



Appeal Decision

Hearing Held on 10 May 2021

Site Visit made on 30 April 2021

by Mr Ben Plenty BSc (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 21 May 2021

Appeal Ref: APP/Y3615/W/20/3258502

Land to the West of The Street, Tongham, Guildford GU10 1DG

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Bellway Homes Ltd (South London) and Taylor Wimpey UK Ltd against the decision of Guildford Borough Council.
 - The application Ref 19/P/02102, dated 6 December 2019, was refused by notice dated 8 July 2020.
 - The proposal is for a reserved matters application pursuant to outline application 16/P/00222, to consider appearance, landscaping, layout and scale in respect of the erection of 254 dwellings and associated car parking, open space and infrastructure.
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Decision

1. The appeal is allowed and planning permission is granted for a Reserved matters application pursuant to outline application 16/P/00222, to consider appearance, landscaping, layout and scale with respect to the erection of 254 dwellings and associated car parking, open space and infrastructure at Land to the West of The Street, Tongham, Guildford GU10 1DG in accordance with the terms of the application, Ref 19/P/02102, dated 6 December 2019, and the plans submitted with it, subject to the conditions within the attached schedule.

Preliminary Matters

2. The description of development was slightly adjusted within the Statement of Common Grounds (SoCG) from that used on the original application form. I concur with main parties that the revised description more clearly describes the proposal.
3. Outline planning permission was granted at appeal¹ for the development of the site for up to 254 residential dwellings, open space and a Suitable Alternative Natural Greenspace (SANG) and access from The Street (The Outline Approval). All matters, other than means of access, were reserved for later consideration.
4. Furthermore, a Reserved Matters application was approved² by the Council in February 2021 in connection with infrastructure works relating to part of the main spine road, drainage, the substation and other engineering works. On my visit I observed that the vehicular access from The Street was under construction.

¹ Planning Appeal Reference: APP/Y3615/W/17/3173617 and APP/R3650/W/17/3173615

² Planning Application Reference: 20/P/01615

5. Following the Council's Decision, its Climate Change, Sustainable Design, Construction and Energy Supplementary Planning Document 2020 (Climate Change SPD) was adopted. The Council considers that the proposal would also be in conflict with this document. I shall take the guidance within this document into account as a material consideration.
6. Amended plans were submitted in advance of the hearing. These plans (reference: P139B and P140B) make a minor alteration to both plan titles to refer correctly to plots 80-91. Accordingly, I have accepted these plans without causing prejudice to any party.
7. During the hearing a discussion took place with respect to an alternative layout plan that shows the retention of 27 Poplar trees adjacent to The Street. Upon request, these were submitted to me after the hearing. I am satisfied that taking these amended plans into account would not prejudice any party, if I were to accept them as a necessary amendment. I shall return to this later in my decision.

Main Issues

8. The main issues are:
 - the effect of the proposed development on the character and appearance of the area; and
 - whether the proposal would amount to sustainable development having regard to the development plan and national policies and with particular regard to sustainable design and construction methods.

Reasons

Character and appearance

9. Tongham is a village located to the immediate southeast of Aldershot. The village has a largely nucleated form, with a relatively dense centre. Historic development follows the principal routes away from the centre as ribbon development with later development infilling some of these ribbons resulting in the addition of modern housing estates. Housing on the edge of the village has a lower density and a semi-rural character. Many of the more historic buildings have a rural vernacular style. However, with the introduction of later additions housing now consists of a variety of styles. This predominantly takes the form of two-storey detached and semi-detached properties. The appeal site is to the southwest of the centre. It is bordered by the A31 and A331 to its south and west and by largely low-density housing along village roads to its north and east boundaries.
10. The proposed dwellings would be arranged in two main clusters. A central area would be retained as woodland and open space including a play area. A green corridor would run on a northwest axis linking the entrance from The Street to the central green space. The layout would provide an opportunity for housing along The Street to integrate with existing housing located to the north. Areas of green space would be located both within and around the buildings.
11. The access road from The Street would pass through a new village green that would be enclosed by two short rows of housing. These houses would be set back within this open setting resulting in a sense of spaciousness that would

complement the semi-rural character of the edge of the village. The grouping of built form would also partially complete the enclosure suggested by the raised crescent of houses on the opposite side of the road. In combination, these would help define a generally rectilinear space, bisected by The Street and the access road. Therefore, the entrance area whilst subdued, would make a considered and positive contribution to the street, in keeping with the semi-rural vernacular evident locally.

12. The layout would also include a wide pedestrian route from The Street opposite the listed barn. This aligns with the old field gate entrance and provides a gap in development. This would ensure that the barn would be suitably respected within its setting. Also, this green corridor would connect through the proposal to maintain views of the high ground of Farnham. Plots 15/16 and 23/24 are pairs of semi-detached properties adjacent to the route. The dual aspect frontage, of the corner dwelling of each pair, would address the green space. Garage blocks to the rear of these plots would also afford some containment to the space. As a result, the pedestrian route would be overlooked and addressed with positive built form. This would therefore create a well composed space affording well considered pedestrian access into the development.
13. The development consists of six defined character areas. These areas principally identify the relationship of built form to the spaces around them. The close-knit areas such as 'Community Streets' stand in contrast to more open areas such as 'The Greenway Frontage' and 'Green Fringes'. There is a limited palette of house types and these are not grouped in a manner that would reinforce or differentiate the character areas. As such, a greater variety of types to segregate the character areas would have been welcomed. However, although considered a missed opportunity, the visual interest caused by such variety is not a fundamental failing of the scheme. As it is, the green space around and within the development would create focal areas that would aid with the legibility of the estate and reinforce the semi-rural character of the surrounding area.
14. The scheme would conform with the density of other infill estates within the village. Furthermore, the net density is broadly consistent across the site. Although being slightly greater towards the south of the site, the increased density and scale is part of a noise management strategy that would address road noise from the A31. Therefore, although the Council seeks to gather higher density towards the site's centre or the village core, the effect of road noise presents an important design consideration that takes priority over this design aspiration.
15. Car parking would be dispersed throughout the development in the form of shared courtyards, driveways and garages. These would be largely located to the side or behind buildings, enabling them to be discrete elements of the streetscene. They are generally close to their host dwellings, providing easy and convenient access for future occupiers. Accordingly, the distribution of parking areas in the proposed layout would be practical and have a limited visual impact.
16. The scheme would include detached, semi-detached, and terraced housing and apartments. Several designs would include cat-slide lean-to structures and porches with pitched roofs. Some designs would include stone cladding and incorporate chimneys. As a result, the proposed dwellings would offer a variety

of materials and form that would add interest to the public realm. This would be reinforced by the use of brick detailing, tile hanging, projecting gables and bays adding further interest to the overall character of the proposal. The apartments would also make a strong contribution to the sense of place by including projecting gables, brick band detailing and tile hanging. As a result, the proposal would complement the established character of the village but correctly avoids simply replicating the 'Surrey Style' of housing. Moreover, the houses would have balanced proportions with well-considered design features. Consequently, the development would have its own and positive identity, as a contemporary housing estate.

17. The retention of the poplar trees would provide historical context for the previous use of the site, may provide some limited noise attenuation, and would preserve an existing feature of The Street. However, the Council's tree officer explains³ that these trees are highly prone to drop deadwood, are susceptible to wind damage and have a limited remaining life expectancy. Consequently, the trees would be unlikely to make a significant ongoing contribution to the streetscene in future years. Furthermore, the currently proposed comprehensive landscape scheme would include a similar and robust line of trees along The Street. In due course this would make an equally strong contribution to the public realm. For the above reasons, it would not be in the long-term interests of the character and appearance of the area to accept the amended plans.
18. In summary, taking the above points together, the development would be of a scale that creates its own identity and would find a reasonable balance between absorbing characteristics of local built form without employing an artificial historical style.
19. Consequently, the proposed development would complement the character and appearance of the area. Accordingly, the proposal would satisfy policy D1 of the Guildford Borough Local Plan: Strategy and Sites 2015-2034 (LPSS). This policy seeks, among other matters, for new development to respond to the distinct local character of an area and reinforce locally distinct patterns of development. The proposal would also satisfy saved policy G5 of the Guildford Borough Local Plan (2003)(LP). This policy includes the requirement for development to respect the relationship of other buildings and reinforce the identity and character of an area. These policies are also broadly consistent with the National Planning Policy Framework (The Framework) which seeks development to be sympathetic to local character.

Sustainable design and enhancement methods

20. Policy D2 of the LPSS requires sustainable design and construction practices to be employed for all new development. This includes, at criterion (c), for design to be informed by landform, layout, building orientation, massing and landscaping to reduce energy consumption. This also promotes waste minimisation, water efficiency measures and electric car charging points. The Policy also seeks, at (9) for new buildings to achieve a carbon emission reduction of at least 20% as measured against the Target Emission Rate (TER) as set out in part L of the 2010 Building Regulations. These policy objectives are generally consistent with section 14 of the Framework.

³ Guildford Council- Arboricultural Officer, 7 February 2020.

21. The Council's Climate Change SPD follows the Council's declaration of a climate change emergency in 2019. The SPD adds detail to the requirements of policy D2. This defines the information required to be included within a Sustainability Statement and Energy Statement. The SPD explains that these should inform emerging proposals and help steer them towards sustainable outcomes. An Energy Statement is required to demonstrate how reductions in carbon emissions would be achieved and to quantify the total reduction.
22. The appellant's Energy Strategy (2020) identifies that the development would achieve a carbon emission reduction of 20% against the Building Regulation's TER. This document has been agreed by the Council in satisfaction of the requirements of condition 11 of the outline approval, which only sought a 10% reduction. This therefore satisfies the heightened requirements of Policy D2(9); a policy which was adopted after the outline approval. Consequently, the agreed 20% reduction would meet a key objective of the policy.
23. Furthermore, when considering the outline applications, the previous Inspector found that the site offered an adequate choice of different modes of transport and concluded that the scheme would enable the delivery of housing on a sustainably located site where there was a clear need for housing. As a result, the site would achieve many sustainability objectives in terms of site location. Sustainable matters have also been the subject of several conditions of the outline approval. As such, details with respect to conditions for an energy statement, a sustainable drainage strategy, the provision of electric vehicle charging points and water efficiency management have since been largely agreed by the Council. Furthermore, further conditions could be imposed to require a fast charge socket for the electric vehicle charging points, the implementation of a landscaping scheme that would reduce solar gain and the urban heat island effect, the provision of photovoltaic solar panels and for locally sourced materials. In combination, these measures would enhance the sustainability merits of the proposal.
24. A substantial number of dwellings would benefit from passive solar gain a corresponding reduced need for artificial lighting due to their orientation. There is limited evidence that the effect of prevailing winds has been taken into account in the design. However, the surrounding landform, embankment for the A31 and existing and proposed landscaping would afford moderate shelter for the housing. These measures would reduce the heat loss from the proposed dwellings.
25. Furthermore, many proposed dwellings would include a study and others can be readily adopted to accommodate a home office. The dwellings therefore offer suitable flexible accommodation to accommodate homeworking if required by future occupiers.
26. Additionally, the design of some front elevations was revised to include larger windows. This benefit to the character of the area would also increase solar gain for those dwellings with south facing frontages. This could have been repeated for dwellings with south facing rear elevations for increased solar gain. However, larger windows would also increase heat loss and could not therefore be employed comprehensively. Furthermore, the *Standard Assessment Procedure* (SAP) calculations have shown that the dwellings would not overheat or suffer unacceptable heat loss. I therefore find that an appropriate balance has been found between making the best use of passive

solar gain and the creation of a wholistic design across the development. Accordingly, measures to reduce energy consumption through both design and construction methods have been adequately addressed by the proposed scheme.

27. Consequently, the proposal would amount to sustainable development with particular regard to sustainable design and construction methods. As a result, the proposal would satisfy policy D2 of the LPSS and the Council's Climate Change SPD. These require, among other matters, for a proposal to illustrate how sustainable design and construction practice will be incorporated including the use of landform, layout, building orientation, massing and landscaping to limit energy consumption. This policy is consistent with the Framework that includes similar objectives.

Other Matters

28. There are two groups of designated heritage assets near to the appeal site. These consist of a barn at Grange farm and a barn and dovecot at Manor Farm. Grange Farm includes the listed barn, associated locally listed buildings and a roadside wall. It seems that the significance of the barn relates to its architectural interest and the contribution it makes to the adjacent agricultural and rural structures. The significance of the dovecote, at Manor Farm, seems to derive from its agrarian origins and its relationship to the adjacent farm buildings. The significance of the black weatherboard barn at Manor Farm seems to relate to its prominence in The Street, its form and materials and its origins as a farm building. The listed and locally listed buildings, within both groupings, relate to their immediate settings within a semi-rural setting. Due to its separation and distance, the proposal would not diminish the significance of these assets. As a result, the proposed development would convey no harm to the setting of these listed building and preserve their settings.
29. The proposal follows an outline approval and the site has been allocated for housing development under policy A31 of the LPSS. As such, concerns raised by interested parties with respect to traffic impacts on the local network, the loss of parking along The Street, access to public transport, impact on local services/infrastructure, air quality, proximity of housing to the A31, and foul and sewerage capacity were addressed when the principle of development was agreed by the outline approval. There is nothing before me to indicate that this decision was not soundly based. Furthermore, the proposal has been shown to include sufficient parking provision to prevent overspill parking on The Street. These matters are therefore of limited weight in my consideration of this appeal.
30. The impact of construction traffic on the living conditions of local residents could be adequately mitigated by the use of a condition that limits the hours of construction.
31. Drainage matters and consideration of surface water flooding are subject to condition 13 and 14 of the outline approval. The drainage strategy for the proposal includes the provision of drainage basins and associated water bodies that would retain surface water runoff on site. These details have been agreed with the Lead Local Flood Authority and the Council. As a result, I am satisfied that concerns, raised by interested parties with respect to these matters, have been fully addressed between main parties.

32. A SANG was approved in detail as part of the outline approval. Pedestrian access to the SANG would be achieved at the southern part of The Street leading on to Hogs Back Road. A second route would be provided via Grange Road and the shared use cycleway. The proposal would therefore enable suitable pedestrian access to the SANG.
33. Concerns raised in regard to noise include the effect of noise of additional traffic, the noise from new development both during and post construction and the noise impact on the living conditions of future occupiers from the A31 and adjacent roads. These matters were largely addressed through consideration of the outline approval and the satisfaction of its associated condition 10. Furthermore, the appellant's Noise Assessment recommends noise mitigation measures that include glazing attenuation and a noise mitigating fence to the western and southern boundaries, that could be secured by conditions. Also, construction noise could be adequately controlled by the imposition of a condition to manage hours of construction. As a result, the proposal would not raise substantial noise impacts for the living conditions of future or existing occupiers.
34. The appellant's Ecological Assessment indicates the presence of an active badger sett on site and that the site is used by commuting bats. It recommends the retention of hedgerows and woodland, to avoid development close to the active badger habitat, for sensitive lighting and for new planting to support biodiversity. These measures could be secured through the imposition of conditions. Consequently, the proposed development would not have an adverse impact on wildlife.
35. The proposal would include a 35% provision of affordable homes. These would consist of 41 flats and 48 houses and be in accordance with the outline approval. These would include a range of smaller dwellings that would be suitable for first-time buyers. This provision would also broadly accord with the requirements of the Council's Strategic Housing Market Assessment. Therefore, the quantity of homes available on site for first-time buyers would be appropriate.
36. The outline approval was not subject to an Environmental Impact Assessment. Equally, given the overall nature and scale of the Proposed Development, and the nature of the receiving environment, it is considered that while there may be some impact on the surrounding area as a result of this development, it would not be of a scale and nature likely to result in significant environmental impact.

Conditions

37. I have considered the use of conditions in line with guidance set out in the Government's Planning Practice Guidance (PPG). I have taken these into consideration and imposed them with some amendments and adjustments for clarity. I have updated the approved plans list to accommodate the two plans (P139B and P140B) referenced in my preliminary matters section. In respect of materials (Condition 7) I have required the use of locally sourced materials, unless it can be shown that this would not be possible, to address sustainable construction objectives of the LPSS.
38. I have imposed the standard condition with respect to approved plans as advised by the PPG for clarity and certainty [condition 1]. Conditions relating to

levels adjacent to the A31, details of materials and a sample panel, tree protection measures, an on-site meeting with the Council's arboriculturalist, landscape planting details, replacement tree planting and details of fixing to the locally listed wall are necessary in the interests of the character and appearance of the area [2, 3, 4, 7, 8, 13, 14, and 15]. Conditions relating to parking provision and the retention of open sided garages are necessary to ensure the required provision of parking is retained in perpetuity [12 and 21]. A condition has also been imposed to limit the hours of construction in the interests of living conditions of existing neighbouring occupiers [20].

39. Furthermore, a condition is also necessary to ensure that the development receives a high-quality broadband system in compliance with policy D1(11)(b) of the LPSS [5]. Furthermore, conditions are necessary with respect to the implementation of the ecological mitigation and specific external lighting, the Construction Environmental Management Plan, and hedgehog gateways to address the ecological interests within the site [6, 9, 10 and 17]. The provision of the cycleway to the west and along Grange Road is necessary to provide required connectivity to the surrounding area [11]. It is also necessary to secure the delivery of the play area within a prescribed time frame [19] and to meet secure by design accreditation to address policy D1(8) of the LPSS [18].
40. Additionally, although condition 19 of the outline approval required details of vehicle charging points, I find that a further condition would be necessary to ensure that these would be fast charge sockets (7kw) to maximise their use and comply with Policy D2(1)(e) of the LPSS [16]. Condition 22 is necessary to meet the requirements of policy H1 of the LPSS for 5% of dwellings to enable wheelchair access in satisfaction of part M of the Building Regulations.

Conclusion

41. The proposal would complement the character and appearance of the area and would employ sustainable design and construction measures. Consequently, I have found that the proposed development would accord with the development plan. There are no material considerations that indicate the application should be determined other than in accordance with the development plan. For the reasons given above, I therefore conclude that the appeal is allowed, and planning permission is granted subject to the attached conditions.

Mr Ben Plenty

INSPECTOR

APPEARANCES

FOR THE APPELLANT:

Mr Rupert Warren QC Advocate, Landmark Chambers

Mr Quentin Andrews BA Hons Dip Arch Leic RIBA
Architect, OSP Architecture

Mr Kieran Wheeler BSc DipTP MRTPI Planning Consultant, Savills

Mr Stephen Taylor Architect Turley

Mr Matt Fitzpatrick Sustainability Consultant, Abbey Consultants

Mr Robert Steele BA (Hons) PGDip MRTPI Planning Consultant, Savills

FOR THE LOCAL PLANNING AUTHORITY:

Mr Connor Fegan Counsel FTB Chambers

Miss Kelly Jethwa BA(hons) MA MRTPI Principal Planning Officer, Guildford Borough Council

Mr Paul Fineberg Dip Arch, UCL M.Arch Princeton ARB
Principal Urban Design Advisor,
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Mr Tim Crawshaw, BA (Hons) MA MRTPI FRSA
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INTERESTED PARTIES:

Mr John Ferns Jalferns@hotmail.com

Schedule of Conditions

- 1) The development hereby permitted shall be constructed in accordance with the following approved plans:

S101 Site Location Plan, P101 Rev A Proposed Site Layout, C101 Rev A Coloured Site Layout, C102 Rev A Coloured Street Elevation A-A, C103 Rev A Coloured Street Elevation B-B, C104 Rev A Coloured Street Elevation C-C, C105 Rev A Coloured Street Elevation D-D, C106 Rev A Coloured Street Elevation E-E, C107 Rev A Coloured Street Elevation F-F, C113 Rev A Coloured Building Scale Plan, C116 Rev A Coloured Dwelling Mix Plan, C117 Rev A Coloured Tenure Plan, C118 Rev A Coloured Parking Plan, C119 Rev A Coloured Refuse Plan, 1000 Rev PL02 Hard and Soft General Arrangement Plan - Legend and Specification, 1001 Rev PL02 Hard and Soft General Arrangement Plan Sheet 1 of 12, 1002 Rev PL02 Hard and Soft General Arrangement Plan Sheet 2 of 12, 1003 Rev PL02 Hard and Soft General Arrangement Plan Sheet 3 of 12, 1004 Rev PL02 Hard and Soft General Arrangement Plan Sheet 4 of 12, 1005 Rev PL02 Hard and Soft General Arrangement Plan Sheet 5 of 12, 1006 Rev PL02 Hard and Soft General Arrangement Plan Sheet 6 of 12, 1007 Rev PL02 Hard and Soft General Arrangement Plan Sheet 7 of 12, 1008 Rev PL02 Hard and Soft General Arrangement Plan Sheet 8 of 12, 1009 Rev PL02 Hard and Soft General Arrangement Plan Sheet 9 of 12, 1010 Rev PL02 Hard and Soft General Arrangement Plan Sheet 10 of 12, 1011 Rev PL02 Hard and Soft General Arrangement Plan Sheet 11 of 12, 1012 Rev PL02 Hard and Soft General Arrangement Plan Sheet 12 of 12, 1132/TPP/30 0 Rev B Tree Protection & Arboricultural Method Statement - Sheet 1 of 3, 1132/TPP/30 1 Rev B Tree Protection & Arboricultural Method Statement - Sheet 2 of 3, 1132/TPP/30 2 Rev B Tree Protection & Arboricultural Method Statement - Sheet 3 of 3, and 180630-015 Rev L Refuse Collection Points.

And the following plot specific details;

P110 Rev A Plots 1, 75, 112 (Plans and Elevations),
P111 Rev A Plots 2 & 3 (Plans and Elevations),
P112 Rev A Plot 14 (Plans and Elevations),
P113 Rev A Plots 4-9 (Plans),
P114 Rev A Plots 4-9 (Elevations),
P115 Rev A Plot 10 (Plans and Elevations),
P116 Rev A Plots 11-13 (Plans and Elevations),
P117 Rev A Plots 21-22 (Plans and Elevations),
P118 Rev A Plots 17-20 (Plans and Elevations),
P119 Rev A Plots 15-16, 23-24, 29-30 (Plans and Elevations),
P120 Rev A Plots 27-29 (Plans and Elevations),
P121 Rev A Plots 31-32, 46-47 (Plans and Elevations),
P122 Rev A Plots 33-39 (Plans),
P123 Rev A Plots 33-39 (Elevations),
P124 Rev A Plots 40-41 (Plans and Elevations),
P125 Rev A Plots 42, 77 (Plans and Elevations),
P126 Rev A Plots 43, 44, 45, 55, 72, 73, 78, 79, 113 (Plans and Elevations),

P127 Rev A Plots 48-49 (Plans and Elevations),
P128 Rev A Plots 50-54 (Plans),
P129 Rev A Plots 50-54 (Elevations),
P130 Rev A Plots 56, 69, 70, 110, 111 (Plans and Elevations),
P131 Rev A Plots 57-59 (Plans and Elevations),
P132 Rev A Plots 60-63 (Plans),
P133 Rev A Plots 60-63 (Elevations),
P134 Rev A Plots 64-68 (Plans),
P135 Rev A Plots 64-68 (Elevations),
P136 Rev A Plot 99 (Plans and Elevations),
P137 Rev A Plot 7 5 (Plans and Elevations),
P138 Rev A Plots 74, 76, 94 & 100 (Plans and Elevations),
P139 Rev B Plots 80-91 (Plans),
P140 Rev B Plots 80-91 (Elevations),
P142 Rev A Plot 92 (Plans and Elevations),
P143 Rev A Plots 71, 93 (Plans and Elevations),
P144 Rev A Plots 95, 98 (Plans and Elevations),
P145 Rev A Plots 96, 97 (Plans and Elevations),
P146 Rev A Plot 101 (Plans and Elevations),
P147 Rev A Plots 102-109 (Plans),
P148 Rev A Plots 102-109 (Elevations),
P149 Rev A Plots 114-115 (Plans and Elevations),
P150 Rev A Plots 116-117 (Plans and Elevations),
P151 Rev A Plots 118-127 (Plans 1 of 2),
P152 Rev A Plots 118-127 (Plans 2 of 2),
P153 Rev A Plots 118-127 (Elevations),
P154 Rev A Plots 128-129 (Plans and Elevations),
P155 Rev A Plots 130, 150, 151 & 163 (Plans and Elevations),
P156 Rev A Plots 131-132 (Plans and Elevations),
P157 Rev A Plots 133-135 (Plans and Elevations),
P158 Rev A Plots 136-137, 182-183, 195 -196 (Plans and Elevations),
P159 Rev A Plot 138 (Plans and Elevations),
P160 Rev A Plot 139 (Plans and Elevations),
P161 Rev A Plots 140-143 (Plans and Elevations),
P162 Rev A Plots 144, 169, 186, 187 & 192 (Plans and Elevations),
P163 Rev A Plots 145-146 (Plans and Elevations),
P164 Rev A Plots 147, 228 & 240 (Plans and Elevations),
P165 Rev A Plots 148, 165 (Plans and Elevations),
P166 Rev A Plots 160, 161, 171, 243 & 244 (Plans and Elevations),
P167 Rev A Plots 153-154, 188-189 (Plans and Elevations),
P168 Rev A Plots 155-157 (Plans and Elevations),
P169 Rev A Plots 158-159 (Plans and Elevations),
P170 Rev A Plot 162 (Plans and Elevations),
P171 Rev A Plot 164 (Plans and Elevations),
P172 Rev A 166-167, 190-191, 208-209, 210-211, 214- 215 (Plans and Elevations),
P173 Rev A Plots 168, 241, 254 (Plans and Elevations),
P174 Rev A Plot 170 (Plans and Elevations),
P175 Rev A Plots 149, 152 (Plans and Elevations),
P176 Rev A Plots 172-181 (Plans),
P177 Rev A Plots 172-181 (Elevations),
P178 Rev A Plots 184 -185, 193-194, 250-251 (Plans and Elevations),
P179 Rev A Plots 197-207 (Plans),

P180 Rev A Plots 197-207 (Elevations),
P181 Rev A Plots 212, 213, 242 (Plans and Elevations),
P182 Rev A Plots 216, 249 (Plans and Elevations),
P183 Rev A Plots 217-218, 252-253 (Plans and Elevations),
P184 Rev A Plots 219-220 (Plans and Elevations),
P185 Rev A Plots 221-227 (Plans),
P186 Rev A Plots 221-227 (Elevations),
P187 Rev A Plots 229-230 (Plans and Elevations),
P188 Rev A Plots 231-234 (Plans and Elevations),
P189 Rev A Plot 235 (Plans and Elevations),
P190 Rev A Plots 236-239 (Plans and Elevations),
P191 Rev A Plots 245-248 (Plans and Elevations),
P192 Rev A Single Detached Garages (Plans and Elevations),
P193 Rev A Double Detached Garages (1 of 2) (Plans and Elevations),
P194 Rev A Double Detached Garages (2 of 2) (Plans and Elevations),
P195 Rev A Multiple Detached Garages and Car Barns (Plans and Elevations),
P196 Rev A Multiple Garages, Sub-station, Pumping Station & Cycle store (Plans and Elevations).

- 2) No development above ground level shall take place until details of existing and proposed finished site levels, finished floor and ridge levels of the buildings and acoustic fence to be erected, and finished external surface along the edge of the A31 (including slip roads) to the buildings on the southern boundary have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be constructed in accordance with the approved details.
- 3) No development including groundworks and demolition and no equipment, machinery or materials shall be brought onto the site for the purposes of the development until all tree protection measures have been installed in the positions identified on tree protection plan 1132/TPP/300 REV B, 1132/TPP/301 REV B and 1132/TPP/302 REV B. The tree protection measures shall be maintained for the course of the development works.
- 4) No development shall commence until a site meeting has taken place with the site manager, the retained consulting arboriculturalist and the Local Planning Authority Tree Officer to agree the tree protection is installed correctly. This tree condition may only be fully discharged on completion of the development subject to satisfactory written evidence of monitoring and compliance by the pre-appointed consulting arboriculturalist, this will be agreed at the pre-commencement meeting.
- 5) No development shall commence (excluding ground works and construction up to damp proof course (dpc)) until details including plans, have been submitted to and approved by the Local Planning Authority in writing for the installation of a High Speed wholly Fibre broadband To The Premises (FTTP) connection to the development hereby approved. Thereafter, the infrastructure shall be laid out in accordance with the approved details at the same time as other services during the construction process and be available for use on the first occupation of each building where practicable or supported by evidence detailing

reasonable endeavours to secure the provision of FTTP and alternative provisions that been made in the absence of FTTP.

- 6) No development (including demolition, ground works, and vegetation clearance) shall take place, until the Construction Environmental Management Plan (CEMP) prepared by Ecology Solutions, dated February 2020 ref: 7780.CEMP(Biodiversity).vf1 has been implemented. The approved Plan shall be adhered to throughout the construction period.
- 7) Prior to commencement of development (excluding ground works and construction up to damp proof course (dpc) and the construction of the access) a written schedule including source/manufacturer, texture, colour and finish, and samples of materials to be used externally shall be submitted to and approved in writing by the Local Planning Authority of:
a) porches; b) eaves; c) recess depths; d) cills; e) fenestration details; f) bricks, tiles and stone; and g) fascias, soffits and gutters. with sections, plans and elevations on drawings at a scale of at least 1:20. All materials, both internal and external to the dwellings shall be sourced locally unless it can be shown, to the satisfaction of the local planning authority, that this would not be possible. The development shall be carried out in accordance with the approved details.
- 8) Following the approval of the external materials and before above ground works take place (excluding ground works and construction up to damp proof course (dpc) and the construction of the access) a sample panel (not less than one metre square, showing materials, face bond and pointing) of the external stonework elevations, shall be constructed on site, inspected and approved in writing by the Local Planning Authority. The panel shall remain on site until the completion of the plots with this elevational finish. The works shall thereafter be carried out in accordance with the approved sample panel.
- 9) The development shall be implemented in accordance with the mitigation and enhancement measures in Chapter 5 of the 'Ecological Assessment' prepared by Ecology Solutions, dated December 2019, ref: 7780.EcoAs.vf and Briefing Note: Ecology Update prepared by Ecology Solutions ref: 7780: Manor Farm and thereafter maintained.
- 10) External lighting shall be installed in accordance with the Sensitive Lighting Management Plan to comply with 'Bats and Lighting in the UK - Bats and Built Environment Series' and mitigation measures in the 'Ecological Assessment' prepared by Ecology Solutions, dated December 2019, ref: 7780.EcoAs.vf and thereafter maintained.
- 11) Prior to the occupation of the 150th dwelling the route in the north west corner shall be provided to link to the existing cycleway at the end of Grange Road leading to the roundabout on the Blackwater Relief Road (A31), as shown on drawing no. P101 rev A (proposed site layout). Public access shall be maintained in perpetuity.
- 12) Prior to first occupation of a dwelling that unit's car parking shall be laid out and made available for use in accordance with the approved drawing no. 19204 - C118A, for vehicles / cycles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking /turning/ storage areas shall be retained and maintained for their designated purposes.

- 13) Prior to first occupation of the development hereby approved in accordance with the landscaping plans and indicative planning schedule (drawings no.s D2841-FAB-00-XX-DRL-1000-PL02 - 1013-PL02) full details of: a) hardstanding surfaces; b) soft landscaping; c) tree planting including semi-mature species along the shared boundary to The Street; d) boundary treatments including fences and brick walls; and e) hop frames f) implementation schedule Shall be submitted to and approved in writing by the Local Planning Authority. The approved landscape scheme (with the exception of planting, seeding and turfing) shall be implemented in accordance with the approved plans. Any trees or plants whether new or retained which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species in the same place.
- 14) Prior to first occupation, details of the replacement tree planting along the frontage to The Street shall be submitted to and approved in writing by the Local Planning Authority the details shall include: a) semi-mature, native species at least 20-25cm in girth; b) planting pit design; and c) bank stabilisation (as required) April 2021 21 The approved tree planting scheme shall be implemented in accordance with the approved plans within the first planting season following the completion of groundworks on the adjoining land. Any new trees which within a period of 10 years from the occupation of the last dwelling of the development to be occupied die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species in the same place.
- 15) Prior to the installation of any boundary treatment to apartment building 1 (plots 60-63) and plots 48-49, details of the method of fixing to the locally listed chalk wall shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved and thereafter maintained.
- 16) All electric vehicle charging points shall be a fast charge socket (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply).
- 17) Prior to first occupation, garden fences shall be provided with a 'Hedgehog Gateway', and 13cmx13cm section of fence cut out at the base and signposting as detailed in Appendix 1 of the Briefing Note: Ecology Update prepared by Ecology Solutions ref: 7780: Manor Farm. These shall be maintained in perpetuity.
- 18) Prior to the first occupation of the development a certificate demonstrating that Secured by Design (physical security) has been successfully achieved shall be submitted to and approved in writing by the Local Planning Authority.
- 19) Prior to the occupation of the 150th dwelling the Neighbourhood Equipped Area for Play (NEAP) shall be laid out in accordance with the scheme approved by the Local Planning Authority under 18/D/00226/1 and thereafter maintained.
- 20) Works related to the construction of the development hereby permitted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 0800 and 1800

Mondays to Fridays and between 0800 and 1330 Saturdays and at no time on Sundays or Bank or National Holidays.

- 21) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting or amending those Orders with or without modification) any garage or car barn which has been approved with open sides, fronts or backs shall remain as such in perpetuity and they shall not be further enclosed in full or in part at any time and be useable for its designated purpose for car parking.
- 22) The development hereby approved shall have 12 affordable rent 1-bed flats which shall be constructed to meet Building Regulations M4(3)(2)(a) 'wheelchair accessible dwelling' standards and 48 of the units hereby approved shall be designed to be meet the Building Regulations 'accessible and adaptable dwellings' M4(2). These shall include, within the design of each wheelchair unit, internal storage space for the storage of mobility scooters/wheelchairs and associated charging points, where practicable. Thereafter these features shall be retained and maintained for the life of the development.

End of conditions