

COMMITTEE AGENDA REFERENCE: 5B

APPLICATION REF:	RU.23/1162
LOCATION	Thorpe Lea Manor, Thorpe Lea Road, Egham, Surrey, TW20 8HY
PROPOSAL	Erection of 52 dwellings (Use Class C3) and associated landscaping and access following the demolition of existing buildings.
TYPE	Full Planning Permission
EXPIRY DATE	16/11/2023
WARD	Thorpe
CASE OFFICER	Jennifer Cade
REASON FOR COMMITTEE DETERMINATION	Major Planning 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 HoP:	
1.	To approve the application subject to the completion of a S106 agreement and planning conditions
2.	To refuse planning permission at the discretion of the HoP should the S106 not progress to their satisfaction as the development would not secure the necessary affordable housing or infrastructure or if any other material planning matters arise prior to the issuing of the decision that in the opinion of the HoP would warrant the refusal of planning permission.

2. DETAILS OF THE SITE AND ITS SURROUNDINGS

- 2.1 The application site is part of an allocated site for housing development in the Runnymede 2030 Local Plan, covered by Policy SL7. Policy SL7 of the Local Plan acknowledges that the site allocation may come forward in different parts and outlines that if this is the case then this parcel subject to this application should provide 50 units.
- 2.2 The site is located at the twin roundabouts forming the junction of Vicarage Road, Thorpe Lea Road and Wickham Lane. The site currently comprises a two/ three storey office building and a single storey conference building with associated car parking and grounds.
- 2.3 The site is located in a mixed area of residential, commercial and light industrial properties. The site is bounded by Glenville Farm industrial site (other part of SL7 allocation) to the east and Egham Cricket and Hockey Club to the north. The site lies within the Urban Area and within 5-71m of the Thames Basin Heath Special Protection Area. Access to the site is from the south from Thorpe Lea Road.

3. APPLICATION DETAILS

- 3.1 The applicant has applied for Full Planning Permission for the erection of 52 dwellings with associated landscaping and access following the demolition of the existing office buildings. The proposed new dwellings which would be split between 34 open market homes and 18 affordable homes (35%). The proposal would be split between the following mix.

Type	Amount
1 bed flat	13
2 bed flat	15
2 bed house	3
3 bed house	10
4 bed house	11
Total	52

- 3.2 The units would have a varied design and heights with the two apartment blocks between 3 and 3.5 storeys which are located close to the southern boundary of the site. The remaining dwellings would be between 2-3 storeys (heights ranging from approx. 8.3m – 15.4m). The proposed apartment blocks would be set off the boundary by a minimum of approximately 2 metres on the corner. 76 off-street car parking spaces would be provided at the site which includes 2 disabled parking spaces and 2 unallocated visitor spaces. An EV charging facility will be provided for each dwelling. The proposal includes a central area of open space (total open space of 1,616sqm including 350sqm for play space). The site would be accessed via the existing vehicle access point off Thorpe Lea Road to the south which is to be altered. Three pedestrian and cycle access points are to be provided around the site.

The applicant has submitted a range of documents in support of this application which includes a Design and Access Statement, Transport Assessments, Arboricultural Impact Assessment, Ecology Assessments, Biodiversity Net Gain Assessment, Flood Risk Assessment and Drainage Strategy, Sustainability and Energy Statement, Daylight and Sunlight Report, Archaeology and Heritage Assessment, Noise Assessment, Air Quality Assessment and Ground Investigation Assessment.

4. RELEVANT PLANNING HISTORY

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

Reference	Details
RU.17/0452	Erection of a two storey rear infill extension to provide additional office floorspace and associated works. Grant Consent- subject to conditions June 2017
RU.15/1516	Proposed additional 49 car parking spaces on the site (an overall increase from 103 to 152 spaces. Grant Consent- subject to conditions November 2015
RU.13/0339	Construction of a detached single storey office meeting room building following the demolition of Wickham Lodge and construction of new part boundary brick

	wall and gates at vehicular access on Thorpe Lea Road frontage. Grant Consent- subject to conditions May 2013
RU.04/0276	Retention of two storey temporary office accommodation. Grant Consent- subject to conditions April 2004
RU.98/0993	Erection of a prefabricated building for office use for a period until 21/12/2002. Grant Consent- subject to conditions November 1998
RU.96/0886	Change of use of private amenity area to car parking. Grant Consent- subject to conditions December 1996

The adjacent site Glenville Farm which forms the other half of site allocation SL7 is considered to have relevant planning history:

Reference	Details
RU.23/0698	Full application for a residential development of no. 49 units and no. 2 traveller pitched with associated landscaping, new access and associated works to facilitate the development. <i>Undetermined at current time</i>

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

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

Runnymede Design SPD- July 2021
Infrastructure Delivery and Prioritisation SPD- Nov 2020
Green and Blue Infrastructure SPD- December 2021
Thames Basin Heath SPD- April 2021
Affordable Housing SPD- April 2022
First Homes Interim Policy Statement- Jan 2022
Runnymede Parking Guidance SPD- November 2022

6. CONSULTATIONS CARRIED OUT

Consultees responses

Consultee	Comments
RBC Drainage Engineer	No objection subject to conditions
RBC Environmental	No objection subject to conditions

Health Manager	
RBC Contaminated Land Officer	No objection subject to conditions
RBC Arboricultural Officer	No objection subject to conditions
RBC Deputy Direct Services Manager	No comments received
RBC Affordable Housing Officer	No objection to the application
RBC Planning Policy	Mix of affordable housing is not in line with First Homes Interim Policy document. <i>Officer Note: affordable housing split has been amended since its original submission to be more in line with the First Homes Interim Policy.</i>
LLFA	No objection subject to conditions
SCC Archaeology	No objection subject to condition
SCC County Highways Authority	No objection subject to conditions
Surrey Wildlife Trust	No objections raised subject to conditions. The Biodiversity Net Gain Assessment that the proposal has the potential to provide a net gain in biodiversity units. However, the trading rules have not been satisfied.

Representations and comments from interested parties

- 6.2 28 Neighbouring properties were consulted in addition to being advertised on the Council's website and no letters of representation have been received.

7. PLANNING CONSIDERATIONS

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

- Principle and Quantum of Development
- Design, Layout and Impact on Character and Appearance of the area
- Connectivity and Highways Considerations
- Housing Mix and Affordable Housing

- Flooding and Surface Water Drainage
- Impact on Trees
- Ecology and Biodiversity
- Archaeology
- Noise Management and Air Quality
- Renewable and Low Carbon Energy
- TBHSPA
- Land Contamination
- Public Open Space

Principle and Quantum of Development

- 7.2 The site is an allocated site in the Runnymede 2030 Local Plan under Policy SL7. Additional housing is a key policy in the NPPF and significant weight must be given to the contribution that the site would have to housing supply within the Borough and to fulfil the aims of the 2030 Local Plan.
- 7.3 This housing allocated on the on the northern side of Thorpe Lea is formed of 2 parcels of land at Thorpe Lea Manor and Glenville Farm. The Council's preference is for a single comprehensive scheme however separate schemes on each of the parcels of land independent from one another will not be resisted. Policy SL7 states that in the event that the site comes forward in two or more phases the parcel at Thorpe Lea Manor will be expected to provide a minimum of 50 additional C3 dwellings. The scheme proposes 52 dwellings so is considered to comply with the site allocation SL7 and makes efficient use of land.

Design, Layout and Impact on Character and Appearance of the Area

- 7.4 The NPPF requires the provision of high-quality places 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 provide places that are safe, inclusive and assessable. This is reinforced in Policy EE1 of the Local Plan.
- 7.5 The layout of the proposed housing has been carefully designed around existing trees with two apartment blocks along the southwestern boundary and houses arranged around a central green area. The scheme comprises a spacious layout with gardens and on street landscaping with properties set back from road frontages with main access via a principal spine road. The layout also allows for a potential future connection through to the Glenville Farm part of the site allocation. The proposed development is considered of high-quality design.
- 7.6 The surrounding built form close to the proposed development is predominantly two storey dwellings as well as some commercial buildings. The proposal includes units ranging in height from 2 to 3.5 storeys (houses 2-3 storey, block of flats 3-3.5 storey) with higher units located to the north and southern parts of the site with lower units to the east and west. The houses would have a mix of detached, semi-detached and terrace properties which would all have reasonable sized gardens and 90% of flats have their own private amenity area. 90% of units are dual or triple aspect and, in the cases where units are single aspect they are south or southwest facing to ensure good levels of daylight and sunlight. Communal bin and cycle stores are proposed for the blocks of flats and all houses will have space to keep bins and to store cycles.

- 7.7 The materiality of the proposed scheme has been taken from the surrounding area with a varied pallet of materials including reds, greys and black. The colours have a domestic feeling and are considered to be sympathetic to the local character and appearance of Thorpe and Egham and would comply with Policy EE1. Exact details of proposed materials will be subject to condition.
- 7.8 The proposal would retain reasonable separation distances to side boundaries with minimum distance of 2 metres on the south western corner (private apartment block) and approximately 1 metre to the eastern boundary (single storey element). The nearest existing residential property is Farm House, Vicarage Road which is located to the west of the site. The Private Apartment block is located closest to this neighbouring property with a minimum separation distance of 21 metres from the nearest corner and 23 metres from the nearest habitable window which is considered to be in accordance with the Runnymede Design Guide. The distance between the two blocks of flats within the site is approximately 22 metres which is in line with guidance. Therefore, the proposal is not considered to be an overbearing or un-neighbourly form of development to the detriment of the existing and future occupiers of the adjacent properties and within the site. This would comply with Policy EE1, the Design SPD and the NPPF.

Connectivity and Highways Considerations

- 7.9 The site would utilise the existing vehicle access point off Thorpe Lea Road which incorporate improvements. The site will also have three pedestrian and cycle access points along the western and southern boundaries. The proposal would provide 74 allocated parking spaces (including 2 disabled spaces) and 2 unallocated visitor spaces. On street parking will also be available within the site. Each dwelling will have an electric vehicle charging point and cycle parking will be provided for all flats and dwellings.
- 7.10 The site is located between Egham, Egham Hythe and Thorpe Lea within reasonable walking and cycling distance to key facilities in Egham town centre and Egham Hythe as well as other leisure, employment and education facilities close to the site. The site is also close to Egham train station (20 minute walk) and local bus stops (within 10 minute walk). The site is connected to existing cycling networks and footways which is proposed to be extended on Thorpe Lea Road along the frontage of the site and provides three additional pedestrian/ cycle access points into the site. Given the above, it is considered that the proposal is located in a reasonably sustainable location.
- 7.11 The Transport Assessment demonstrates that the redevelopment of the site for residential is likely to result in a net reduction in peak hour traffic generation and impact compared to the existing use including 14-21 less morning and evening peak hour trips. The County Highways Authority have raised no objections to the application on highways safety grounds. SCC Highways Authority recommends an appropriate agreement to secure contributions towards providing future residents with £50 worth of car club travel and provision of one year of free membership to car club. They have also recommended conditions relating to vehicle access, cycle parking, EV charging, parking, construction transport management plan, highways improvements and travel information pack. Subject to these conditions, the proposal would comply with Policy SD3, SD4 and SD5

Housing Mix and Affordable Housing

- 7.12 The NPPF makes it clear that Local Planning Authorities should significantly boost the supply of housing (including affordable) and to set polices to meet the identified need for affordable

housing. Policy SL20 of the Runnymede 2030 Local Plan seeks to meet the needs for affordable housing by providing a percentage of affordable units within a development site. This states that for development proposals of 10 or more units 35% of the dwellings should be affordable. The proposal is seeking provide 18 affordable units (35%) which is in accordance with Policy SL20.

- 7.13 The applicant proposes a mixture of dwelling types and Policy SL19 of the Runnymede 2030 Local Plan refers to development proposals of 10 or more net additional dwellings being required to contribute to meeting the housing market areas identified housing mix. The current Strategic Housing Market Availability Assessment (SHMAA) is from 2018 and a breakdown of the proposed mix in comparison to the mix identified in the SHMAA is detailed below:

Number of Bedrooms	Proposed open market	SHMAA open market	Proposed affordable	SHMAA Affordable inc. low cost ownership
1	12%	5-10%	50%	10-20%
2	27%	25-30%	50%	40-45%
3	29%	40-45%	-	25-40%
4	32%	20-25%	-	5-15%
Total	34		18	

- 7.14 The proposal is broadly in line with the 2018 SHMAA, would comply with minimum space standards and have their own private amenity area and have suitable daylight and sunlight levels. It is therefore considered that the proposal would comply with Policy SL19.

Flooding and Surface Water Drainage

- 7.15 The applicant has submitted a Flood Risk Assessment (FRA) in support of the application because of the size of the site. A large majority of the site is within Flood Zone 1 with a limited area along the western boundary classed as being within Flood Zone 2. All new housing will be located within Flood Zone 1 and will be accessed via the existing vehicle access point off Thorpe Lea Road to the south. The Flood Risk Assessment confirms that the site is not at risk of flooding from flooding from tidal or fluvial sources, overland flows, groundwater or other sources and therefore residential development is suitable at this location.
- 7.16 The FRA includes a Drainage Strategy which includes information on how surface water would be managed at the site. The proposed development would incorporate a sustainable drainage system which will discharge surface water by infiltration to ground and provide storage for all storm return periods up to and including the 1:100 year rainfall event with an allowance for climate change. The LLFA raise no objection to the application subject to a condition requiring full details of the Surface Water Drainage Scheme to be submitted and a verification report submitted following the implementation of the surface water drainage measures. Thames Water and RBC Drainage Engineer also raise no objection to the application.

Impact on Trees

- 7.17 The site is currently predominantly grass and hardstanding with trees along the edges of the site and several trees are subject to Tree Preservation Orders (TPO 418). TPO 418 includes a group of trees in the centre of the site and several trees on the north-western boundary. The proposal includes the removal of 21 trees, 15 groups of vegetation and hedges. The

Arboricultural Impact Assessment details that a majority of these trees are Category C with 5 being Category B trees. Other trees around the site including all those protected by the TPO are to be retained. The proposal also includes pruning works to 4 retained trees. All TPO protected trees are to be retained.

- 7.18 The loss of several Category B trees is weighed against the development proposal and the proposed planting plan. The Councils Tree Officer raises no objection to the application and comments that although the proposal requires the removal of several medium sized trees of moderate B category quality, the scheme includes landscaping proposals that includes new tree planting. However, this is predominantly made up of smaller species with no significant individual trees that are likely to create a landmark or sense of place within the landscape. Further details of a revised landscaping scheme will be subject to condition which should include less small scale and short lived trees and several larger and longer lived tree species which are more valuable to the landscape, environment and will provide greater ecosystem services to residents in the medium to long term. Conditions relating to tree protection, tree retention and tree planting are also recommended. Therefore, subject conditions the scheme is considered to comply with Policy EE11.

Ecology and Biodiversity

- 7.19 Policy SD7 refers to Sustainable Design and that development proposals will be supported where they protect existing biodiversity and include opportunities to achieve net gains in biodiversity as well as greening of the urban environment. Policy EE9 of the Local Plan (Biodiversity, Geodiversity and Nature Conservation) confirms that the Councils will seek net gains in biodiversity through the creation, expansion, restoration, enhancement and management of habitats and features to improve the status of priority habitats and species. The Council have prepared further guidance on this, contained within the Green and Blue Infrastructure SPD.
- 7.20 The application is supported by an Ecological Appraisal and a Biodiversity Net Gain Metrix and Report. The surveys concluded that no Badger setts or evidence of Badger activity was recorded during the survey. The Phase 1 bat scoping survey identified one building and one tree within the site having potential to support roosting bats. The desk based study also concluded that waterbodies suitable for Great Crested Newts are present within the vicinity of the site and therefore an eDNA survey was recommended. Suitable reptile habitat was found throughout the site. Following these surveys the following surveys were recommended to be undertaken and have been submitted with the application: Phase 2 Bat Roost survey, Great Crested Newt survey, Reptile Survey.
- 7.21 The surveys conclude that the proposed development is unlikely to result in any significant adverse effects on the ecology or protected species of the local area and that the development at the site provides an opportunity to enhance its nature conservation interest through its landscape and ecology proposals in accordance with Policies EE9.
- 7.22 Surrey Wildlife Trust (SWT) has reviewed the submitted surveys and reports. They have advised that a precautionary approach should be taken in relation to badgers, bats, and great crested newts. They have not raised any objections to the scheme and have recommended conditions relating to sensitive lighting management plan, Landscape and Ecological management Plan, Construction Environmental Management Plan and biodiversity enhancements. Therefore, subject to conditions the proposal is not considered to result in harm to ecology or protected species and would comply with Policies SD7 and EE9.

- 7.23 A Biodiversity Net Gain Matrix and Technical Note have been submitted with the application. The Technical Note confirms that there is an increase of 10.14% of biodiversity over the baseline value of the site. Surrey Wildlife Trust have reviewed the BNG and have commented that the trading rules have not been satisfied for the habitat area units so a biodiversity net gain cannot be claimed. However, as 10% biodiversity net gain is currently not mandatory, and the scheme has been able to demonstrate a biodiversity net gain and is therefore considered to comply with Policy EE9.
- 7.24 In addition, the Ecological Appraisal also includes a suite of recommendations including the use of Meadow Grassland Mix and planting of hedgerows. It is noted that the proposal also includes the 'Cala Homes Urban Wildlife Strategy' which includes bat roosting features, bird boxes and hedgehog highways and native tree planting within gardens which is not accounted for in the BNG calculator but have significant ecological benefit. A proposed landscaping scheme has also been provided. These biodiversity enhancements will be secured by way of condition.

Archaeology

- 7.25 The applicant has submitted a Historic Environment Desk Based Assessment as the site covers an area greater than 0.4ha which is the threshold for archaeology investigations as outlined by Policy EE7 of the Runnymede 2030 Local Plan. Based on the available evidence the report concludes that there is considered to be a moderate to high potential for non-designated archaeological remains dating to the prehistoric periods and a moderate potential for non-designated archaeological remains dating to the Roman period to be present within the study site. However, the construction of the existing building is likely to have damaged or destroyed any remains that may once have been located within the footprint of the existing building and areas of hardstanding have reduced potential for remains. Surrey CC Archaeology have advised that further archaeological investigations are required, and a trial trench evaluation should be carried out to clarify the nature, extent and significance of any archaeology that may be present. This will enable suitable mitigation measures to be developed for the site should any significant remains be found. As there has been some past disturbance of the site and the desk-based assessment suggests that any archaeological remains are unlikely to be of sufficient importance to require preservation in situ, then an appropriate scheme of work could be secured by a condition requiring a written scheme of investigation to be carried out as per the submitted details. Subject to this condition, the proposal would comply with Policy EE7.

Noise Management and Air Quality

- 7.26 The site is located on a corner plot location between Thorpe Lea Road and New Wickham Lane to the south and Vicarage Road to the west. The M25 located approximately 150m to the west of the site and the site is bordered by Baker Tyres to the east and Egham Cricket Club to the north. There is also an industrial estate, Mayflower Nurseries to the south of the site on the opposite side of New Wickham Lane.
- 7.27 The applicant has submitted a Noise Assessment and further Noise Technical Note to accompany their application. This has assessed the suitability of the site for noise sensitive development. The Councils Environmental Health Officer has reviewed the submitted report and comments that the site is 'less suitable' from a noise perspective with a 'medium risk' of adverse effects and mitigation measures are proposed to achieve good acoustic design. The report states that it is desirable for external noise levels not to exceed 50dB with an upper guideline value of 55dB which is acceptable in noisier environments. With 1.8 metre high

acoustic fencing around residential gardens, around 50% of residential gardens meet the 55dB criteria. Where it is exceeded it is by no more than 5dB. Additionally, residents will have access to the central amenity area, a majority of which will be under 55dB. With respect to private balconies that serve the proposed flats, noise levels are between 57-69dB which exceeds to specified criteria, however residents will have access to the central amenity area as above.

- 7.28 With respect to internal areas, in order to meet specified internal noise criteria a majority of bedroom windows will require mechanical ventilation. However, all properties will be provided with openable windows regardless of proposed ventilation solution adopted so future residents will have choice as to whether they open windows and be subject to noise or use mechanical ventilation.
- 7.29 The Council's Environmental Health Officer has not raised objection to the scheme subject to conditions requiring details of mitigation and proposed plant and equipment to be installed to be submitted. Therefore, although the impact from noise is a shortcoming of the scheme, the proposal provides additional housing and does provide residents with suitable external amenity space and the option of suitable internal areas with respect to noise, which on balance is considered to be acceptable. Subject to suitable mitigation, future residents will be provided with suitable living environments with respect to noise in accordance with Policy EE2.
- 7.30 The applicant has submitted an Air Quality Assessment as the site is within 85m of the M25 Air Quality Management Area (AQMA). The report concludes that the overall air quality effect of the proposed development will be 'not significant' and that air quality conditions for future residents of the proposed development have been shown to be acceptable. The Council's Environmental Health team raises no objection in this respect and the proposal would comply with Policy EE2.

Renewable and Low Carbon Energy

- 7.31 New Development is expected to demonstrate how it has incorporated sustainable principles into the development including construction techniques, renewable energy, green infrastructure and carbon reducing technologies.
- 7.32 Policy SD8 sets out that new development will be expected to demonstrate how the proposal follows the energy hierarchy (Be lean; use less energy, Be clean, supply energy efficiently and be green; use renewable energy). For a scheme of this scale, it is also expected for the development to incorporate measures to supply a minimum of 10% of the development's energy needs from renewable and/or low carbon technologies.
- 7.33 The applicant has submitted an Energy and Sustainability Statement which demonstrates how the energy hierarchy has been applied. The proposal takes a fabric first approach to reduce energy consumption, and then identifies air source heat pumps (ASHPs) as a means of providing 100% of the space heating and hot water demand. The Council's Energy Officer has reviewed the proposal and confirms that heating and hot water may constitute a majority of energy demand for the development and they are satisfied that the minimum 10% policy requirement is likely to be met by the energy strategy however would like to see calculations to confirm this. The details of renewable and low carbon energy including plans and acoustic data to allow for any noise impacts associated with the proposed ASHP to be assessed will be subject to condition. Therefore, subject to condition the proposal is considered to comply with Policy SD8.

- 7.34 The proposal also includes other additional measures to promote sustainability at the site which includes recycling provision and installation of water efficiency fittings in accordance with Policy SD7 which will be secured by way of condition.

TBH SPA

- 7.35 Policy EE10 of the Runnymede 2030 Local Plan sets out that for sites beyond the 5km zone of influence, as in this case, an appropriate assessment may be required under the Habitats Regulations Assessment to determine whether there will be a likely impact on the integrity of the Thames Basin Heaths Special Protection Area (SPA) and that developments of 50 new dwellings and above between 5km and 7km from the Special Protection Area are likely to have an impact. In addition, part f) of policy SL7 for the Thorpe Lea Road North site, sets out that applications should be supported by a Habitats Regulations Assessment to determine whether there will be a likely significant effect on the Thames Basin Heaths SPA and identify and implement a bespoke avoidance solution in agreement with Natural England, if significant effects are found.
- 7.36 A Habitats Regulations Assessment has not been submitted with the application; however it is considered that the development has the potential to impact on the SPA and mitigation is therefore required. Mitigation is usually provided in the form of SANG (Suitable Alternative natural Greenspace) and SAMM (Managing and Monitoring) in line with the Council's Avoidance and Mitigation Strategy. At the time of writing draft a legal agreement has been submitted to secure SAMM and SANG.
- 7.37 In accordance with the Councils adopted SPD for this area a financial contribution is required towards SANG and SAMM towards the avoidance/ mitigation strategy is necessary. This will be secured through the legal agreement.

Land Contamination

- 7.38 The applicant has submitted a Ground Investigation Report. This did not identify any contamination on or near the site and recommends no further works are required. However, there may be unexpected contamination. The Councils Contaminated Land Officer raises no objections to the application subject to a condition requiring reporting of unexpected contamination. Therefore, the application would comply with Policy EE2 in this respect.

Public Open Space

- 7.39 The NPPF and Policy EE1 of the Local Plan refers to creating places that are safe, which promote health and wellbeing and with a high standard of amenity for existing and future users. All dwellings will have a maximum garden depth of approximately 11 metres or greater, however it is noted that several properties have single storey rear projections that extend into the garden reducing the depth. Properties affected have south facing gardens and have access to the central green space so are considered to be acceptable. 90% of flats will have their own private balconies as well as access to the central green area.
- 7.40 The proposal includes the provision for informal and formal play space for children and teenagers in a central green space within the site. The central green space will utilise the area around and under the TPO group to create a naturalistic LAP and trim trail to provide 340sqm of play area which is above the policy requirement. The proposal also has other areas of unallocated open space such as around the apartment blocks which has a total area of approximately 1616sqm. The central green space will be overlooked by adjacent neighbouring

properties and would benefit from natural surveillance. Specific details of the play space will be subject to condition. The proposal complies with Policy SL26 and EE1.

8. PLANNING OBLIGATIONS/COMMUNITY INFRASTRUCTURE LEVY (CIL)

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

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 for development by the Runnymede 2030 Local Plan (Policy SL7) and the quantum of development makes efficient use of an appropriate site and it is not considered that the proposal would be harmful to the visual amenities or character of the area. The traffic and highways safety aspects of the application have been reviewed by the County Highways Authority who raise no objection and the Lead Local Flood Authority raise no objections to the application. No other technical planning issues have been identified that would prevent planning permission being granted in accordance with the Development Plan and the NPPF.
- 10.2 The development has been assessed against the relevant Development Plan policies, the policies of the NPPF, guidance in the PPG, and other material considerations including any 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 HoP 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:

Planning Obligations of:

- (i) SANG and SAMM (TBH SPA – Financial Contribution)**
- (ii) The provision and deliverability of 35% affordable housing**
- (iii) Secure Management arrangements for the maintenance of the open space**
- (iv) Transportation Contributions including:**
 - **Provision of £50 worth of free travel for car club vehicles for each residential unit**
 - **Provision of one year free membership of the car club for all initial occupants of the residential units**
- (v) To prevent a ransom strip and to protect connectively, cycle pedestrian and vehicular.**

And the subject to the following planning conditions:

1. Full application (standard time limit)

The development for which permission is hereby granted must be commenced not later than the expiration of three years beginning with the date of this permission.

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 Number	Date Received
02138-JTP-MP-00-DR_0004 Rev 1 (Site Location Plan)	04/09/2023
02138-JTP-BA-XX-DR-0501 Rev 1 (Barn Block Elevations)	17/08/2023
02138-JTP-BA-ZZ-DR-0301 Rev 1 (Barn Block Floor Plans)	17/08/2023
02138-JTP-FA-XX-DR-002 Rev 1 (Private Block Elevations)	17/08/2023
02138-JTP-FA-ZZ-DR-001 Rev 1 (Private Block Floor Plans)	17/08/2023
02138-JTP-HT-XX-DR-0401 Rev 1 (House Type 01)	17/08/2023
02138-JTP-HT-XX-DR-0402A Rev 1 (House Type 02A)	17/08/2023
02138-JTP-HT-XX-DR-0402B Rev 1 (House Type 02B)	17/08/2023
02138-JTP-HT-XX-DR-0403A Rev 1 (House Type 03A)	17/08/2023
02138-JTP-HT-XX-DR-0403B Rev 1 (House Type 03B)	17/08/2023
02138-JTP-HT-XX-DR-0404 Rev 1 (House Type 04)	17/08/2023
02138-JTP-HT-XX-DR-0405A Rev 1 (House Type 05A)	17/08/2023
02138-JTP-HT-XX-DR-0405B Rev 1 (House Type 05B)	17/08/2023
02138-JTP-HT-XX-DR-0405C Rev 1 (House Type 05C)	17/08/2023
02138-JTP-HT-XX-DR-0405D Rev 1 (House Type 05D)	17/08/2023
02138-JTP-MP-00-DR-0202 Rev 1 (Site Plan- Ground)	17/08/2023
02138-JTP-MP-RF-DR-0203 Rev 1 (Site Plan- Roof)	17/08/2023
5884-001-4000 Rev P02 (Proposed Impermeable Areas)	17/08/2023
5884-001-6000 Rev P02 (Proposed Drainage)	17/08/2023
5884-001-500 Rev P02 (Proposed Levels)	17/08/2023
02138-JTP-MP-00-DR-0003 Rev 1 (Demolition Plan)	17/08/2023
ITB18403-GA-001 Rev F (Proposed Site Access Arrangements)	04/10/2023

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

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. 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 should not prejudice highway safety nor cause inconvenience to other highway users and to comply with Policy SD4 of the Runnymede 2030 Local Plan and guidance within the NPPF.

5. Archaeology

Prior to the commencement of any works hereby approved the programme of archaeological work shall be undertaken in accordance with the Written Scheme of Investigation (ref: AN0805) prepared by Cotswold Archaeology and results submitted to and approved in writing by the Local Planning Authority.

Should the results require further archaeological work to investigate and record remains encountered during the evaluation the further works shall be undertaken and a further report detailing any mitigation works that may be required shall be submitted and approved prior to the commencement of any works hereby approved by the Local Planning Authority.

Reason: To allow archaeological information to be recorded and to comply with Policy EE7 of the Runnymede 2030 Local Plan and guidance within the NPPF.

6. Tree Protection

Prior to the commencement of any works hereby approved, including demolition, and before any equipment, machinery or materials are brought on to the site tree protective

measures shall be installed in accordance with the approved Tree Protection Plan JSL4623_710 within the Arboricultural Method Statement.

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, enhance the appearance and biodiversity of the surrounding area and to comply with Policies EE1, EE9 and EE11 of the Runnymede 2030 Local Plan and guidance within the NPPF.

7. Construction Environmental Management Plan (CEMP)

Prior to commencement of development, including demolition, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include details of the following:

- a) Map showing the location of all of the ecological features
- b) Risk assessment of the potentially damaging construction activities
- c) Practical measures to avoid and reduce impacts during construction
- d) Location and timing of works to avoid harm to biodiversity features
- e) Responsible persons and lines of communication
- f) Use of protected fences, exclusion barriers and warning signs.
- g) General recommendations detailed in the consultation response from Surrey Wildlife Trust dated 16/10/2023

The development shall take place fully in accordance with the approved CEMP.

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 Draft Local Plan and guidance within the NPPF.

8. Surface Water Drainage

The development hereby permitted shall not commence until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the planning authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non- Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS. The required drainage details shall include:

- a) The results of infiltration testing completed in accordance with BRE Digest: 365 and confirmation of groundwater levels.
- b) Evidence that the proposed final solution will effectively manage the 1 in 30 (+35% allowance for climate change) & 1 in 100 (+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 storage volumes shall be provided using an infiltration-based strategy.
- c) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.). Confirmation is required of a 1m unsaturated zone from the base of any proposed soakaway to the seasonal high groundwater level and confirmation of half-drain times.
- d) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected from increased flood risk.
- e) Details of drainage management responsibilities and maintenance regimes for the drainage system.
- f) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.
- g) A plan to illustrate the phased delivery of the surface water drainage scheme.

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 and to comply with Policy EE13 of the Runnymede 2030 Local Plan and guidance in the NPPF.

9. Vehicle Access

No part of the development shall be occupied unless and until the proposed vehicular access to the proposed development, including the alterations to the right turn lane, from Thorpe Lea Road has been constructed and provided with visibility zones in general accordance with the approved plans (ITB18403-GA-001 Rev F) and thereafter the visibility zones shall be kept permanently clear of any obstruction over 0.6m high.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to comply with Policy SD4 of the Runnymede 2030 Local Plan and guidance within the NPPF.

10. Cycle Store

No dwelling hereby approved shall be occupied unless and until that dwelling has been provided with bicycle parking in a robust, secure enclosure in accordance with the details to be submitted and approved in writing to the Local Planning Authority and thereafter retained and maintained. Within the proposed cycle storage, facilities for the charging of e-bikes are to be provided, consisting of a standard three-point plug socket. Each apartment is to be provided with parking for a minimum of 1 bicycle and each house for a minimum of 2.

Reason: To encourage active and sustainable travel and to comply with Policy SD3 of the Runnymede 2030 Local Plan and guidance within the NPPF.

11. EV Charging

No dwelling hereby approved shall be occupied unless and until that dwelling has been provided with a fast charge Electric Vehicle Charging Point (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason: To ensure sustainable design and to comply with Policy SD7 of the Runnymede 2030 Local Plan and guidance in the NPPF.

12. Parking

No dwelling hereby approved shall be occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles to be parked relating to that unit. Thereafter the parking areas shall be retained and maintained for its designated purpose.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to comply with Policy SD4 of the Runnymede 2030 Local Plan and guidance within the NPPF.

13. Existing Access

The development hereby approved shall not be first occupied unless and until the existing access from the site to New Wickham Lane has been permanently closed and any kerbs, verge, footway, fully reinstated as shown on approved plan ITB18403-GA-001 Rev F.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to comply with Policy SD4 of the Runnymede 2030 Local Plan and guidance within the NPPF.

14. Pedestrian Improvements

The development hereby approved shall not be first occupied unless and until the proposed pedestrian improvements at the Thorpe Lea Road roundabout have been provided in general accordance with the approved plan ITB18403-GA-001 Rev F:

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to comply with Policy SD4 of the Runnymede 2030 Local Plan and guidance within the NPPF.

15. Pedestrian Crossing

The development hereby approved shall not be first occupied unless and until the informal pedestrian crossing to the east of the access has been provided with a central

refuge and tactile paving in general accordance with the details shown on approved plan ITB18403-GA-001 Rev F.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to comply with Policy SD4 of the Runnymede 2030 Local Plan and guidance within the NPPF.

16. Highways Improvements

Prior to the first occupation of the development, the following facilities shall be provided in general accordance with the details shown on approved plan ITB18403-GA-001 Rev F and ITB18403-GA-006.

- a) The improvement of two bus stops and access to these located at Thorpe Lea Road, called Derwent Road, to include Real Time Passenger Information Systems, access for all compatible kerbing, shelters, lighting and power;
- b) Provision of an informal pedestrian crossing point and central refuges on Thorpe Lea Road, in close proximity to the bus stops

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to comply with Policy SD4 of the Runnymede 2030 Local Plan and guidance within the NPPF.

17. Sustainable Travel Scheme

The development hereby approved shall not be first occupied unless and until a Residents Travel Information Welcome Pack has been submitted to and approved in writing by the Local Planning Authority. The Pack shall include details of the availability and whereabouts of local public transport services, walking and cycling routes, car clubs and local services and facilities. Once approved the Welcome Pack will be provided to all residents on the Site.

Reason: To ensure sustainable design and to comply with Policy SD7 of the Runnymede 2030 Local Plan and guidance in the NPPF.

18. 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 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 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.

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.

19. Landscaping

a. No above ground development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority (LPA) and these works shall be carried out as approved prior to the first occupation of the development. This scheme shall include indications of all changes to levels, hard surfaces including finishing materials, walls including retention of existing boundary wall, fences including acoustic fencing, access features, minor structures, the existing trees and hedges to be retained, together with the new planting to be carried out and details of the measures to be taken to protect existing features during the construction of the development.

b. All hard and soft landscaping works shall be carried out in accordance with the approved details. 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 prior to the occupation of any part of the development or in accordance to the timetable agreed with the LPA. 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 LPA, unless the LPA gives written consent to any variation.

Reason: To preserve and enhance the character and appearance and biodiversity of the surrounding area and to protect future occupiers from noise impacts to comply with Policies EE1, EE2, EE9 and EE11 of the Runnymede 2030 Local Plan and guidance within the NPPF.

20. Tree Retention

No tree to be retained in accordance with the approved plans (hereafter known as retained trees and including offsite trees) shall be cut down, uprooted or destroyed and no works to the above or below ground parts of the trees in excess of that which is hereby approved shall be carried out without the written approval of the Local Planning Authority until the expiration of five years from the date of completion of the development. If, within this time, a retained tree is pruned not in accordance with BS3998, removed, uprooted, damaged in any way, destroyed or dies, replacement trees shall be planted at the same place, sufficient to replace the lost value of the tree as calculated using an amenity tree valuation system, unless otherwise agreed in writing by the Local Planning Authority. The number, size, species, location and timing of the replacement planting shall be as specified by the Local Planning Authority.

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

21. Tree Planting

Details and plans of new trees to be planted to include a strategic approach incorporating several larger tree species and landmark/ feature trees shall be submitted to and approved in writing by the Local Planning Authority (LPA) prior to the commencement of the above ground construction of the development hereby permitted and these works shall be carried out as approved prior to the first occupation of the development.

Any new trees, or any replacement trees planted as a requirement of the conditions herein, which before the expiration of five years from the date of completion of the development, are removed, or become seriously damaged or defective, shall be replaced as soon as practicable with others of suitable size and species, following consultation with the LPA, unless the LPA gives written consent to any variation.

Reason: To mitigate the loss of tree cover, to protect and enhance the appearance and biodiversity of the surrounding area, to ensure that replacement trees, shrubs and plants are provided and to comply with Policies EE1, EE9 and EE11 of the Runnymede 2030 Local Plan and guidance within the NPPF.

22. Sensitive lighting management plan

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.

23. Landscape and Ecological Management Plan (LEMP)

Prior to the commencement of above ground works, a Landscape and Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The LEMP should include, but not be limited to the following:

- a) Description and evaluation of features to be managed
- b) Ecological trends and constraints on site that might influence management
- c) Aims and objectives of management
- d) Appropriate management options for achieving aims and objectives
- e) Prescriptions for management actions, together with a plan of management compartments
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period)
- g) Details of the body or organisation responsible for implementation of the plan
- h) Ongoing monitoring and remedial measures
- i) Legal and funding mechanisms by which the long-term implementation of the plan will be secured by the applicant with the management body(ies) responsible for its delivery.
- j) Monitoring strategy, including details of how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme

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.

24. Biodiversity Enhancements

The above ground construction of the development hereby approved shall not commence until details of the measures to improve and enhance biodiversity at the site and for its management and maintenance have been submitted to and approved in writing by the Local Planning Authority. Such details as shall be approved shall be fully implemented prior to the first use or occupation of the development.

This should be in accordance with Section 8 of the Ecological Appraisal (ref: 996.7) and Technical Note to Accompany Biodiversity Impact Assessment Calculations (ref: 996.7) prepared by Hankinson Duckett Associates and incorporate (but not be limited to) the following:

- Providing bird and bat boxes erected on or integral within the new buildings and retained trees.
- Enhancements for hedgehogs
- Using native species or species of known biodiversity benefit when planting new trees and shrubs, preferably of local provenance from seed collected, raised and grown only in the UK, suitable for site conditions and complimentary to surrounding natural habitat. Planting should focus on nectar-rich flowers and/or berries as these can also be of considerable value to wildlife.

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.

25. Noise Mitigation

Prior to the commencement of above ground construction of the development, a scheme of mitigation including detailed specification of glazing and ventilation mechanism of residential units and acoustic fencing shall be submitted to and approved in writing by the Local Planning Authority. This should be in accordance with the recommendations in Noise Assessment and Technical Note prepared by Noise Consultants.

Such measures as shall be approved shall be fully installed prior to first occupation of the development and shall be retained for the lifetime of the development.

Reason: To protect the amenities of future occupiers of the development and to comply with Policy EE2 of the Runnymede 2030 Local Plan and guidance within the NPPF.

26. Plant Equipment

Prior to the installation of any such plant or equipment, details, including design, positioning and acoustic specifications, of any fixed plant and equipment to be installed in connection with the development, 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 comply with Policy EE2 of the Runnymede 2030 Local Plan and guidance within the NPPF.

27. Surface Water Drainage- Verification Report

- a. Prior to the first occupation of each dwelling within the development hereby approved, a verification report for the associated area of the site shall be carried out by a qualified drainage engineer and must be submitted to and approved by the Local Planning Authority.

- b. Prior to the occupation of the last dwelling within this development, a verification report to demonstrate full compliance with the approved drainage strategy, including for the permeable paved areas, shall be carried out by a suitably qualified drainage engineer and must be submitted to and approved in writing by the Local Planning Authority.

The verification report(s) must demonstrate that the surface water drainage system has been constructed as per the agreed scheme and in accordance with the approved phasing plan (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.

28. Renewable Energy

Prior to the first occupation of the development hereby approved, details of the chosen renewable energy/low carbon technology to be used, along with calculations demonstrating that 10% of the predicted energy consumption would be met through renewable energy/low carbon technologies shall be submitted to and approved in writing by the Local Planning Authority (LPA).

Development shall be carried out in accordance with the approved details and thereafter retained, maintained and operational unless otherwise agreed in writing by the LPA.

In the event of air or ground source heat pumps being the chosen renewable energy measure, details shall be submitted to and approved in writing by the LPA prior to installation. Details shall include acoustic data to demonstrate that there will be no increase in the background noise level for receptors, as well as details of the location of the unit(s) and the distance to the closest dwelling.

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 technology and to protect the amenities of occupiers of nearby properties and to comply with Policies SD8 and EE1 of the Runnymede 2030 Local Plan and guidance within the NPPF.

29. Water Efficiency

Prior to the first use/occupation of the development hereby permitted, details of the water efficiency measures and rainwater harvesting where feasible shall be submitted to and approved in writing by the Local Planning Authority. Such details as shall be approved shall be fully implemented and retained for the lifetime of the development

Reason: In order to achieve water efficiency and sustainable development and to comply with Policy SD7 of the Runnymede 2030 Local Plan and guidance within the NPPF.

30. Bin Store

Prior to the commencement of the above ground construction of the development hereby permitted, details of the siting, size and design of the refuse and recycling bin storage hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The refuse and recycling bin stores and facilities shall then be provided in accordance with the approved details prior to the first occupation of the development and retained thereafter.

Reason: In the interests of amenity, to provide adequate refuse and recycling facilities and provide satisfactory form of development and to comply with Policy EE1 of the Runnymede 2030 Local Plan and guidance within the NPPF.

31. Play Equipment

Prior to the commencement of above ground works of development hereby approved details of the siting, size and design of the children's equipped play area(s) shall be submitted to and approved in writing by the Local Planning Authority. The play areas shall be provided prior to any part of the development being first occupied and retained.

Reason: To ensure the development includes high quality open spaces to enhance the health and well-being of the future occupiers of the development and to comply with Policy SL26 of the Runnymede 2030 Local Plan and guidance in the NPPF.

32. Gates and Accessibility

No gates shall be provided across the vehicular entrance to the development. There shall also be no lockable gate to pedestrian access points.

Reason: To protect the visual amenities of the area and to promote inclusive communities in accordance with the NPPF and to promote active and sustainable travel in accordance with Policy SD3.

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. Unless it can be demonstrated that it is unfeasible to do so the applicant shall achieve compliance with Part M4(2) of the Building Regulations with 5% of dwellings achieving Part M4 (3).

4. 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.

5. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. 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.

6. 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.

7. 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).

8. The permission hereby granted shall not be construed as authority to carry out any works (including Stats connections/diversions required by the development itself or the associated highway works) on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works (including Stats connections/diversions required by the development itself or the associated highway works) on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the

classification of the road. Please see <http://www.surreycc.gov.uk/roads-and-transport/permits-and-licences/traffic-management/permit-scheme>. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice.

9. 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.
10. When a temporary access is approved or an access is to be closed as a condition of planning permission an agreement with, or licence issued by, the Highway Authority Local Highways Service will require that the redundant dropped kerb be raised and any verge or footway crossing be reinstated to conform with the existing adjoining surfaces at the developers expense.
11. Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.
12. 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.
13. If proposed works result in infiltration of surface water to ground within a Source Protection Zone the Environment Agency will require proof of surface water treatment to achieve water quality standards.
14. Sub ground structures should be designed so they do not have an adverse effect on groundwater.
15. The applicant is advised of the requirement to apply for a bat mitigation licence and Great Crested Newt mitigation licence from Natural England where development activities may cause an offence. The licence can only be applied for one planning permission has been granted.