



Appeal Decisions

Site visit made on 4 April 2023

by Stewart Glassar BSc (Hons) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 27 APRIL 2023

Appeal A Ref: APP/L3625/W/22/3305954

Redhill Ambulance Station, Pendleton Road, Redhill RH1 6JU

- 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 Aquinna Homes Plc against the decision of Reigate and Banstead Borough Council.
 - The application Ref 21/03215/F, dated 9 December 2021, was refused by notice dated 29 July 2022.
 - The development proposed is the demolition of existing ambulance station and ancillary buildings, construction of 8 No. dwellinghouses with associated road and parking.
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Appeal B Ref: APP/L3625/W/22/3311989

Redhill Ambulance Station, Pendleton Road, Redhill RH1 6JU

- 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 Aquinna Homes Plc against the decision of Reigate and Banstead Borough Council.
 - The application Ref 22/02006/F, dated 6 September 2022, was refused by notice dated 23 November 2022.
 - The development proposed is the demolition of existing ambulance station and ancillary buildings and erection of 8 dwelling houses with associated access, parking and landscaping.
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Decision

1. Appeal A is allowed and planning permission is granted for the demolition of existing ambulance station and ancillary buildings, construction of 8 No. dwellinghouses with associated road and parking at Redhill Ambulance Station, Pendleton Road, Redhill RH1 6JU in accordance with the terms of the application, Ref 21/03215/F, dated 9 December 2021, subject to the following conditions in the attached Schedule A.
2. Appeal B is allowed and planning permission is granted for the demolition of existing ambulance station and ancillary buildings and erection of 8 dwelling houses with associated access, parking and landscaping at Redhill Ambulance Station, Pendleton Road, Redhill RH1 6JU in accordance with the terms of the application, 22/02006/F, dated 6 September 2022, subject to the following conditions in the attached Schedule B.

Preliminary Matters

3. These decisions relate to two separate applications for the same site. However, to reduce repetition and for the avoidance of doubt, I have dealt with the two appeals together.

4. For Appeal A, I have taken the description of development from the Council's decision notice and the appellant's appeal form as they more accurately describe that for which permission is sought. I have omitted the reference to the dates of amendment as they are not acts of development.
5. No suggested conditions have been provided in respect of Appeal B. Nonetheless, I am satisfied that as the schemes are linked, similar in nature and for the same site, I do not envisage any reason why the suggested conditions for Appeal A cannot be taken into account as appropriate in the determination of both Appeals A and B. Therefore, for clarity and precision, I have dealt with both appeals on this basis.

Main Issue

6. The main issue is the effect of the proposed development on the character and appearance of the area.

Reasons

7. The appeal site consists of an existing ambulance station building that covers a large part of the site. There is a vehicular access to the east of the building and small area of hardstanding to the rear. A larger area of hardstanding is to the front of the building and when the site was fully operational, used for car parking.
8. The appeal property itself is a large single warehouse type building whose proportions and appearance are clearly different from the houses in the area. The large car parking area to the front is not characteristic of the neighbouring housing development. Nevertheless, the building's height, brick finish and positioning help to ensure that overall, the site is not so out of keeping with the wider street scene that it is harmful.
9. The proposed redevelopments would entail buildings spread across the site and being positioned closer to Pendleton Road. Replacing the main area of hardstanding at the front of the site with houses would inevitably give the site a more developed and built-up appearance compared to the existing situation. However, new dwellings finished in a style that complements the existing housing nearby would ensure that the proposed developments would not be out of keeping with the residential character of the area.
10. Both proposed schemes entail areas of hardstanding, and in the case of Appeal A, where there is more tandem parking, this is more evident. However, in neither case would the hardstanding appear as extensive as the existing situation on site. The hardstanding would also help to ensure separation between buildings. Indeed, having the completely detached dwellings to the front of the site would also assist in limiting the size of individual areas of hardstanding and ensuring that the houses would not appear too cramped or squeezed in.
11. I observed that where existing houses in Cotland Acres had smaller areas of hardstanding than the houses in the proposed schemes, these existing houses were often positioned close to one another. Furthermore, whilst my site visit represents only a snapshot of a weekday morning, I also observed that where houses had more limited on-site parking there appeared to be higher levels of on-street parking, narrowing the roads and creating a more cramped character.

12. Thus, whilst the provision of hardstanding within the proposed layouts might not be identical to that which currently exists in the vicinity, the effect would not be so out of keeping as to be harmful to the overall character and appearance of the area.
13. Whilst the proposed tandem parking arrangements would no doubt at certain times cause some inconvenience for individual householders, occupants would be aware of the layout prior to purchasing the houses. More importantly, there would be a relatively small number of dwellings served by the new access road and a smaller number of dwellings which would have tandem parking.
14. As a result, any additional vehicular movements necessitated by the parking layout would be limited and that traffic and pedestrian flows, and thus inconvenience to these other road users, would be low. I also note that the Highway Authority has not considered these arrangements unsafe, and I have no evidence to the contrary. In this respect I have no reason to doubt that the layouts would be able to function well over the lifetime of the development.
15. The access road itself would not be as wide as other parts of Cotland Acres but would be sufficient for cars to pass one another, albeit traffic flows are unlikely to be high. As noted above, the overall site layouts have the completely detached houses at the front of the site and as a result plots 6, 7 and 8 have more open aspects directly opposite them. Consequently, the width of the access would not be an overly conspicuous feature within the wider street scene.
16. In Cotland Acres and Mount Rise, there are some margins adjacent to boundary walls where landscaping has been successfully established. However, the majority of the planting which contributes to the character of the area is from within the grounds of individual gardens and plots. Whilst the areas available for planting to the front of the houses on either scheme are not extensive, there is no reason to suppose that either of the proposed layouts would prevent planting from also taking place within the appeal site.
17. Variety and difference do not necessarily lead to harm, as is the case with the existing ambulance station and how the site is currently laid out. The proposed schemes would not be an exact copy of the existing buildings and layouts in the Cotland Acres vicinity. Whilst they would be different, they would not appear manifestly at odds with the prevailing form and appearance and would not create an awkward juxtaposition within the wider street scene. The proposals would have a sufficiently sympathetic visual relationship with their surroundings that they would not harm the overall character and appearance of the area.
18. Accordingly, both schemes would accord with Policy DES1 of the Reigate and Banstead Development Management Plan 2019 which, amongst other things, requires development proposals to respect the character and appearance of the surrounding area.
19. The proposal would also accord with the National Planning Policy Framework (the Framework) which seeks, amongst other things, for developments to be sympathetic to the local context.

Other Matters

20. Although the Council can demonstrate a 5-year supply of housing land, this is not a reason to reject what I have found to be acceptable proposals for the site. The Government's objective is to significantly boost the supply of housing and either scheme would provide eight additional dwellings reasonably located for local services and facilities. The proposal would also accord with the broad support for windfall sites and would represent an efficient use of previously developed land.
21. It has been suggested that the layout would lead to overspill parking outside of the site. Both schemes accord with the Council's adopted parking guidelines, and I have no evidence to suggest that the proposals would be unable to accommodate the likely levels of vehicular parking. Even if overspill parking were to occur on occasions, I observed on my site visit that there are parts of Cotland Acres next to the appeal site where on street parking could occur without causing undue harm to neighbours or other road users.
22. Concerns have also been raised regarding the impact of the proposal on property values. Such concerns are outside the scope of this appeal.

Conditions

23. In addition to the standard time limit, a condition is required in the interests of certainty that lists the approved plans.
24. There are a number of matters which will require the submission of details prior to the commencement of development, including a Construction Transport Management Plan, a Construction Management Statement, Construction Environmental Management Plan, Tree Protection Plan and a related finalised Arboricultural Method Statement. They are necessary to ensure the developments protect such matters as highway safety, living conditions of neighbours and the protected tree. Matters relating to site levels, contamination and the disposal of surface and foul water similarly need to be addressed before construction commences to ensure the developments would not cause harm in these respects. The appellant has confirmed in writing agreement to such pre-commencement conditions.
25. To ensure the development has an appropriate appearance, further details would also need to be approved in respect of hard and soft landscaping and external materials. In order to achieve compliance with sustainability and climate change objectives, it is reasonable and necessary for details of the dwellings energy and water efficiency measures to be agreed with the Council. All of these would need to be approved before the development proceeds above slab level.
26. With regard to the disposal of surface and foul water, the submitted drawings show a new sewer, there is no supporting information nor any details regarding surface water. I therefore consider it reasonable and necessary that a verification report is provided prior to occupation of any of the dwellings to demonstrate that the works or any variations have been undertaken by a qualified drainage engineer and have been implemented in full. Those works would also need to be maintained for the lifetime of the development to ensure the proposal would not unreasonably increase flood risk.

27. Further details would also need to be approved prior to occupation in respect of waste management storage and collection points, broadband infrastructure, electric vehicle charging sockets and travel information packs. Such conditions would be reasonable and necessary to avoid harm to the living conditions of future residents and to achieve compliance with relevant development plan policies and the Framework objectives for electronic communications, sustainability and climate change.
28. Whilst it is not necessary to specify the exact phasing of the access and parking works, in order to avoid the adjoining roads from being adversely affected by parked cars of new occupants of the permitted houses, it is reasonable and necessary for each dwelling to have a usable vehicular access to it and to have its own parking area prior to occupation.
29. The way that the optional national technical standards may be applied to residential development is through conditions on a planning permission, in appropriate circumstances. Therefore, planning permissions can lawfully trigger certain aspects of the Building Regulations. The development plan has an objective of at least 20% of new housing on sites of 5 or more houses being 'accessible and adaptable dwellings'. A condition to ensure this is therefore reasonable and necessary.
30. The site currently consists almost entirely of the building and hardstanding. The Ecological Impact Assessment (EcIA) indicated minimal signs of protected species in the vicinity of the site and limited habitat on the site itself. The EcIA sets out a number of suggested mitigation measures to be adopted during the course of the site's redevelopment. These can be secured by condition. A separate, pre-commencement condition requiring a CEMP to be submitted has also been agreed by the appellant. In view of this and given the nature of the site and the proposals, it is not considered necessary for a more detailed Landscape and Ecological Management Plan to be submitted in this instance.
31. Other than plot 8, all first floor side windows would serve bathrooms/ensuites. A condition requiring the obscure glazing of these bathroom/ensuite windows would be reasonable. There is no requirement to obscure the side bedroom windows to either house on plot 8, as it overlooks Pendleton Road in Appeal A and its own side garden in Appeal B.
32. Given the site layouts and in order to protect the living conditions of existing neighbours and the future occupants of the houses permitted, it is both reasonable and necessary to remove permitted development rights to ensure there are no additional first floor windows, dormer windows or rooflights inserted other than those permitted by this decision.

Conclusion

33. For the reasons given above, having considered the development plan as a whole, along with all other relevant material considerations, I conclude that the appeals should be allowed subject to the conditions below.

Stewart Glassar

INSPECTOR

Schedule A – List of Conditions for Appeal A: APP/L3625/W/22/3305954

- 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the approved plans listed in schedule

Street Scene	P1803.SS.01 F 09.06.2022
Section Plan	P1803.SEC.01 E 09.06.2022
Combined Plan	P1803.D1.04 G 09.06.2022
Elevation Plan	P1803.D1.03 C 09.06.2022
Site Layout Plan	P1803.02 F 09.06.2022
Location Plan	P1803.01 G 09.06.2022
Elevation Plan	P1803.H.02 B 30.05.2022
Proposed Plans	P1803.GAR.03 30.05.2022
Elevation Plan	P1803.H.03 B 30.05.2022
Proposed Plans	P1803.H.01 B 30.05.2022
Other Plan	P1803.GAR.02 B 30.05.2022
Elevation Plan	P1803.G.02 B 30.05.2022
Elevation Plan	P1803.F.03 B 30.05.2022
Proposed Plans	P1803.F.01 B 30.05.2022
Proposed Plans	P1803.GAR.01 B 30.05.2022
Proposed Plans	P1803.G.01 B 30.05.2022
Elevation Plan	P1803.F.02 B 30.05.2022
Elevation Plan	P1803.G.03 B 30.05.2022
Elevation Plan	P1803.C.02 B 30.05.2022
Elevation Plan	P1803.A.02 B 30.05.2022
Proposed Plans	P1803.A.01 B 30.05.2022
Elevation Plan	P1803.D.02 C 30.05.2022
Site Layout Plan	P1803.07 D 30.05.2022
Site Layout Plan	P1803.06 D 30.05.2022
Proposed Plans	P1803.C.01 B 30.05.2022
Proposed Plans	P1803.D.01 F 30.05.2022
Site Layout Plan	P1803.05 D 30.05.2022
Site Layout Plan	P1803.03 D 30.05.2022
Other Plan	P1803/DR/01 16.12.2021
Survey Plan	21/128/01 21.12.2021

- 3) No development shall take place until full details of the finished levels, above ordnance datum, of the ground floors of the proposed buildings, in relation to existing ground levels have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved levels.
- 4) The development hereby permitted shall not commence until a Construction Transport Management Plan (CTMP) has been submitted to and approved in writing by the Local Planning Authority. The CTMP shall include details of:
 - (a) parking for vehicles of site personnel, operatives and visitors
 - (b) arrangements for loading and unloading of plant and materials

- (c) storage of plant and materials
- (d) programme of works (including measures for traffic management)
- (e) provision of any boundary hoarding behind visibility zones
- (f) vehicle routing
- (g) measures to prevent the deposit of materials on the highway
- (h) before and after construction condition surveys of the highway
- (i) any arrangements for construction vehicles to move on and off the site from the highway
- (j) on-site turning for construction vehicles.

The approved details shall be fully implemented throughout the construction of the development.

- 5) No development shall commence until a Construction Management Statement, has been submitted to and approved in writing by the Local Planning Authority. It shall include details of:
- a) Prediction of potential impacts with regard to water, waste, noise and vibration, dust, emissions and odours, wildlife. Where potential impacts are identified, mitigation measures should be identified to address these impacts
 - b) Information about the measures that will be used to protect privacy and the amenity of surrounding sensitive uses; including provision of appropriate boundary protection
 - c) Means of communication and liaison with neighbouring residents and businesses
 - d) Hours of work.

The approved Construction Management Statement shall be fully implemented throughout the construction of the development.

- 6) No development shall take place, including any demolition or ground works, until a detailed, scaled finalised Tree Protection Plan (TPP) and a related finalised Arboricultural Method Statement (AMS) is submitted to and approved in writing by the Local Planning Authority. These shall include details of:
- (a) the specification and location of exclusion fencing, ground protection and any construction activity that may take place within the Root Protection Areas (RPA) of trees shown to scale on the TPP, including the installation of service routings, materials and methodology for any excavation and construction within the RPA of retained trees;
 - (b) A pre and post construction management plan for the retained protected veteran oak tree;
 - (c) A schedule of arboricultural supervision and reporting (including for the veteran oak tree), including details of pre-commencement meetings,

the timing and frequency of supervision and monitoring and agreed reporting process to the Local Planning Authority.

The approved TPP and AMS shall be adhered to throughout the construction of the development; and adhered to for the veteran oak tree in accordance with the post construction management plan for it.

- 7) No development shall commence on site until an appropriately detailed Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP should include, but not be limited to:
- 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.

The approved CEMP shall be fully implemented throughout the construction of the development.

- 8) No development shall commence until an assessment of the risks posed by any contamination, carried out in accordance with British Standard BS 10175: Investigation of potentially contaminated sites - Code of Practice and the Environment Agency, Model Procedures for the Management of Land Contamination (CLR 11) (or equivalent British Standard and Model Procedures if replaced), shall have been submitted to and approved in writing by the local planning authority. If any contamination is found, a report specifying the measures to be taken, including the timescale, to remediate the site to render it suitable for the approved development shall be submitted to and approved in writing by the local planning authority. The site shall be remediated in accordance with the approved measures and timescale and a verification report shall be submitted to and approved in writing by the local planning authority. If, during the course of development, any contamination is found which has not been previously identified, work shall be suspended and additional measures for its remediation shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures and a verification report for all the remediation works shall be submitted to the local planning authority within 14 days of the report being completed and approved in writing by the local planning authority.
- 9) No development shall take place until a strategy for the disposal of surface and foul water is submitted to and approved in writing by the local planning authority. The design must satisfy the sustainable drainage strategy hierarchy and be compliant with the national Non-Statutory Technical Standards for sustainable drainage strategies and the National Planning Policy Framework. The development shall be carried out in accordance with the approved details.

- 10) No development shall take place above slab level until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include:
- i) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants noting species, plant supply sizes and proposed numbers/densities where appropriate;
 - ii) means of enclosure and any retaining structures;
 - iii) boundary treatments;
 - iv) hard surfacing materials, including vehicle parking and pedestrian access;
 - v) minor artefacts and structures [e.g. furniture, other storage units, signs, etc.];
 - vi) lighting, floodlighting and CCTV;
 - vii) an implementation programme.

The hard landscaping works shall be carried out in accordance with the approved details before any part of the development is first occupied in accordance with the agreed implementation programme.

- 11) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants 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.
- 12) No development above slab level shall take place until details of the materials/finishes to be used in the construction of the external surfaces of the dwellings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
- 13) The development hereby permitted shall not commence above slab level until an Energy and Water Efficiency Statement has been submitted to and approved in writing by the Local Planning Authority. The Statement shall detail how the development will:
- a) Ensure that the potential water consumption by occupants of each new dwelling does not exceed 110 litres per person per day; and
 - b) Achieve not less than a 19% improvement in the Dwelling Emission Rate (DER) over the Target Emission Rate (TER) as defined in Part L1A of the 2013 Building Regulations.
- The development shall be carried out in accordance with the approved details and shall be implemented, installed and operational prior to first occupation.
- 14) No development above slab level shall take place until details setting out how at least 2 dwellings will meet the Building Regulations requirements for 'accessible and adaptable dwellings' have been submitted to and agreed in writing by the Local Planning Authority.

The development shall be implemented in accordance with the agreed details.

- 15) No dwelling hereby permitted shall be first occupied until a drainage verification report carried out by a qualified drainage engineer has been submitted to and approved in writing by the Local Planning Authority. The drainage verification report shall demonstrate that the approved strategy for the disposal of surface and foul water has been complied with and all associated drainage works completed, or it shall detail any minor variations. The drainage verification report shall provide details of how the completed drainage works shall be maintained for the lifetime of the development, any relevant management company, and shall state the national grid reference of any key drainage elements (surface water attenuation devices/area, flow restriction devices and outfalls). The approved strategy for the disposal of surface and foul water and all associated drainage works shall thereafter be retained and maintained in accordance with the agreed details.
- 16) No dwelling hereby permitted shall be first occupied until a scheme for the provision of facilities to enable the charging of an electric vehicle to serve that dwelling has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and shall be retained as such thereafter.
- 17) No dwelling hereby permitted shall be first occupied until details of all waste management storage and collection points have been submitted to and approved in writing by the Local Planning Authority. All waste management storage and collection points should be of a size to accommodate the bins and containers required for each dwelling which they are intended to serve, in accordance with the Council's guidance contained within *Making Space for Waste Management in New Development*. The approved waste management storage and collection points shall be installed prior to the first occupation of the dwellings hereby permitted and they shall thereafter be retained for those purposes.
- 18) No dwelling hereby permitted shall be first occupied until the parking space(s) serving that dwelling and the access road have been laid out to enable cars to be parked and to be able to enter and leave the site. The parking spaces shall be kept available at all times for those purposes.
- 19) Prior to the occupation of the development a Travel Information Pack containing information on education, employment, retail and leisure uses within 2 km walking distance and 5km cycling distance of the site and by public transport shall be submitted for the written approval of the Local Planning Authority in accordance with the sustainable development aims and objectives of the National Planning Policy Framework, and Surrey County Council's "Travel Plans Good Practice Guide". The approved Travel Information Pack shall be distributed upon first occupation of each unit.
- 20) All dwellings within the development hereby permitted shall be provided with the necessary infrastructure to facilitate connection to a

high speed broadband. Unless otherwise agreed in writing with the Local Planning Authority, this shall include as a minimum:

- a) A broadband connection accessed directly from the nearest exchange or cabinet
 - b) Cabling and associated installations which enable easy access for future repair, replacement or upgrading.
- 21) The development shall be carried out in accordance with the impact avoidance, mitigation measures and enhancements set out within sections 6 and 7 of the Ecological Impact Assessment ref: AQU23390 rev. C dated 22.09.2022.
 - 22) The dwellings hereby permitted shall not be first occupied until the first floor bathroom and ensuite windows in the side elevations of the dwellings hereby permitted have been fitted with obscured glazing. No part of those windows that is less than 1.7 metres above the floor of the room in which they are installed shall be capable of being opened. Details of the type of obscured glazing shall be submitted to and approved in writing by the Local Planning Authority before the windows are installed and once installed the obscured glazing shall be retained thereafter.
 - 23) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking and re-enacting that Order with or without modification), no first floor windows, dormer windows or rooflights other than those expressly authorised by this permission shall be constructed.

END

Schedule B – List of Conditions for Appeal B: APP/L3625/W/22/3311989

- 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the approved plans listed in schedule

Arboricultural Plan	AQU23390-03A
Proposed Plans	P1803.A.01 C
Elevation Plan	P1803.A.02 C
Site Layout Plan	P1803/DR/01 A
Proposed Plans	P1803.H.02 D
Arboricultural Plan	AQU23390
Elevation Plan	P1803.H.04
Elevation Plan	P1803.H.103
Floor Plan	P1803.H.01 D
Proposed Plans	P1803.GAR.03
Proposed Plans	P1803.GAR.02
Proposed Plans	P1803.GAR.01 B
Elevation Plan	P1803.G.03 B
Elevation Plan	P1803.G.02 B
Proposed Plans	P1803.G.01 B

Elevation Plan	P1803.F.03 B
Elevation Plan	P1803.F.02 B
Proposed Plans	P1803.F.01 B
Elevation Plan	P1803.D1.04 G
Proposed Plans	P1803.D1.03 C
Elevation Plan	P1803.D.02 C
Proposed Plans	P1803.D.01 F
Elevation Plan	P1803.C.02 B
Proposed Plans	P1803.C.01 B
Other Plan	21/128/01
Other Plan	UNNUMBERED
Street Scene	P1803.SS.01 G
Section Plan	P1803.SEC.01 F
Site Layout Plan	7500-EXT-001
Site Layout Plan	P1803.03 F
Proposed Plans	P1803.01 K
Site Layout Plan	P1803.02 H
Site Layout Plan	P1803.05 F
Site Layout Plan	P1803.06 F
Site Layout Plan	P1803.07 F

- 3) No development shall take place until full details of the finished levels, above ordnance datum, of the ground floors of the proposed buildings, in relation to existing ground levels have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved levels.
- 4) The development hereby permitted shall not commence until a Construction Transport Management Plan (CTMP) has been submitted to and approved in writing by the Local Planning Authority. The CTMP shall include details of:
 - (a) parking for vehicles of site personnel, operatives and visitors
 - (b) arrangements for loading and unloading of plant and materials
 - (c) storage of plant and materials
 - (d) programme of works (including measures for traffic management)
 - (e) provision of any boundary hoarding behind visibility zones
 - (f) vehicle routing
 - (g) measures to prevent the deposit of materials on the highway
 - (h) before and after construction condition surveys of the highway
 - (i) any arrangements for construction vehicles to move on and off the site from the highway
 - (j) on-site turning for construction vehicles.

The approved details shall be fully implemented throughout the construction of the development.

- 5) No development shall commence until a Construction Management Statement, has been submitted to and approved in writing by the Local Planning Authority. It shall include details of:
- a) Prediction of potential impacts with regard to water, waste, noise and vibration, dust, emissions and odours, wildlife. Where potential impacts are identified, mitigation measures should be identified to address these impacts
 - b) Information about the measures that will be used to protect privacy and the amenity of surrounding sensitive uses; including provision of appropriate boundary protection
 - c) Means of communication and liaison with neighbouring residents and businesses
 - d) Hours of work.

The approved Construction Management Statement shall be fully implemented throughout the construction of the development.

- 6) No development shall take place, including any demolition or ground works, until a detailed, scaled finalised Tree Protection Plan (TPP) and a related finalised Arboricultural Method Statement (AMS) is submitted to and approved in writing by the Local Planning Authority. These shall include details of:
- (a) the specification and location of exclusion fencing, ground protection and any construction activity that may take place within the Root Protection Areas (RPA) of trees shown to scale on the TPP, including the installation of service routings, materials and methodology for any excavation and construction within the RPA of retained trees;
 - (b) A pre and post construction management plan for the retained protected veteran oak tree;
 - (c) A schedule of arboricultural supervision and reporting (including for the veteran oak tree), including details of pre-commencement meetings, the timing and frequency of supervision and monitoring and agreed reporting process to the Local Planning Authority.
- The approved TPP and AMS shall be adhered to throughout the construction of the development; and adhered to for the veteran oak tree in accordance with the post construction management plan for it.
- 7) No development shall commence on site until an appropriately detailed Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP should include, but not be limited to:
- 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.

The approved CEMP shall be fully implemented throughout the construction of the development.

- 8) No development shall commence until an assessment of the risks posed by any contamination, carried out in accordance with British Standard BS 10175: Investigation of potentially contaminated sites - Code of Practice and the Environment Agency, Model Procedures for the Management of Land Contamination (CLR 11) (or equivalent British Standard and Model Procedures if replaced), shall have been submitted to and approved in writing by the local planning authority. If any contamination is found, a report specifying the measures to be taken, including the timescale, to remediate the site to render it suitable for the approved development shall be submitted to and approved in writing by the local planning authority. The site shall be remediated in accordance with the approved measures and timescale and a verification report shall be submitted to and approved in writing by the local planning authority. If, during the course of development, any contamination is found which has not been previously identified, work shall be suspended and additional measures for its remediation shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures and a verification report for all the remediation works shall be submitted to the local planning authority within 14 days of the report being completed and approved in writing by the local planning authority.
- 9) No development shall take place until a strategy for the disposal of surface and foul water is submitted to and approved in writing by the local planning authority. The design must satisfy the sustainable drainage strategy hierarchy and be compliant with the national Non-Statutory Technical Standards for sustainable drainage strategies and the National Planning Policy Framework. The development shall be carried out in accordance with the approved details.
- 10) No development shall take place above slab level until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include:
- i) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants noting species, plant supply sizes and proposed numbers/densities where appropriate;
 - ii) means of enclosure and any retaining structures;
 - iii) boundary treatments;
 - iv) hard surfacing materials, including vehicle parking and pedestrian access;
 - v) minor artefacts and structures [e.g. furniture, other storage units, signs, etc.];
 - vi) lighting, floodlighting and CCTV;
 - vii) an implementation programme.

The hard landscaping works shall be carried out in accordance with the approved details before any part of the development is first occupied in accordance with the agreed implementation programme.

- 11) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants 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.
- 12) No development above slab level shall take place until details of the materials/finishes to be used in the construction of the external surfaces of the dwellings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
- 13) The development hereby permitted shall not commence above slab level until an Energy and Water Efficiency Statement has been submitted to and approved in writing by the Local Planning Authority. The Statement shall detail how the development will:
 - a) Ensure that the potential water consumption by occupants of each new dwelling does not exceed 110 litres per person per day; and
 - b) Achieve not less than a 19% improvement in the Dwelling Emission Rate (DER) over the Target Emission Rate (TER) as defined in Part L1A of the 2013 Building Regulations.

The development shall be carried out in accordance with the approved details and shall be implemented, installed and operational prior to first occupation.

- 14) No development above slab level shall take place until details setting out how at least 2 dwellings will meet the Building Regulations requirements for 'accessible and adaptable dwellings' have been submitted to and agreed in writing by the Local Planning Authority. The development shall be implemented in accordance with the agreed details.
- 15) No dwelling hereby permitted shall be first occupied until a drainage verification report carried out by a qualified drainage engineer has been submitted to and approved in writing by the Local Planning Authority. The drainage verification report shall demonstrate that the approved strategy for the disposal of surface and foul water has been complied with and all associated drainage works completed, or it shall detail any minor variations. The drainage verification report shall provide details of how the completed drainage works shall be maintained for the lifetime of the development, any relevant management company, and shall state the national grid reference of any key drainage elements (surface water attenuation devices/area, flow restriction devices and outfalls). The approved strategy for the disposal of surface and foul water and all associated drainage works shall thereafter be retained and maintained in accordance with the agreed details.

- 16) No dwelling hereby permitted shall be first occupied until a scheme for the provision of facilities to enable the charging of an electric vehicle to serve that dwelling has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and shall be retained as such thereafter.
- 17) No dwelling hereby permitted shall be first occupied until details of all waste management storage and collection points have been submitted to and approved in writing by the Local Planning Authority. All waste management storage and collection points should be of a size to accommodate the bins and containers required for each dwelling which they are intended to serve, in accordance with the Council's guidance contained within *Making Space for Waste Management in New Development*. The approved waste management storage and collection points shall be installed prior to the first occupation of the dwellings hereby permitted and they shall thereafter be retained for those purposes.
- 18) No dwelling hereby permitted shall be first occupied until the parking space(s) serving that dwelling and the access road have been laid out to enable cars to be parked and to be able to enter and leave the site. The parking spaces shall be kept available at all times for those purposes.
- 19) Prior to the occupation of the development a Travel Information Pack containing information on education, employment, retail and leisure uses within 2 km walking distance and 5km cycling distance of the site and by public transport shall be submitted for the written approval of the Local Planning Authority in accordance with the sustainable development aims and objectives of the National Planning Policy Framework, and Surrey County Council's "Travel Plans Good Practice Guide". The approved Travel Information Pack shall be distributed upon first occupation of each unit.
- 20) All dwellings within the development hereby permitted shall be provided with the necessary infrastructure to facilitate connection to a high speed broadband. Unless otherwise agreed in writing with the Local Planning Authority, this shall include as a minimum:
 - a) A broadband connection accessed directly from the nearest exchange or cabinet
 - b) Cabling and associated installations which enable easy access for future repair, replacement or upgrading.
- 21) The development shall be carried out in accordance with the impact avoidance, mitigation measures and enhancements set out within sections 6 and 7 of the Ecological Impact Assessment ref: AQU23390 rev. C dated 22.09.2022.
- 22) The dwellings hereby permitted shall not be first occupied until the first floor bathroom and ensuite windows in the side elevations of the dwellings hereby permitted have been fitted with obscured glazing. No part of those windows that is less than 1.7 metres above the floor of the room in which they are installed shall be capable of being opened. Details of the type of obscured glazing shall be submitted to and approved in

writing by the Local Planning Authority before the windows are installed and once installed the obscured glazing shall be retained thereafter.

- 23) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking and re-enacting that Order with or without modification), no first floor windows, dormer windows or rooflights other than those expressly authorised by this permission shall be constructed.

END