and receipt of an updated Viability Assessment and if necessary, a Deed of Variation to secure an alternative amount towards the Housing Infrastructure Fund.</b>
1.2.	<b>To refuse the application at the discretion of the HoP should no updated Viability Assessment be submitted and/or no revised acceptable contribution to the Housing Infrastructure Fund is agreed on the grounds that the development would not provide the necessary infrastructure to support the development.</b>

### 2. DETAILS OF THE SITE AND ITS SURROUNDINGS

- 2.1. The site is situated on the northern side of Bittams Lane, it forms part of the Chertsey South development, a largely residential area which is triangular in shape bounded by the M25 to the east, St. Peters Way to the south and Guildford Road to the west. The whole 4.14ha site was developed in the 1980's with a B1 office use (called Parklands) and associated facilities which have been demolished and replaced with a 3-3.5 storey high care home (called Parklands Manor) on land adjoining the south-western boundary of the current application site. Homewood Business Park and St. Peters Hospital is located to the west of the site.
- 2.2. The Application Site measures approximately 2.9 hectares in size. It has a slope from

north to south, with a fall of around 6 metres from the northern-most boundary to the access road from Bittams Lane and contains a number of mature trees covered by Tree Preservation Order 80. The remnants of a surface level car park and two tennis courts from the office development lie in the southern part of the site, which is largely flatted, formed of a split 'plateau'. There is a Grade II Listed residential property known as "Wheelers Green" approximately 190 metres south of the Site on the opposite side of Bittams Lane. Vehicular access is from Bittams Lane which bounds the site to the south and west and links the A320 to the west with Green Lane to the East.

### 3. BACKGROUND

- 3.1. Outline planning application RU.17/1749 for the erection of up to 200 residential dwellings was submitted in October 2017 to run alongside what was at the time known as the Emerging 2035 Local Plan as it had been identified that the site could be released from the Green Belt and allocated for housing as part of the wider Chertsey Bittams land parcel. The reserved matter regarding the proposed access to the highway was considered and approved as part of this planning application. The outline planning application was approved 11/08/22 following the completion of a Section 106 Legal Agreement. All other matters (appearance, layout, landscaping, and scale) being reserved for future determination- i.e., "reserved matters"
- 3.2. Subsequently a Section 73 application was submitted to amend approved parameter plans due to revisions being sought under Reserved Matters Application RU.23/0607. The Section 73 application was recently approved.

### 4. APPLICATION DETAILS

- 4.1. The application seeks the approval of Reserved Matters in respect of appearance, layout, landscaping, and scale for 172 dwellings. The reserved matters for consideration under this planning application are:
- Appearance: exterior of a building
  - Landscaping: both hard and soft
  - Layout: buildings, routes and open spaces
  - Scale: effectively the size of the buildings
- 4.2. The proposal comprises 18 no. 2 and 18 no. 3 bed 2 storey high terraced and semi detached houses and 136 no. 2 bed apartments in 4 blocks with associated landscaping, roads and parking.

	<b>Block A</b>	<b>Block B</b>	<b>Block C</b>	<b>Block D</b>
<b>Storeys</b>	4	4	4	4
<b>Undercroft car parking</b>	26 spaces	30 spaces	N/A	N/A
<b>No. of units</b>	28	40	44	24

- 4.3. The proposed development consists of 4 no. four-storey apartment buildings along the

western and southern boundaries of the site and 36 no. two-storey houses along the northern and eastern boundaries. All 4 apartment blocks would have flat roofs with staggered built forms and heights. The apartment buildings would be faced in a buff brick slip system with pressed metal cladding to the entrances, cores and balconies. Each apartment block would have a different colour metal cladding and entrance area and each apartment would have an enclosed balcony with railings. The apartments are positioned towards the bottom of the slope. Apartment buildings A and B have basement parking which is accessed at the lower end of the slope, roughly at natural ground level.

- 4.4. The houses are positioned around the North and East boundaries backing onto the houses in Waverley Drive and Hillcrest Avenue and the two storey, pitched roof massing reflects the existing houses. The houses are raised above street level with defensible space and retaining walls with planters to the front, and stepped access from the parking, bin and bike storage at street level. The houses would be faced in a buff brick slip system, have PVCu windows and doors and timber clad front porches and grey tiled roofs. The terraced houses and apartments are predominantly arranged along the contours. A split level street scape enables the buildings to step down the hill roughly following the existing topography. The proposed street has been designed so the pedestrian footway is to the rear of the parking, segregating vehicles and pedestrians.
- 4.5. In response to the parkland setting and existing mature trees covered by Tree Preservation Order 80, a village green with play area (LEAP) would be created in the centre of the site around the existing mature trees that links into a woodland play area (LAP) in the South East of the site with footpath routes linking the greenspaces. Perimeter no build zones were agreed under the outline approval forming a wide landscaped buffer and a wildlife corridor has been introduced around the boundary connecting the site into adjacent woodland. Houses back onto the no build zone with rear gardens extending up to the wildlife corridor. There is also opportunity for public green open space within the no- build zones to the south with pedestrian links into the wider site's green amenity space.
- 4.6. The proposed development would provide a total of 207 parking spaces - 1 parking space per dwelling, either to the front or side of the houses, within an undercroft (Blocks A and B), or surface parking (Blocks C and D), with 35 visitors spaces (1 per 5 dwellings), in accordance with the Runnymede Parking Guidance SPD and Surrey County Council Vehicular, Cycle and Electric Vehicle Parking Guidance. Secure internal bicycle stores are proposed for the apartment buildings, either within the undercroft parking areas or within a separate timber clad enclosure for Blocks C and D. All houses have individual timber clad bin and bicycle stores adjacent to allocated parking space to the front or sides of the dwelling. A total of 344 bicycle spaces would be provided (2 bicycle spaces per dwelling).
- 4.7. An Energy Assessment was submitted with the outline application which indicated that solar pv panels could be installed and the current scheme is proposing a MMC (Modern Methods of Construction) Net Zero Scheme. The homes will be manufactured in a factory and dwellings assembled on site rapidly.
- 4.8. Vehicular access to the site is approved as part of planning permission RU.17/1749 and the subsequent section 73 application RU.23/1052. It is not a consideration of this application. The approved access would come from Bittams Lane, including an existing means of access to the west which was approved and constructed as part of the care home development.

## 5. RELEVANT PLANNING HISTORY

5.1. The following history is considered relevant to this application:

Reference	Details
RU.23/1052	Variation of Conditions 3 (List of approved plans) and 10 (Tree working procedures) of approved outline application RU.17/1749 for the erection of up to 200 residential dwellings (class C3) with vehicular access onto Bittams Lane, associated car parking (including basement/undercroft parking) and landscaping.- Approved
RU.17/1749	Outline application for the erection of up to 200 residential dwellings (class C3) with vehicular access onto Bittams Lane, associated car parking (including basement/undercroft parking) and landscaping (revised plans received 23/01/19). Approved 11 <sup>th</sup> August 2022.
RU.17/1440	EIA Screening Opinion as to whether up to 200 dwellings on a 2.7hectare parcel of land would constitute EIA development. Not EIA Development 22 <sup>nd</sup> September 2017
RU.17/0356	Variation of conditions 2 (Approved Drawings) and condition 6 (Arboricultural Method Statement) of planning permission RU.15/1013 (Construction of road through the site including a new access to Bittams Lane, and associated brick walls and railings at each highway access). Approved 25 <sup>th</sup> April 2017
RU.15/1013	Construction of road through the site including a new access to Bittams Lane, and associated brick walls and railings at each highway access. Approved 7 <sup>th</sup> October 2015
RU.15/1005	Demolition of existing buildings and redevelopment of part of the site to provide 1 x no. 3 and a half storey high building for use as a Class C2 93 bedroom care home with associated access, parking, servicing and landscaping. Approved 9 <sup>th</sup> June 2015 (built and occupied and known as Parklands Manor)
RU.14/0085	Demolition of existing buildings and redevelopment of the site to provide 1 x No.2 and a half storey high building for use as a Class C2 70 bedroom care home and 1 x No.3 and a half storey high building for use as 50 Class C2 extra care apartments with associated access, parking, servicing and landscaping. Approved 14 <sup>th</sup> May 2014

## 6. SUMMARY OF MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

- 6.1. The Borough's current adopted Development Plan comprises of the Runnymede 2030 Local Plan which was adopted on 16 July 2020 and the policies have to be read as a whole.
- 6.2. National Planning Policy Framework (revised July 2021) acts as guidance for local planning authorities and decision-takers, both in drawing up plans and making decisions about planning applications. At the heart of the NPPF is a presumption in favour of

sustainable development. The document, as a whole, forms a key and material consideration in the determination of any planning permission. The supporting National Planning Policy Guidance (NPPG) is also a material consideration for decision making, as is the National Design Guide (2019) and the Nationally Described Space Standards (2015)

6.3. SPDs which can be a material consideration in determination:

- Runnymede Borough Parking Guidance (2022)
- Affordable Housing Supplementary Planning Document (2022)
- Runnymede Design Supplementary Planning Document (2021)
- Green and Blue Infrastructure Supplementary Planning Document (2021)
- Thames Basin Heaths Supplementary Planning Document (2021)
- Infrastructure Delivery and Prioritisation (2020)
- Parking Strategy: Surrey Transport Plan (2020)

## 7. CONSULTATIONS CARRIED OUT

### 7.1. Consultees responses

<b>Consultee</b>	<b>Comments</b>
<b>Natural England</b>	No objection
<b>Environment Agency</b>	No objection
<b>National Highways</b>	No objection
<b>SCC County Highway Authority</b>	No objection
<b>SCC Lead Local Flood Authority</b>	No objection
<b>SCC Archaeology</b>	No objection
<b>SCC Minerals and Waste</b>	No objection
<b>RBC Arboricultural Officer</b>	No objection
<b>RBC Contaminated Land Officer</b>	No objection
<b>RBC Environmental Health Officer</b>	No objection
<b>RBC Deputy Direct Services Manager</b>	No objection
<b>RBC Drainage Engineer</b>	No objection
<b>RBC Housing Manager</b>	No objection
<b>RBC Affordable Housing Officer</b>	No objection
<b>RBC Energy Officer</b>	No objection
<b>RBC Green Spaces Team</b>	No objection
<b>RBC Planning Policy</b>	No objection
<b>Affinity Water</b>	No objection

<b>Surrey Wildlife Trust</b>	No objection
<b>Surrey Crime Prevention Design</b>	No objection
<b>Surrey Bat Group</b>	No objection
<b>Thames Water Utilities</b>	No objection

7.2. Representations and comments from interested parties.

7.3. 26 Neighbouring properties were consulted in addition to being advertised on the Council's website in the local press, and by notices displayed at the site and 26 letters of representation have been received in regard which can be summarised as follows:

- Overdevelopment
- Lack of retail unit on the site
- Width of Bittams Lane
- Overdevelopment in the area
- Overlooking
- Loss of privacy
- Increase in traffic
- More antisocial behaviour in the area
- Air pollution will increase
- Impact on wildlife on the site
- not enough infrastructure for the development to cope

7.4. A letter of support has also been received from Ashford and St Peter's Hospitals NHS Foundation Trust stating that as a local employer of key workers it is very supportive of the development, as having surveyed its staff, there is a clear need for the type of accommodation proposed at Bittams Lane, alongside its existing staff accommodation and consider that it would help it to attract and retain staff.

## **8. PLANNING CONSIDERATIONS**

8.1. 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:

- Principle of development
- Layout and Design
- Residential Amenities
- Highways, Movement and Parking
- Trees and Landscaping
- Affordable Housing
- Noise and air quality
- Ecology and Biodiversity
- Contaminated Land
- Drainage
- Infrastructure Contributions
- Open Space
- Archaeology

- Sustainable Design

### **Principle of development**

- 8.2. The Runnymede 2030 Local Plan was adopted on 16th July 2020 and within this Policy SD1 of the Local Plan advises that Chertsey including Chertsey South will require 2,212 net additional dwellings during the period of the Local Plan (2015-2030) and Policy SD2 states that sites listed within this policy are expected to deliver the level of development subject to complying with specific requirements set out in the individual site allocation policy which in this case is Policy SL17 which has allocated the site for development for between 125-200 net dwellings (subject to delivery of necessary mitigation on the A320). The quantum of development on this site has been established through the outline planning approval RU.17/1749 which granted up to 200 residential dwellings with two principal means of vehicular access onto the site off Bittams Lane.
- 8.3. The extent of building envelopes, maximum building heights, and the public realm including minimum area of public open space and private gardens was fixed through parameter plans ref. A-02-012 Revision D and A-02-013 Revision D which were approved in August 2022. Approved Parameter Plan 03 -Public Realm A-02-013 Revision D is amended by Revised Parameter Plan – Public Realm drawing number: 02156 Rev P02 under recently approved Section 73 application RU.23/1052. Thus, the principle of residential development was established at the outline stage and the quantum of development for 172 dwellings now proposed is consistent with the outline consent and the subsequent section 73 application RU.23/1052.
- 8.4. In summary, the principle of the quantum of the units and the proposed means of access for this number of units is not a consideration of this application. The only matters for considerations as part of this Reserved Matters Application (RMA) is the: appearance, landscaping, layout and scale.

### **Affordable housing**

- 8.5. The outline approval and subsequent completed Section 106 Agreement secured 35% affordable housing provision in a proposed mix of 70% affordable/social rented and 30% shared ownership units in accordance with Policy SL20. However, as the scheme was in outline the final number, type and tenure mix needed to be agreed and determined at the reserved matters stage.
- 8.6. Under this application it is proposed to secure 35% housing provision in a proposed mix of 70% (42) affordable/social rented and 30% (18) shared ownership units which would be in accordance with Policy SL20. This mix would not technically follow the tenure mix set out in policy guidance as there would be no first homes secured. However, given that there is significantly more demand for affordable rented products, the benefits, of this application being able to secure 42 units is a material consideration which in this case outweighs the lack of first homes. The requirement in the NPPF (paragraph 64) which requires major development involving the provision of housing to provide at least 10% of the total number of homes to be available for affordable home ownership would also be complied with.
- 8.7. In addition to the above, there is also an identified need for this type of affordable rent product in this location (e.g., being close to St Peters Hospital) and this is a significant benefit which Homes England and Ashford and St Peter's Hospital have been supportive of. Runnymede Council Housing Department has also been working closely with the registered provider of social housing and with the local NHS trust on the delivery of these much needed affordable homes, which will also include some affordable rent flats for

wheelchair users.

## **Layout and Design**

- 8.8. Waverley Drive and Hillcrest Avenue sit to the north and east of the site and are part of a leafy green sub-urban residential area comprising a mix of 2 and 1.5 storey dwellings, predominately detached with some semi-detached houses with long front gardens, grass verges and tree lined streets with no predominant architectural style. Steep pitched roof bungalows sit opposite 1980's semi-detached houses and larger detached houses with materials consisting of predominately terracotta roof tiles with a mix of buff brick, red bricks and white render.
- 8.9. Parklands residential care home sits to the south of the site, off Bittams Lane and consists of a larger 4 storey building in a parkland setting with lawns and mature trees and is constructed in predominately buff brick with terracotta tiles with Bittams Lane bounded by dense trees and hedgerows screening the site from most of the road and the access road to the care home forming the southern site boundary.
- 8.10. All developments are expected to achieve high quality and inclusive design, which responds to local context including the built, natural and historic character of the area, while making efficient use of land. Developments should be attractive and resilient; promote social interaction and design out crime; contribute to and enhance the quality of the public realm and / or landscape setting; ensure no adverse impact on the amenities of occupiers of the development proposed or to neighbouring properties and provide appropriate standards of private amenity space.
- 8.11. There are a number of physical constraints which impact the form of development which include the steep topography of the site, the principal access from Bittams Lane, the existing Parklands Manor and protected trees. The proposed development consists of 4 no. four-storey apartment buildings along the western and southern boundaries of the site and 36 no. two-storey houses along the northern and eastern boundaries. The apartments are positioned towards the bottom of the slope and reflect the massing of the existing Parklands Manor to the South. The houses are positioned around the North and East boundaries backing onto the houses in Waverley Drive and Hillcrest Avenue and the two storey, pitched roof massing reflects the existing houses. The terraced houses and apartments are predominantly arranged along the contours.
- 8.12. A split level street scape enables the buildings to step down the hill roughly following the existing topography and in response to the parkland setting and existing mature trees covered by Tree Preservation Order 80, a village green with play area (LEAP) would be created in the centre of the site around the existing mature trees that links into a woodland play area (LAP) in the South East of the site with footpath routes linking the greenspaces and a wildlife corridor has been introduced around the boundary connecting the site into adjacent woodland.
- 8.13. The layout of the buildings has been designed around the constraints of the site and are orientated in a manner that maximises passive solar gain and cooling. The streetscape has been designed such that the pedestrian footway is to the rear of the parking, segregating vehicles and pedestrians creating safer routes through the site. Each dwelling would have an individual, external amenity space in the form of balconies, terraces and enclosed rear garden areas as well as access to green open spaces adjacent to the buildings and within the village green.
- 8.14. The proposed scheme combines a mixture of flat-roofed and pitched forms with balconies, staggered setbacks and subtle details to add an extra layer of detail and interest by way of a mix of brickwork, metal and timber cladding, railings and grey roof



tiles to create balance, add visual interest whilst breaking up its overall mass and bulk.

- 8.15. The current proposals have evolved from the outline application RU.17/1749 and the subsequent section 73 application RU.23/1052 following further consideration of the character of the surrounding area. The reduction in the number of units across the site to 172 is considered to be an appropriate density, and ensures the living environment, character of the area, ecology and natural habitats are maintained. For the above reasons the proposals would enhance the character and quality of the area and would be appropriate for its setting given the local context and the position of the site on the edge of the settlement and complies with the requirements of Policy EE1.

### **Trees and landscaping**

- 8.16. The site is subject to Tree Preservation Order no.80 but includes other trees not covered by this. The approved outline application RU.17/1749 sought to retain a number of mature Oaks and Sweet Chestnut ( shown as T58, 87, 101, 102, 103, 104, 106, 128 and 131 on the approved Parameter plan) as it was considered that they define the character of the whole site and provide a living link to the historic parkland landscape that existed here over hundred years ago, predating the nearby hospital.
- 8.17. The approved tree protection plan showed the trees to be retained and those to be removed at the outline stage. Due to the passage of time and revised layout of the proposed development, the current reserved matters scheme would require additional tree removal and pruning.
- 8.18. An Arboricultural Impact Assessment has been submitted to identify impact to trees outside of the Parameter Plan 03 Public Realm A-02-013 Revision D approved under outline planning application RU.17/1749 (amended by Revised Parameter Plan – Public Realm drawing number: 02156 Rev P02 under RU.23/1052), which provides a full tree survey and identifies the species and location of all trees, and why it acceptable for these trees to be removed and replaced.
- 8.19. It is evident from these and the previously approved tree report that more trees are to be lost to the proposed layout than was indicated in the outline application RU.17/1749. 4 extra individual Category B trees are to be lost and more of the Category B woodland W37 is to be removed which is aside the boundary of the site. In addition to this tree loss a further 13 Category C trees are to be removed.
- 8.20. However, T58, 87, 101, 102, 103, 104, 106, 128 and 131 would still be retained, and large sections of G130(C) existing hedge/line of trees along the southern site boundary with Bittams Lane would be retained as well as the trees within the northern section of the woodland within the wildlife corridor as it is the intention to retain all existing vegetation within this zone.
- 8.21. Tree group G36 forms part of the woodland and it is to be retained in its entirety as mature woodland boundary vegetation. The Design and Access Statement confirms that any potential impact would be mitigated through replacement planting as part of a detailed landscaping scheme. The Councils Tree Officer does not object to the works subject to more tree planting and details of the species.
- 8.22. Conditions 6-10 of approved RU.17/1749 outline tree retention, planting, protection and working procedures to be submitted along with Condition 11 with a Landscape Management Plan. This will ensure suitable mix of species to create a woodland buffer, screening and enhancement of ecology, also accommodating existing species.
- 8.23. The proposal has been designed so as to protect existing mature landscaping within the site and the proposed landscaping works are considered to be acceptable. The submitted Landscape Masterplan demonstrates how development can take place to

provide space between buildings and the protected trees and other existing landscape features to ensure adequate amenity for the buildings occupiers and to prevent future pressure for the trees' removal which form part of the character of the area. The proposal therefore complies with policies EE1, EE9 and EE11.

### **Open Space**

- 8.24. In terms of recreation, Local Plan Policy SL26 requires the provision of play spaces in new housing developments of 20 dwellings (net) or more. The Fields in Trust (FIT): Beyond the Six Acre Standard (2020) guidance states that for a site up to 200 dwellings should contain 1 Local Area for Play (LAP) at a minimum of 100sqm and 1 Locally Equipped Area for Play (LEAP) at a minimum of 500sqm.
- 8.25. Condition 26 (Open Space) of the Outline permission requires a Local Area of Play (LAP) at a minimum of 100sqm and a Locally Equipped Area of Play (LEAP) at a minimum of 500sqm.
- 8.26. The submitted plans indicate a LEAP (Play Area 1 – 500sqm) within the village green and a LAP (Play Area 2 - 100sqm) adjacent to the woodland walk on the eastern side of the site, which is therefore compliant with Condition 26 and Policy SL26. No objections have been received from the Council's Open Spaces Team.
- 8.27. The full details of the open space provision are subject to Conditions 26 and 27 and the site-specific maintenance contributions are included in the completed S106.
- 8.28. **Internal layout considerations in regards to highways and parking**
- 8.29. Matters for consideration at this stage include the detailed layout of the site, including movement within the site and parking. The internal road layout is intended to be adopted, thus the design has been discussed with the County Highway Authority and amended to provide wider service margins. The County Highway Authority has assessed the application and raises no objections to the approval of the reserved matters application.
- 8.30. Parking is shown to be provided throughout the site predominantly in a mix of undercrofts, small parking courts and on forecourts in accordance with the Runnymede Parking Guidance SPD and Surrey County Council Vehicular, Cycle and Electric Vehicle Parking Guidance.
- 8.31. The Outline Planning Permission acknowledged that the overall development was acceptable in transport terms subject to the appropriate mitigation on the local road network and taking account of the impact of the development on the Strategic Road Network through a site specific Travel Plan and Transport Assessment. The principle of a new access onto Bittams Lane has already been given consent under RU.17/1749. Details of the new access to Bittams Lane, improvements to cycle and pedestrian access to the Guildford Road bus stop and crossing adjacent to the bus stop and hospital, parking and cycle layout, management of construction traffic and Travel Plan are all dealt with as part of the outline planning permission
- 8.32. The completed S106 for the outline planning permission agreed a financial contribution of £1,400,000.00 towards mitigation measures on the A320 (which may reduce to £506,000.00 if ground rents are not chargeable). However, this was viability tested and the contribution was based on an indicative scheme and a mix of 200 dwellings at outline stage which is different to the current proposals (in number and mix). As such, in order to comply with Schedule 2, Part 1.6 (h) of the completed S106 Agreement, an updated Viability Assessment will need to be submitted and approved prior to the determination of this application. If the updated Viability Assessment produces a different highways contribution amount, a Deed of Variation to vary the amount will need to be completed. This is a separate consideration, secured by way of planning obligation and the legal

agreement and does not affect the decision for this Reserved Matters Application

### **Residential Amenities**

- 8.33. In regard to the amenities of the neighbouring properties, the proposed development would comply with the no-build zones and maximum heights as set out in the parameter plans and Condition 20 of the approved outline application. The current proposal has evolved and shows a much higher proportion of two storey housing within the sensitive areas adjoining adjacent residential properties. Two storey houses are positioned on the top of the slope with four storey apartment buildings at the bottom and by locating the smaller massing at the top of the slope this minimises impact to the adjacent houses. As a result, the impact (by virtue of reduced building height) will therefore be less.
- 8.34. The massing of apartments is also less as restricted to 4 storeys with flat roofs, thus significantly lower and not maximising overall heights to 5 storeys which could have been achieved under the approved outline application. The amenity of the residents of the existing Parklands Manor Care Home is also protected by virtue of the orientation, separation distances maintained and location of the proposed buildings.
- 8.35. The proposed dwellings along the northern and eastern boundaries of the site would have tiered rear gardens and a generous landscape buffer between these and the boundary of the site and therefore would provide good separation distances to neighbouring properties and would result in no adverse impacts regarding outlook, light provision or loss of privacy or overlooking.
- 8.36. In regard to the amenities of future occupiers all of the homes would meet the required Nationally Described Space Standards and thus meet the minimum floor space requirements set out in Policy SL19. 81% of the dwellings are designed to comply with Building Regulations Part M4(2) for future adaptation, with all apartments having level access from the parking areas to the apartments and the internal arrangements will meet the M4(2) compliance standard.
- 8.37. All houses would have internal arrangements that meet the standards, however, due to the topography of the site, some housing would have stepped access from the parking spaces and therefore are M4(1) compliant. All dwellings would have an individual, external amenity space in the form of an enclosed balcony, terrace or enclosed rear garden area.
- 8.38. The design of the proposed scheme would mean none would overlook each other or directly face onto neighbouring residential properties. The proposals would not be materially overlooked and allow appropriate standards of private amenity space when having regard to site topography, trees and the availability of open space on the site.
- 8.39. Officers have assessed the design and layout of the development and consider that there will be a good standard of amenity for future occupiers and conclude that it would provide a distinctive development which has regard to its setting and adjacent developments.

### **Noise and air quality**

- 8.40. An Air Quality Assessment was submitted with the outline application which concluded that as the application site has air quality levels being well below the objectives, with the implementation of suitable mitigation measures and good site practice, the overall significance of the impacts could be adequately mitigated and controlled to avoid significant effects.
- 8.41. In respect of noise, the Noise Impact Assessment submitted with the outline application considered that the most likely noise impact on the development would be from traffic, in

particularly during the morning and evening peaks and recommended the installation of double glazing and vents to windows and in particular to the proposed development on the Bittams Lane façade.

- 8.42. Conditions 4,19 and 29 of the approved RU.17/1749 outline external materials, Travel Plan and a Construction and Environmental Management Plan (CEMP) to be submitted to secure compliance with the requirements of Policy EE2.

### **Ecology and biodiversity**

- 8.43. An Ecological Assessment (dated Oct 2017) was submitted with the outline application which considered the ecology of the site, however in view of the passage of time since the surveys were conducted it was considered prudent that further bat, badger, reptile and Ecological surveys should be undertaken and secured through conditions 21, 22 and 31. Condition 23 secured a landscape and ecological management plan (LEMP) to be submitted and agreed as part of the reserved matters application.
- 8.44. A Landscape Ecological Management Plan (LEMP) has been submitted with the application in line with Condition 23 which has been updated following comments from Surrey Wildlife Trust. A full and detailed landscape masterplan has also been provided and updated as part of the application.
- 8.45. The submitted LEMP provides full details on biodiversity enhancement measures and management, maintenance and monitoring of retained, created and enhanced habitats. An updated BNG Assessment concludes that the resultant net gain for biodiversity stands to be +3.99% for habitats and +25.44% for hedgerows.
- 8.46. The submitted LEMP and BNG assessment should be read together and addresses the requirement of Condition 23. Surrey Wildlife Trust has raised no objections subject to the development following the recommendations in the Ecological Assessment and LEMP and subject to safeguarding conditions, it is considered that the proposed development can be carried out without any harmful impacts on protected species or habitats and the scheme complies with Policy EE9 and the NPPF.

### **Contaminated Land**

- 8.47. The Council's Contaminated Land Officer has raised no objections to the proposals subject to the submission of a report considering the new proposed use and placement of garden areas which was secured by condition 14 of the outline approval.

### **Drainage**

- 8.48. A drainage strategy has been agreed under the outline approval with SUDs to be submitted and approved prior to commencement and required by Conditions 12 and 13, including designing of a surface water drainage scheme and providing effective attenuation on the site. Surrey County Council as Lead Local Flood Authority (LLFA) is satisfied this meets the requirements set out in the technical Standard and Planning Policy Guidance.
- 8.49. It is therefore considered that the site is capable of dealing with surface water drainage for the development in a sustainable manner which complies with the NPPF and therefore there are no issues of flooding arising from the proposal.
- 8.50. Thames Water has also requested further conditions in respect of Foul and Surface water. The Environment Agency raises no objection, the Council's Drainage Officer also raises no objections and it is considered that the proposal is acceptable in flooding and drainage terms and complies with Policy EE13 and the NPPF.

## **Infrastructure Contributions**

- 8.51. The site lies within 5 km of the Thames Basin Heaths Special Protection Area. 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.
- 8.52. The Applicant is required by the S106 Agreement pursuant to outline application RU.17/1749 to provide mitigation measures which comply with the Council's adopted guidance comprising £903.50 per occupant towards the Council's Suitable Alternative Natural Greenspace (SANG) and £388.80 (following indexation) per occupant in respect of the Strategic Access Management and Monitoring (SAMM).
- 8.53. Therefore, a contribution of £ 426,329.77 is required towards the provision of SAMM in accordance with the Council's Adopted SPD and appropriate contribution towards the provision of SANGS or other suitable mitigation and in compliance with Policy EE10.
- 8.54. As considered in the outline application, in respect of Policy SL17 criteria and the provision of a financial contribution towards the provision of a community hub building and associated infrastructure, this would be delivered through CIL and as the proposed development will have impacts on local infrastructure of education, health and Police, contributions will all be delivered through CIL in compliance with Policy SD7

## **Archaeology**

- 8.55. A desk study was submitted with the outline application which concluded that further archaeological investigations in the form of a trial trench evaluation are required to clarify the nature extent and significance of any archaeology that may be present. This was secured by condition in compliance with the requirements of Policy EE7.

## **Sustainable Design**

- 8.56. An Energy Assessment was submitted with the outline application which indicated that solar pv panels could be installed in the development to provide renewable energy and Condition 24 required further details.
- 8.57. Policy SD8 promotes renewable energy and requires a minimum of 10% of the development's energy needs to be supplied by renewable and/or low carbon sources and new policy SD7 promotes sustainable design.
- 8.58. The proposed development would achieve net zero carbon in operation, with all regulated (heating, hot water, cooling, ventilation and lighting) energy offset by on-site renewable energy. Being a net zero carbon development would significantly exceed local policy and the building regulations requirements.
- 8.59. As set out above, the development would be modular in construction and therefore would be highly engineered, manufactured off-site and then transported onto the site, therefore it would be built out quickly, efficiently and reduces waste and emissions arising from vehicles and plant on site.
- 8.60. The buildings would take a fabric first approach, which would ensure the walls, roofs, floors and openings are designed to minimise heat loss. This approach is coupled with incorporating renewable technologies, such as photovoltaic solar panels on the pitched roofs of the houses and on the flat roof of the apartment blocks, and air source heat pumps used to heat the dwellings.

- 8.61. It is noted that air source heat pump to the north of Block A, whilst located in the no-build zone, however this would be part of a very small structure at 1.7m in height and therefore no larger than a domestic shed. The purpose of the no-build zone was to mitigate overlooking of existing properties and sensitive boundaries. The structure would be located outside any RPAs and would not have any impact of overlooking.
- 8.62. Nevertheless, whilst it is not considered that its location would prejudice the purposes of the no-build zone parameters further information will be required to be submitted to discharge Condition 24.

## **9. PLANNING OBLIGATIONS/COMMUNITY INFRASTRUCTURE LEVY (CIL)**

- 9.1. In line with the Council's Charging Schedule the proposed development would be CIL liable however exceptions may apply.

## **10. EQUALITY AND HUMAN RIGHTS CONSIDERATIONS**

- 10.1 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 imposes 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.

## **11. CONCLUSIONS**

- 11.1 The principle of the development of up to 200 dwellings in buildings up to five storeys in height was established through the grant of outline planning permission RU.17/1749. The current application to consider the reserved matters of appearance, landscaping, layout and scale is, for the reasons set out above, considered to provide an acceptable form of development in compliance with the Development Plan and guidance in the NPPF. The development would provide additional housing as required in the adopted Local Plan.
- 11.2 The application has been the subject of a number of objections and the planning issues raising concerns have been discussed above. The proposals would include the protection of key trees and new planting as part of a landscaping scheme which includes biodiversity

mitigation and enhancement and safeguards protected species. There would be no significant adverse impact on the character of the area, the visual amenities of the street scene or the amenity of adjoining residents. There would be no harmful effects on archaeology and there are not considered to be any detrimental impacts on highway safety, noise or air quality.

- 11.3 The development has been assessed against the following Development Plan policies – SD1, SD2, SD4, SD5, SD7, SD8, SL17, SL19, SL20, SL26, EE1, EE2, EE7, EE9, EE10, and EE13 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.

## 12. FORMAL OFFICER RECOMMENDATION

Officer's Recommendation: Grant subject to the following conditions:

1. Time

The reserved matters for which permission is hereby granted must commence not later than two years from the date of this permission, or not later than five years from the date of the outline approval.

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 general accordance with the following approved plans and documents, P1349-ONE-ZZ-XX-DR-L-0001 Rev P15, 02100 Rev P01, 02110 Rev P01, 02150 Rev P12, 02152 Rev P3, 02153 Rev 5, 02160 Rev P03, 02157 Rev P02, 02161 Rev P02, 02200 Rev P01, 02201 Rev P01, 02203 Rev P01, 02204 P01, 02205 Rev P01, 02206 Rev P01, 02210 Rev P01, 02211 Rev P01, 02212 Rev P01, 02213 Rev P01, 02214 Rev P01, 02215 Rev P01, 02220 Rev P01, 02221 P01, 02223 Rev P01, 02224 Rev P01, 02225 P01, 02230 Rev P01, 02231 Rev P01, 02232 Rev P01, 02233 Rev P01, 02234 Rev P01, 02240 Rev P02, 02241 Rev P02, 02242 Rev P01, 2695-PAR-ZZ-XX-DR-C-8650 Rev P01 and 2695-PAR-ZZ-XX-DR-C-8510 Rev P02.

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

3. Ecological survey (implementation)

Prior to the felling of any trees associated with this approved development a endoscope inspection of trees for potential bat roosts shall take place and in any event all tree removal works shall take place under ecological supervision.

Reason: To protect the habitat of bats and badgers and the ecological value on the site and to comply with Policy EE9 of the Runnymede 2030 Local Plan and guidance within the NPPF.

4. Biodiversity

The development hereby permitted shall be constructed in accordance with the approved landscape and ecological management plan (LEMP) by ACD Environmental (14/04/2023) and LEMP Addendum October 2023 by Greengage. The LEMP shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority.

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.

5. Foul Water

No development shall be occupied until confirmation has been provided that either:-

1. Foul water Capacity exists off site to serve the development, or
2. A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water, or
3. All Foul water network upgrades required to accommodate the additional flows from the development have been completed.

Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan.

Reason: Network reinforcement works may be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents. The developer can request information to support the discharge of this condition by visiting the Thames Water website at [thameswater.co.uk/preplanning](https://thameswater.co.uk/preplanning).

6. Surface Water

No development shall be occupied until confirmation has been provided that either:-

1. Surface water capacity exists off site to serve the development, or
2. A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water, or
3. All Surface water network upgrades required to accommodate the additional flows from the development have been completed.

Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan.

Reason: Network reinforcement works may be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid flooding and/or potential pollution incidents. The developer can request information to support the discharge of this condition by visiting the Thames Water website at [thameswater.co.uk/preplanning](https://thameswater.co.uk/preplanning).

7. Landscaping

Notwithstanding the approved plans or any indication given otherwise, prior to any works above ground level full details of hard and soft landscaping scheme (# shall be submitted to and approved in writing by the Local Planning Authority

This shall include a 'schedule of undertaking' the proposed works and samples of all hard surfacing.

All approved landscaping details shall be undertaken and completed in accordance with the approved 'schedule of undertaking.'



All approved landscaping works shall be retained in accordance with the approved details. If within a period of five years from the date of planting of any tree or shrub shown on the approved landscaping plan, that tree or shrub, or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted in the immediate vicinity, unless the Local Planning Authority gives its prior written permission to any variation.

Reason: To ensure the development is adequately landscaped and to comply with Policy EE9, EE11 and EE12 of the Runnymede 2030 Local Plan and guidance within the NPPF.

**Informatives:**

1. 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. The applicant is advised that the conditions and informatives contained within RU.17/1749, RU.23/1052 and associated S106 agreement remain applicable to the current application.