

**PLANNING AND REGULATORY COMMITTEE
NOTICE OF MEETING**

Date: Tuesday, 21 November 2023
Time 10.30 am
Place: Council Chamber, Woodhatch Place, 11 Cockshot Hill, Reigate, Surrey, RH2 8EF

Contact: Joss Butler

Email: joss.butler@surreycc.gov.uk
[For queries on the content of the agenda and requests for copies of related documents]

APPOINTED MEMBERS [11]

Ernest Mallett MBE	West Molesey;
Jeffrey Gray	Caterham Valley;
Victor Lewanski	Reigate;
Scott Lewis	Woodham and New Haw;
Catherine Powell	Farnham North;
Jeremy Webster	Caterham Hill;
Edward Hawkins (Chairman)	Heatherside and Parkside;
John Robini	Haslemere;
Richard Tear (Vice-Chairman)	Bagshot, Windlesham and Chobham;
Jonathan Hulley	Foxhills, Thorpe & Virginia Water;
Vacancy	Vacancy

EX OFFICIO MEMBERS (NON-VOTING) [4]

Saj Hussain	Chair of the Council	Knaphill and Goldsworth West;
Tim Oliver	Leader of the Council	Weybridge;
Tim Hall	Vice Chair of the Council	Leatherhead and Fetcham East
Denise Turner-Stewart	Deputy Leader and Cabinet Member for Communities and Community Safety	Staines South and Ashford West;

APPOINTED SUBSTITUTES [09]

Stephen Cooksey	Dorking South and the Holmwoods;
Nick Darby	The Dittons;
Amanda Boote	The Byfleets;
David Harmer	Waverley Western Villages;
Trefor Hogg	Camberley East;
Riasat Khan	Woking North;
Mark Sugden	Hinchley Wood, Claygate and Oxshott;
Buddhi Weerasinghe	Lower Sunbury and Halliford;
Fiona White	Guildford West;
Keith Witham	Worplesdon;
Luke Bennett	Banstead, Woodmansterne & Chipstead;
Harry Boparai	Sunbury Common & Ashford Common;

Register of planning applications: <http://planning.surreycc.gov.uk/>

AGENDA

1 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

To receive any apologies for absence and notices of substitutions under Standing Order 41.

2 MINUTES OF THE LAST MEETING

(Pages 1 - 6)

To confirm the minutes of the meeting held on 25 October 2023.

3 PETITIONS

To receive any petitions from members of the public in accordance with Standing Order 84 (please see note 5 below).

4 PUBLIC QUESTION TIME

To answer any questions received from local government electors within Surrey in accordance with Standing Order 85 (please see note 6 below).

5 MEMBERS' QUESTION TIME

To answer any questions received from Members of the Council in accordance with Standing Order 68.

6 DECLARATIONS OF INTERESTS

All Members present are required to declare, at this point in the meeting or as soon as possible thereafter

- (i) Any disclosable pecuniary interests and / or
- (ii) Other interests arising under the Code of Conduct in respect of any item(s) of business being considered at this meeting

NOTES:

- Members are reminded that they must not participate in any item where they have a disclosable pecuniary interest
- As well as an interest of the Member, this includes any interest, of which the Member is aware, that relates to the Member's spouse or civil partner (or any person with whom the Member is living as a spouse or civil partner)
- Members with a significant personal interest may participate in the discussion and vote on that matter unless that interest could be reasonably regarded as prejudicial.

7 SURREY COUNTY COUNCIL PROPOSAL EL2023/1953 - LAND SOUTH-WEST OF WATERSIDE DRIVE, WALTON ON THAMES, SURREY

(Pages 7 - 60)

The construction of a new special educational needs school, including sport courts and pitches, vehicle parking, landscaping and new vehicular and pedestrian access from Waterside Drive.

**8 SURREY COUNTY COUNCIL PROPOSAL SP23/00557/SCC -
FORMER SUNBURY FIRE STATION, STAINES ROAD WEST
SUNBURY ON THAMES TW16 7BG**

(Pages 61 - 94)

Redevelopment of the former Sunbury Fire station site for a mixed use hub building incorporating Class E and Class F1 uses including library plus 12no. supported independent living units (use class C3)

9 DATE OF NEXT MEETING

The next meeting of the Planning & Regulatory Committee will be on 20 December 2023.

Joanna Killian
Chief Executive
13 November 2023

MOBILE TECHNOLOGY AND FILMING – ACCEPTABLE USE

Those attending for the purpose of reporting on the meeting may use social media or mobile devices in silent mode to send electronic messages about the progress of the public parts of the meeting.

Anyone is permitted to film, record or take photographs at council meetings. Please liaise with the council officer listed in the agenda prior to the start of the meeting so that those attending the meeting can be made aware of any filming taking place.

Use of mobile devices, including for the purpose of recording or filming a meeting, is subject to no interruptions, distractions or interference being caused to the PA or Induction Loop systems, or any general disturbance to proceedings. The Chairman may ask for mobile devices to be switched off in these circumstances.

It is requested that if you are not using your mobile device for any of the activities outlined above, it be switched off or placed in silent mode during the meeting to prevent interruptions and interference with PA and Induction Loop systems.

Thank you for your co-operation

Note: *This meeting may be filmed for live or subsequent broadcast via the Council's internet site - at the start of the meeting the Chairman will confirm if all or part of the meeting is being filmed. The images and sound recording may be used for training purposes within the Council.*

Generally the public seating areas are not filmed. However by entering the meeting room and using the public seating area, you are consenting to being filmed and to the possible use of those images and sound recordings for webcasting and/or training purposes.

If you have any queries regarding this, please contact the representative of Legal and Democratic Services at the meeting

NOTES:

1. Members are requested to let the Democratic Services Officer have the wording of any motions and amendments not later than one hour before the start of the meeting.
2. Substitutions must be notified to the Democratic Services Officer by the absent Member or group representative at least half an hour in advance of the meeting.
3. Planning officers will introduce their report and be able to provide information or advice to Members during the meeting. They can also be contacted before the meeting if you require information or advice on any matter. Members are strongly encouraged to contact the relevant case officer in advance of the meeting if you are looking to amend or add conditions or are likely to be proposing a reason for refusal. It is helpful if officers are aware of these matters in advance so that they can better advise Members both before and during the meeting.
4. Members of the public can speak at the Committee meeting on any planning application that is being reported to the Committee for decision, provided they have made written representations on the application at least 14 days in advance of the meeting, and provided they have registered their wish to do so with the Democratic Services Officer no later than midday on the working day before the meeting. The number of public speakers is restricted to five objectors and five supporters in respect of each application.
5. Petitions from members of the public may be presented to the Committee provided that they contain 100 or more signatures and relate to a matter within the Committee's terms of reference. The presentation of petitions on the following matters is not allowed: (a) matters which are "confidential" or "exempt" under the Local Government Access to Information Act 1985; and (b) planning applications. Notice must be given in writing at least 14 days before the meeting. Please contact the Democratic Services Officer for further advice.
6. Notice of public questions must be given in writing at least 7 days before the meeting. Members of the public may ask one question relating to a matter within the Committee's terms of reference. Questions on "confidential" or "exempt" matters and planning applications are not allowed. Questions should relate to general policy and not detail. Please contact the Democratic Services Officer for further advice.
7. On 10 December 2013, the Council agreed amendments to the Scheme of Delegation so that:
 - All details pursuant (applications relating to a previously granted permission) and non-material amendments (minor issues that do not change the principles of an existing permission) will be delegated to officers (irrespective of the number of objections).
 - Any full application with fewer than 5 objections, which is in accordance with the development plan and national policies will be delegated to officers.
 - Any full application with fewer than 5 objections that is not in accordance with the development plan (i.e. waste development in Green Belt) and national policies will be delegated to officers in liaison with either the Chairman or Vice Chairman of the Planning & Regulatory Committee.
 - Any application can come before committee if requested by the local member or a member of the Planning & Regulatory Committee.

The revised Scheme of Delegation came into effect as of the date of the Council decision.

TOWN AND COUNTRY PLANNING ACT 1990 – GUIDANCE ON THE DETERMINATION OF PLANNING APPLICATIONS

This guidance forms part of and should be read in conjunction with the Planning Considerations section in the following committee reports.

Surrey County Council as County Planning Authority (also known as Mineral or Waste Planning Authority in relation to matters relating to mineral or waste development) is required under Section 70(2) of the Town and Country Planning Act 1990 (as amended) (1990 Act) when determining planning applications to “*have regard to (a) the provisions of the development plan, so far as material to the application, (b) any local finance considerations, so far as material to the application, and (c) any other material considerations*”. This section of the 1990 Act must be read together with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (2004 Act), which provides that: “*If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.*”

Development plan

In Surrey the adopted development plan consists of the:

- Surrey Minerals Local Plan 2011 (comprised of the Core Strategy and Primary Aggregates Development Plan Documents (DPD))
- Surrey Waste Local Plan 2020 (for the period 2019-2033 and comprised of the Surrey Waste Local Plan Part 1 Policies and Surrey Waste Local Plan Part 2 Sites)
- Aggregates Recycling Joint Development Plan Documents (DPD) for the Minerals and Waste Plans 2013 (Aggregates Recycling DPD 2013)
- Any saved local plan policies and the adopted Local Development Documents (development plan documents and supplementary planning documents) prepared by the eleven Surrey district/borough councils for their area.
- South East Plan 2009 Policy NRM6 Thames Basin Heaths Special Protection Area (apart from Policy NRM6 and a policy relating to the former Upper Heyford Air Base in Oxfordshire the rest of the plan was revoked on 25 March 2013)
- Any neighbourhood plans (where they have been approved by the local community at referendum)

Set out in each report are the development plan documents and policies which provide the development plan framework relevant to the application under consideration.

Material considerations

Material considerations will vary from planning application to planning application and can include: relevant European policy; the National Planning Policy Framework (NPPF) 2023 and subsequent updates; the March 2014 national Planning Practice Guidance (PPG) and updates; National Planning Policy for Waste (NPPW) October 2014; Waste Management Plan for England 2021; extant planning policy statements; Government Circulars and letters to Chief Planning Officers; emerging local development documents (being produced by Surrey County Council, the district/borough council or neighbourhood forum in whose area the application site lies).

National Planning Policy Framework and Planning Practice Guidance

The [National Planning Policy Framework](#) (NPPF) was revised in September 2023. The revised NPPF replaces the previous NPPF published in March 2012 and revised in July 2018, February 2019, and July 2021. It continues to provide consolidated guidance for local planning authorities

and decision takers in relation to decision-taking (determining planning applications) and in preparing plans (plan making).

The NPPF sets out the Government's planning policies for England and how these are expected to be applied and the associated March 2014 [Planning Practice Guidance](#) (PPG) provides related guidance. The NPPF should be read alongside other national planning policies on [Waste](#), [Travellers](#), [Planning for Schools Development](#), [Sustainable Drainage Systems](#), [Parking](#), and [Starter Homes](#).

At the heart of the NPPF is a presumption in favour of sustainable development (paragraphs 10 and 11). The NPPF makes clear that the planning system has three overarching objectives in order to achieve sustainable development, which are interdependent and need to be pursued in mutually supportive ways in order to take opportunities to secure net gains across each of the different objectives. These objectives are economic, social and environmental.

The presumption in favour of sustainable development in the NPPF does not change the statutory principle that determination of planning applications must be made in accordance with the adopted development plan unless material considerations indicate otherwise. The NPPF is one of those material considerations. In determining planning applications the NPPF (paragraph 11) states that development proposals that accord with the development plan should be approved without delay. Where there are no relevant development plan policies, or the policies which are most important in determining an application are out of date, permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF as a whole.

The NPPF aims to strengthen local decision making and reinforce the importance of up to date plans. Annex 1 paragraph 219 states that in determining planning applications, local planning authorities should give due weight to relevant policies in existing plans according to their degree of consistency with the NPPF (the closer the policies are to the policies in the Framework, the greater the weight they may be given).

Human Rights Act 1998 Guidance For Interpretation

The Human Rights Act 1998 does not incorporate the European Convention on Human Rights into English law. It does, however, impose an obligation on public authorities not to act incompatibly with those Convention rights specified in Schedule 1 of that Act. As such, those persons directly affected by the adverse effects of decisions of public authorities may be able to claim a breach of their human rights. Decision makers are required to weigh the adverse impact of the development against the benefits to the public at large.

The most commonly relied upon articles of the European Convention are Articles 6, 8 and Article 1 of Protocol 1. These are specified in Schedule 1 of the Act.

Article 6 provides the right to a fair and public hearing. Officers must be satisfied that the application has been subject to proper public consultation and that the public have had an opportunity to make representations in the normal way and that any representations received have been properly covered in the report.

Article 8 covers the right to respect for a private and family life. This has been interpreted as the right to live one's personal life without unjustified interference. Officers must judge whether the development proposed would constitute such an interference and thus engage Article 8.

Article 1 of Protocol 1 provides that a person is entitled to the peaceful enjoyment of his possessions and that no-one shall be deprived of his possessions except in the public interest. Possessions will include material possessions, such as property, and also planning permissions and possibly other rights. Officers will wish to consider whether the impact of the proposed development will affect the peaceful enjoyment of such possessions.

These are qualified rights, which means that interference with them may be justified if deemed necessary in the interests of national security, public safety or the economic well-being of the country, for the prevention of disorder or crime, for the protection of health or morals, or for the protection of the rights and freedoms of others.

Any interference with a Convention right must be proportionate to the intended objective. This means that such an interference should be carefully designed to meet the objective in question and not be arbitrary, unfair or overly severe.

European case law suggests that interference with the human rights described above will only be considered to engage those Articles and thereby cause a breach of human rights where that interference is significant. Officers will therefore consider the impacts of all applications for planning permission and will express a view as to whether an Article of the Convention may be engaged.

MINUTES of the meeting of the **PLANNING AND REGULATORY COMMITTEE** held at 10.30 am on 25 October 2023 at Council Chamber, Woodhatch Place, 11 Cockshot Hill, Reigate, Surrey, RH2 8EF.

These minutes are subject to confirmation by the Committee at its next meeting.

Members:

Ernest Mallett MBE
Jeffrey Gray
Victor Lewanski
Scott Lewis
Catherine Powell
Jeremy Webster
Edward Hawkins (Chairman)
John Robini
Richard Tear (Vice-Chairman)
Jonathan Hulley

63/23 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS [Item 1]

None received.

64/23 MINUTES OF THE LAST MEETING [Item 2]

The Minutes were approved as an accurate record of the previous meeting.

65/23 PETITIONS [Item 3]

There were none.

66/23 PUBLIC QUESTION TIME [Item 4]

There were none.

67/23 MEMBERS' QUESTION TIME [Item 5]

There were none.

68/23 DECLARATIONS OF INTERESTS [Item 6]

There were none.

69/23 SURREY COUNTY COUNCIL PROPOSAL SU/23/0326/PCM - FORMER PINEHURST CARE HOME, 141 PARK ROAD, CAMBERLEY, SURREY GU15 2LL [Item 7]

Officers:

Charlotte Parker, Principal Planning Officer
James Lehane, Principal Transport Development Planning Officer

Officer Introduction:

1. The Principal Planning Officer introduced the report and provided Members with a brief overview. Members noted an numbering error within the update sheet published on 24 October 2023. Members noted that the report was for an outline application for erection of part 1,2,3 and 4-storey building for extra care accommodation, comprising self-contained apartments, staff and communal facilities, and associated parking. Appearance and Landscaping reserved. Full details of the application could be found within the report

Speakers:

Carol Bell, Senior Development Manager, spoke on behalf of the applicant and made the following comments:

2. That the statement was in support of the application by Adult Social Care and Land and Property.
3. That the site was part of the programme of extra care projects being delivered by the council to address the critical gaps in provision of affordable housing for older people who require accommodation with care and support.
4. That the programme would offer a higher level of care than traditional sheltered housing and includes help with personal care, meals and other daily activities. communal facilities would also encourage residents to participate in a range of social and leisure activities.
5. That residents in extra care facilities were less likely to develop conditions that require intensive healthcare solutions.
6. That the Pinehurst site was specifically selected for extra care housing as it met key sustainability criteria. The design proposed would also meet requirements for affordable specialist housing including being wheelchair accessible throughout with adaptable accommodation to meet current and future needs of residents.
7. That being located in the heart of the community would reduce reliance of cars.
8. That a manager would be on site at all times and be available in an emergency.
9. That the latest sustainable energy measures would be installed to minimise heat loss and lower energy bills for residents.
10. That residents would be encouraged to use smart technology for their daily needs.
11. That the programme would contribute to the council's target set in 2020 to deliver 725 new homes for older adults in need of care and support by 2023. The programme also aimed to deliver against the council's net zero targets for 2023 and supported the community vision for Surrey.

Points of clarification raised by Members

12. The Chairman asked for clarification that the intention was for 60 units and that the local council would have nomination rights. Further to this, the Member asked whether the 60 units would go towards the affordable housing target of the borough council. The speaker confirmed that this was correct.

The Local Member, Trefor Hogg, made the following comments:

13. The Member recognised that there was a considerable need in Surrey Heath for specialised housing and that it was within easy reach of the town centre.
14. That he had a particular privacy concern that the building would be much taller than the nearest properties.
15. That a principle had already been set for four storey properties in the area.
16. Raised a concern regarding the impact on parking in the area.
17. Stated that he wanted to review the pedestrian safety measures in place when available.
18. Stated that the development was needed and appropriate provided that the privacy, parking and pedestrian safety issues were addressed.

Points of clarification raised by Members

19. In regard to parking, a Member noted a derelict building on the other side of Park Street and a busy local GP Surgery nearby and asked whether there was a master parking plan for the area. The Local Member said that the redundant properties on Park Street were in the process of moving towards demolition and so would become available for development opportunities. It was also noted that the surgery was considering opportunities to expand.
20. A Member asked whether the Local Member felt there was a need to a Traffic Construction Management Plan. The Local Member said that Park Street was not a particularly busy road but was an arterial road within Camberley and was part of a bus route.

Key points raised during the discussion:

21. In regard to parking, the Principal Transport Development Planning Officer explained that a parking accumulation assessment been had provided to demonstrate that the site would be able to accommodate the expected level of parking demand and so the County Highways Authority were satisfied that there was not likely to be a significant risk of overspill.
22. In regard to construction management, the Principal Transport Development Planning Officer said that a recommendation had been included within the Highways Authority response to include a full construction transport management plan.
23. In regard to pedestrian safety, the Principal Transport Development Planning Officer noted that there was two pedestrian accesses and one vehicle access which was in line with current policies. It was also added that, due to the existing permitted use, the scale of the site and the amount of likely traffic and pedestrian movement, the ability of the Highways Authority to require an additional crossing over the road, from a safety perspective, was limited.
24. In regard to the new access, Members noted that, subject to the technical approvals process, the Highways Authority had requested that a pedestrian priority crossing was provided to allow the existing continuous footway to be preserved as well as possible.
25. The Chairman said that, in his view, details in regard to a pedestrian crossing was beyond the remit of the committee.
26. In regard to privacy, the Principal Planning Officer stated that, when considering the reserve matters, there was scope to move some of the

- windows and balconies and introduce measures to reduce any overlooking.
27. A Member asked for detail on the assessment carried out on the new entrance to the site due to the proximity to the railway bridge and issues related to the railway crossing. The Principal Transport Development Planning Officer explained that the applicant had provided drawings to consider the visibility from the access junction, which was considered to be successfully demonstrated, and that the Highways Authority would seek to conclude the final version of the junction during reserve matters and the technical approval process.
 28. Members noted that the Highways Authority had been provided with tracking to show that the right vehicle types would be able to access and egress.
 29. In regard to pedestrian infrastructure, the Principal Transport Development Planning Officer said that the preference was to have a fully continuous pedestrian footway.
 30. Members noted that it was officers' opinion that the applicant had provided sufficient evidence that there would not be a material detriment to highways safety in the location.
 31. Members noted details related to tree removal.
 32. A Member said that he felt there was an opportunity to increase the height of the building.
 33. The Chairman asked that the recommendation be amended to allow the committee to consider the reserve matters committee when appropriate.
 34. In regard to paragraph two of the recommendation, the Chairman said that he believed it should state that the committee be briefed, rather than take further consideration, in the event that the legal agreement(s) had not been reached to the satisfaction of officers within 6 months of the date of this resolution.
 35. The Chairman moved the amended recommendation which was unanimously agreed.

Actions / Further information to be provided:

None.

Resolved:

That, subject to Regulation 3 of the Town and Country Planning Regulations 1992, the Committee resolved that:

- (1) Outline planning permission is granted for application ref: SU/23/0326/PCM subject to the satisfactory completion of legal agreement(s) to secure mitigation to offset the impact of the development on the Thames Basin Heaths Special Protection Area (SPA) and subject to the conditions listed; and
- (2) That Members are provided with a briefing if the necessary legal agreement(s) have not been reached to the satisfaction of officers within 6 months of the date of this resolution.
- (3) The reserve matters return to the Planning and Regulatory Committee for consideration.

70/23 DATE OF NEXT MEETING [Item 8]

The date of the next meeting was noted.

Meeting closed at 11.20 am

Chairman

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To: Planning & Regulatory Committee

Date: November 2023

By: Planning Development Manager

District(s) Elmbridge Borough Council

Electoral Division(s):

Walton

Mrs Lake

Case Officer:

Janine Wright

Purpose: For Decision

Grid Ref: 510804 167444

Title: Surrey County Council Proposal EL2023/1953

Summary Report

Land south-west of Waterside Drive, Walton on Thames, Surrey

The construction of a new special educational needs school, including sport courts and pitches, vehicle parking, landscaping and new vehicular and pedestrian access from Waterside Drive.

The proposed development comprises the construction of a new special educational needs school, including sport courts and pitches, vehicle parking, landscaping and new vehicle and pedestrian access from Waterside Drive.

The proposed development would comprise of a two storey L-shaped building providing separate primary and secondary education to pupils aged between 4 and 19.

The application site is located in the borough of Elmbridge and is situated on a rectangular piece of land measuring approximately 3 hectares. It is currently being used for grazing of horses. The application site lies within the Metropolitan Green Belt.

The proposed development is considered to be inappropriate development within the Green Belt, which is by definition harmful. The other harm resulting from the inappropriate development is the loss of openness to the Green Belt, encroachment of the countryside and harm to the visual amenity of the area through the change in the character of the site, from one which is currently open to the construction of a new SEN school.

The Very Special Circumstances put forward by the applicant include educational need, lack of alternative sites, anticipated economic and social benefits, community use, access to local schools and retention of families in the local area.

The application has been publicised by posting site notices and an advert has been placed in the local newspaper. Owner/occupiers of neighbouring properties were directly notified by letter and a total of 13 letters of objection have been received and 4 letters of support. The letters of objection mainly refer to traffic congestion, visual amenity, erosion of Green Belt and flooding.

Officers have considered all the aspects of this proposal in the planning balance and consider that Very Special Circumstances exist in this case.

The recommendation is subject to referral to the Secretary of State under paragraph 10 of the Town and Country Planning (Consultation(England) Direction 2021, and in the absence of any direction by the Secretary of State, to PERMIT subject to the conditions and informatives.

Application details

Applicant

SCC Property

Date application valid

15 June 2023

Period for Determination

14 September 2023 (extension of time requested)

Recommendation

The application is recommended for approval, subject to referral to the Secretary of State.

Amending Documents

Applicant's response to SuDs comments ref: 01847-ENG-XX-XX-TN-C-0001 dated 13 July 2023.

Email from applicant dated 14 August 2023 regarding land contamination.

Albury SI Phase II Site Investigation Report ref: 22/12344/A/KJC dated August 2022.

Applicant's response to landscape planning comments 30 August 2023

Landscape maintenance and management plan rev P01

HCS-WWA-ZZ-ZZ-D-L-0501-S4 Rev P03 – paving tree pit details

HCS-WWA-ZZ-ZZ-D-L-0301 S4 P02 – tree planting plan

HCS-WWA-ZZ-ZZ-D-L-0119-S4 RevP01 – urban Greening factor

HCS-WWA-ZZ-ZZ-D-L-0105 – S4 Rev P08 – green infrastructure strategy

HCS-WWA-ZZ-ZZ-D-L-0102-S4 Rev P14 – landscape Masterplan

Response to consultee comments ref: PC-22-0253-LT1 dated 4 September prepared by Pace Consult.

Hopscourt School: Potential Community Use

Bat Preliminary Ground Level Tree Roost Assessment and Activity Survey Ref: dated September 2023 prepared by Ecology Partnership.

Biodiversity Net Gain Report and Biodiversity Metric Calculation Ref: RGA220 V0.1 dated September 2023 prepared by Richard Graves Associates

Response to Air Quality comments ref: Air Quality Assessment ref: P2212 dated 22 August 2023 by ADM Limited.

Email dated 26 September regarding potential community use at Hopescourt School

Addendum letter from Surrey Wildlife Trust dated 8 September 2023

AQA (further information) ref: P2212 dated 16 October 2023

Revised Tree Planting Plan ref: HCS-WWA-ZZ-ZZ-D-L-0301 S4 Rev P03 dated 25 July 2023

BNG Off-set Assessment dated October 2023 prepared by Richard Graves

Provision of Biodiversity Net Gain (BNH) dated October 2023 prepared by Vail Williams

Ecology Response issue 2 (Technical Note) prepared by Ecology Partnership dated 20 October 2023

Site Plan for Grove Farm off-site BNG – ref 1452 Rev A dated 22 March 2018

Response to Stantec Letter ref: 21482/3515 332510336 CBH/JC/CC dated 19 September by Ashfield Solutions Group

Summary of Planning Issues

This section identifies and summarises the main planning issues in the report. The full text should be considered before the meeting.

	Is this aspect of the proposal in accordance with the development plan?	Paragraphs in the report where this has been discussed.
Principle of Development / Need	Yes	40-80
Green Belt Assessment / Review and conclusion	Yes	81-92
Impact on Character of the Area	Yes	93-102
Impact on residential Amenities	Yes	103-110
Noise	Yes	111-121
Highway Safety and Parking	Yes	122-136
Contamination	Yes	137-143
Flood Risk and Drainage	Yes	144-157
Air Quality	Yes	158-164

Landscape Character	Yes	165-178
Ecology and Trees	Yes	179-201
Biodiversity Net Gain	Yes, subject to off-site provisions	202-214
Archaeology	Yes	215-219
Climate Change and Sustainability	Yes	220-225
High Pressure Pipeline	Yes	226-227

Illustrative material

Site Plan

Plan 1 – Aerial Photograph of site

Plan 2 – Site location plan

Plan 2 – Site layout

Plan 3 - Elevations

Photographs of site

Proposal

Background

Site Description

1. The application site is located on the corner of Waterside Drive and Terrance Road (A3050), south-east of the Elmbridge Excel Leisure Centre and Sports Hub. The site is approximately 1.25km to the north-east of Walton on Thames town centre and is within the borough of Elmbridge. A newly developed secondary school, known as Walton Heathside, is situated north of the application site and Grovelands Primary School is to the east.
2. The *River Thames* is approximately 400m to the north-west. A BP fuel storage terminal is located approximately 180m to the north-west of the site.
3. Residential properties lie directly to the north-west (Franklyn Road) and south-east (Terraced Road). An area of allotments lie to the south of the site.
4. The application site is rectangular in shape and measures approximately 3 hectares. It is currently being used as grazing land for horses but previously formed part of wider area used for sand and gravel extraction which was subsequently infilled during the 1970s and 1980s. To the north west of the site, beyond Franklyn Road, lies the BP fuel storage terminal and a high

pressure fuel pipeline crosses the application site. Information submitted by the applicant states that the landfill on this site is generally construction waste and includes relatively small amounts of organic material that could decay, and a limited number of voids.

5. The application site lies within the Metropolitan Green Belt and is within Flood Zone 1. The Queen Elizabeth Storage Reservoir and Knight and Bessborough Reservoirs are located north-east approximately 420m and 530m respectively.

Planning History

6. The application site previously formed part of a wider area which was used for sand and gravel extraction, following which landfill operations commenced in the 1970s. The site was largely filled with inert waste.
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The proposal

7. Planning permission is being sought for the construction of a new special educational needs school, including sport courts and pitches, vehicle parking, landscaping and new vehicular and pedestrian access from Waterside Drive.
8. The proposed development would comprise a two storey L-shaped building providing separate primary and secondary education to pupils. The primary element would occupy the eastern wing of the building and the secondary element would occupy the western wing. The building would be internally linked.
9. The proposed two storey building would have a flat roof which would rise to a height of 8.1m. The materials to be used on the fabric of the building include brick with render and an aluminium cladding. The overall footprint of the building would be 4,540sqm.
10. The proposal would provide a range of classrooms and supporting rooms, separate hall and dining areas, a communal kitchen, staff facilities, library and fitness suite. The hall would have a double height ceiling to allow for sporting activities.
11. New vehicular access points are proposed along Waterside Drive. A one way system would ensure that vehicles enter midway along Waterside Drive and exit further along towards the northern corner of the site.
12. A car parking area is proposed in the north-western area of the site. This would provide sixty-eight spaces for staff and visitors including 3 accessible bays. In addition, five long stay and twelve short stay minibus spaces and thirty-seven drop off spaces would be provided. Twenty cycle spaces are also proposed.
13. The proposal also includes a Multi-use Games Area (MUGA) and habitat area which would be located at the eastern end of the site along the Waterside Drive/Terrace Road junction. Grass recreational areas and a secondary school soft play area would be provided towards the south-western corner of the site.
14. The site would be enclosed by a 2.4m high green weldmesh fence which would be situated predominantly behind existing hedgerows along Waterside Drive and Terrace Road. The applicant is proposing to retain existing trees and vegetation.

Consultations and publicity

District Council

15. Elmbridge Borough Council : Objection Raised, development amounts to inappropriate development in the Green Belt. Harm identified from the design of the building and location of the MUGA to the character and appearance of the area. Possible harm to the amenities of neighbouring properties from the MUGA. The proposal is considered to cause unacceptable harm to the Borough of Elmbridge.

Consultees (Statutory and Non-Statutory)

16. County Arboricultural Officer : An amended tree protection plan should be submitted to include all the hedging which is to be protected. Alternative planting of Sorbus torminalis or something similar should be considered by the applicant. No objection raised, subject to planning conditions.
17. Archaeological conditions : No objection raised, subject to planning conditions
18. County Ecologist : following the submission of additional information on BNG and bats no objections are raised subject to planning conditions.
19. Environment Agency : Standard advise provided
20. Natural England : no comments received
21. Rights of Way :no comments received
22. County Noise Consultant :an updated noise report should be provided to include a revised site layout, plant assessment, road traffic change assessment and MUGA assessment.
23. Sport England : no objection, subject to planning conditions
24. Lead Local Flood Authority conditions : no objection raised, subject to planning conditions
25. Thames Water raised : standard advice provided and no objection
26. County Highway Consultant conditions :no objection raised, subject to planning conditions

27. County Geologist Consultant (contaminated land) :following the submission of additional information the application can be recommended for approval subject to planning conditions to ensure the satisfactory remediation of the site prior to the commencement of the development.
28. British Pipelines Agency : no objection raised
29. Fisher German on behalf of Exolum Pipeline System : No objection raised, subject to planning Conditions to enable access for future works to the pipeline if required (and a suitable works consent agreement).
30. County Landscape Consultant :following the submission of additional information no objection has been raised, subject to planning conditions.
31. Health and Safety Executive - Oil and Gas : No objection raised
32. County Air Quality Consultant : No objection raised, subject to planning conditions

Summary of publicity undertaken and key issues raised by public

33. The application was publicised by the posting of 8 site notices and an advert was placed in the local newspaper. Owner/occupiers of neighbouring properties were directly notified by letter. A total of 18 letters of representation have been received. 13 letters of objection, 4 letters of support and 1 comment have been received.
34. The following concerns have been raised within the letters of objection:-
 - Visual amenity and impact on the wider area
 - Traffic congestion, parking and highway safety
 - Erosion of Green Belt and open green space
 - Contrary to Policy
 - Noise
 - Contaminated land
 - Impact on wildlife habitats including bats
 - Unsuitable location
 - Flooding
 - Design
 - Existing use is a valuable community resource
35. Representations received in support of the application have raised the following points:-
 - Shortage of SEN schools
 - Reduced journey time for pupils
 - Improved schooling facilities for SEN local children
 -
36. Officers have considered all the letters of representations which have been submitted.

Planning considerations

37. The guidance on the determination of planning applications contained in the Preamble/Agenda frontsheet is expressly incorporated into this report and must be read in conjunction with the following paragraphs.
38. In this case the statutory development plan for consideration of the application consists of the Elmbridge Borough Core Strategy 2011 (ECS), Elmbridge Borough Development Management Plan (EDMP)2015 and supplementary planning documents. In considering this application the acceptability of the proposed development will be assessed against relevant development plan policies and material considerations. These include the National Planning Policy Framework 2023 (NPPF) and National Planning Policy Guidance (NPPG). In this case the main planning considerations are: Principle of Development and Need, Design and Visual Impact, Contamination, Ecology and biodiversity, Highways, Residential Amenity, Climate Change and Sustainability and Green Belt.

Policy Documents

39. In addition to the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), the following local policies and guidance are relevant to the determination of this application:

Elmbridge Core Strategy 2011 (ECS)

- CS1 – Spatial Strategy
- CS3 – Walton on Thames
- CS12 – The River Thames Corridor and its tributaries
- CS14 – Green Infrastructure
- CS15 – Biodiversity
- CS16 – Social and Community Infrastructure
- CS17 – Local Character, Density and Design
- CS26 – Flooding

Elmbridge Development Management Plan 2015 (EDMP)

- DM1 – Presumption in favour of sustainable development
- DM2 – Design and Amenity
- DM4 – Comprehensive development
- DM5 – Pollution
- DM6 – Landscape and Trees
- DM7 – Access and parking
- DM9 – Social and community facilities
- DM17 – Green Belt (development of new buildings)
- DM21 – Nature conservation and biodiversity

Principle of Development / Need

40. At the heart of the NPPF is a presumption in favour of sustainable development. Paragraph 11 states that, development proposals that accord with the development plan should be approved.

41. The proposed development is for a new SEN school which would provide specialist education for pupils with Autism Spectrum Disorder (ASD) within the borough of Elmbridge.
42. The application site is situated within the Metropolitan Green Belt and is an open field currently used to graze horses. The proposal includes a two storey building, new access, associated car parking, sports pitches and a multi-use games area (MUGA).
43. The Governments approach to protecting Green Belt land is set out within Section 13 of the NPPF.
44. Policy DM17 of the EDMP upholds the fundamental aims of the Green Belt, which are set out within paragraph 137 of the NPPF and states:

“The Government attaches great importance to Green Belts. The fundamental aim of the Green Belt is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence”. The principle consideration is whether or not the proposed development is inappropriate development within the Green Belt. The NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. When considering planning applications within the Green Belt, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. “Very Special Circumstances (VSC)” will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

45. Paragraph 138 clarifies the five purposes of the Green Belt which include:
 - a) To check the unrestricted sprawl of large built-up areas;
 - b) To prevent neighbouring towns merging into one another;
 - c) To assist in safeguarding the countryside from encroachment;
 - d) To preserve the setting and special character of historic towns; and
 - e) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
46. When assessed against the five purposes mentioned above, the proposal would conflict with point c) as it would fail to safeguard the countryside from encroachment and would prevent the Green Belt land from being permanently open.
47. The application site lies within the Metropolitan Green Belt where the construction of new buildings is to be regarded as inappropriate development, subject to a number of specifically identified exceptions outlined in paragraphs 149 and 150 of the NPPF.
48. Paragraph 149 of the NPPF states that local planning authorities should regard the construction of new buildings as inappropriate development in the Green Belt. Exceptions to this are:
 - a) Building for agriculture and forestry;
 - b) Provision of appropriate facilities for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments, as long as the facility preserve the openness of the Green Belt and do not conflict with the purposes of included land within it;
 - c) Extensions and alterations of a building provided that it does not result in disproportionate additions over and above the size of the original building;

- d) Replacement buildings, provided new building is in the same use and not materially larger than the one it replaces;
 - e) Limited infilling in villages;
 - f) Limited affordable housing for local community needs under policies set out in the development plan;
 - g) Limited infilling or the partial or complete redevelopment of previously developed land whether redundant or in continue use
49. Paragraph 150 of the NPPF further states that other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These include:
- a) Mineral extraction;
 - b) Engineering operations;
 - c) Local transport infrastructure which can demonstrate a requirement for a green belt location;
 - d) Re-use of buildings provided that buildings are of permanent and substantial construction;
 - e) Material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds);
 - f) Development including buildings brought forward under community right to building order or neighbourhood development order
50. A new SEN school would not fall within any of the exceptions listed in paragraphs 149 and 150 of the NPPF and is therefore considered to be inappropriate development. Thus “Very Special Circumstances” need to be demonstrated by the applicant and those very special circumstances need to outweigh the harm caused by virtue of the proposal’s inappropriateness as well as any other harm identified.
51. The applicant has submitted a Green Belt Statement (GBS) setting out the ‘Very Special Circumstances’ for this development. The following “Very Special Circumstances” have been put forward by the applicant:-
- Educational need
 - Lack of available alternative sites
 - Anticipated economic and social benefits
 - Community use
 - Access to local schools and retention of families in the local area
- Educational Need*
52. Policies CS3 and CS16 of the ECS seeks to work in partnership with service providers to improve education provision and to develop an action plan to meet the level of need outlined in the Surrey Education Organisation Plan and the Elmbridge Education Provision Assessment.
53. Policy DM9 of the EDMP states that new development for social and community facilities will be encouraged provided that it meets identified local need, is in a sustainable safe and accessible location, accords with the character and amenity of the area, achieves high quality design providing acceptable parking provisions and does not adversely affect traffic movement and highway safety.

54. Paragraph 95 of the NPPF states that “it is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local Planning Authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should a) give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications.”
55. The applicant has submitted an Educational Needs Analysis Report (ENAR) and accompanying documentation in support of the application.
56. The application is for a new school which would provide accommodation for 200 pupils (primary and secondary school) with special educational needs. The school would enable pupils to achieve their potential and be fully prepared for adult life and future employment.
57. The ENAR states that there has been a significant growth in the number of children and young people, aged between 4-19 years, with additional educational needs and disabilities within the Borough of Elmbridge and the wider north-eastern quadrant of Surrey.
58. The ENAR further notes that there is a country wide requirement for additional SEN provisions and the proposal would be an essential component in meeting the provisions within Surrey.
59. At present, a high proportion of children and young people with additional educational needs and disabilities, who live in Elmbridge and surrounding areas, have to travel long distances outside of the county to attend specialist schooling. The proposal would ensure that facilities are provided within the County, where demand has been identified.
60. The proposal would be funded and delivered by Surrey County Council. The school would accommodate 200 additional SEN places for primary and secondary pupils. 80 pupils would be accommodated during the first year of opening, which is anticipated to be September 2024 reaching its capacity by September 2028/2029.
61. The proposal would align with the Surreys All Age Autism Strategy and SEN Capital Strategy ensuring sufficient delivery of ASD designated specialist school places and realisation of strategic priorities by 2030.
62. Officers recognise that there is an established need for special educational schools in the north-eastern quadrant of Surrey. Officers also recognise that currently, due to the absence of local provisions, children in this area with Special Educational Needs have to travel long distances, sometimes outside of the County, to secure appropriate schooling. Officers accept that the desire of Surrey County Council (in its role as Education Authority) to address this in a more sustainable way accords with both development plan and national planning policy in respect of school places and can be supported, and indeed given great weight.
63. Based on the evidence contained within the ENAR officers accept that there is an identified need for further specialist educational schooling, which the proposal would contribute towards. Officers have placed significant weight upon the identified need and consider that the proposal would accord with the requirements of policies CS3 and CS16 of the ECS and policy DM9 of the EDMP in this regard.

Alternative Sites

64. The applicant has submitted an Alternative Site Assessment (ASA) in support of the application.
65. The ASA has set out the search parameters for finding alternative sites. Sites in the Walton-on-Thames region were considered by the applicant, including sites off and on the open market. A range of ownership types and uses were considered, including sites owned by SCC.
66. Sites which were considered and discounted include the former Hurst Park School site on Hurst Road and the Joseph Palmer Centre on Walton Road, West Mosley. Alternative assessments on other non-Green Belt sites have also been considered by the applicant.
67. The site search extended for a distance of six miles from the application site and sought to determine whether any other sites of suitable size and criteria were available to accommodate the proposed new school.
68. 10 alternative sites were considered by the applicant and none were identified as being suitable for a new SEN school. The reason for this is that the existing uses of many of the identified sites are in a commercial or employment use, which are protected by local planning policies. Other sites were not immediately available on the open market or attracted a high monetary value.
69. Having considered all the available alternatives, the application site was identified as being most suitable for an educational use. Furthermore, the site is within the ownership of Surrey County Council which enables delivery of the project, to meet the school placement demands.
70. Officers consider that the applicant has carried out a thorough 'alternative sites' search. The results of the search indicate that there are no other suitable sites within the immediate area and that those sites considered were subject to other constraints.
71. The application site represents a location within the borough where there is a need for a SEN school, providing provision for 4-19 year olds. The lack of alternative sites in the borough is therefore considered to contribute to the Very Special Circumstance which can be attributed great weight in the planning balance.

Anticipated economic and social benefits

72. The school would create additional full and part time jobs within the borough, as well as other employment opportunities. At full capacity the school would employ a total of 68 teaching and non-teaching support staff. This would be a benefit to the local community and enhance the vitality of the borough.
73. The economic benefits to the borough are considered to be a Very Special Circumstance which would be attributed moderate weight in the planning balance.

Community use

74. The location of the application site ensures that it is best placed to provide valuable resources to the surrounding community. The use of the car park, hiring of the school hall and sports facilities, outside of school hours, are being considered by the applicant.
75. Other proposed community projects include the delivery of key support programmes such as "Early Bird" and "Teen Life" course for parents/carers of young autistic children and the use of the grounds, habitat and pond areas for Forest School activities and holiday clubs.

76. The availability of the facilities would provide health and wellbeing benefits to the local community. Other programmes currently being explored, include equestrian opportunities which would be in collaboration with the occupants on the adjacent site.
77. At this point the benefits to the local community would be attributed no weight in the planning balance. However, the applicant has given an assurance that community uses would be explored in due course.

Access to local schools and retention of families in the local area

78. Paragraph 95 of the NPPF states that “it is important that a sufficient choice of school places is available to meet the needs of the existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should give great weight to the need to create, expand or alter schools”.
79. The creation of a new SEN school in the north of the borough would ensure that children within the immediate and wider area would not have to travel extensive distances, often outside of the county, to access specialist schooling.
80. The proposal would be in accordance with paragraph 95 of the NPPF. Access to local schooling is considered to be a Very Special Circumstance which can be attributed great weight in the planning balance.

Green Belt Assessment / Review

81. The application site forms a small proportion of a much larger parcel of land within the Green Belt.
82. A Green Belt Boundary Review (GBBR) and supplementary reviews were commissioned in 2016 by Elmbridge Borough Council, as part of the evidence based works associated with the preparation of the new Local Plan.
83. The GBBR assessed all Green Belt land, as defined in the Local Plan in order to establish their roles in fulfilling the purposes for their designation. In accordance with national policy, Green Belts are intended to serve five purposes for which they are designated (refer to paragraph 45 above).
84. The application site is situated on the edge of Strategic Area A, forming part of a section of Green Belt land, south of Waterside Drive. The strategic areas play an important role in meeting the fundamental aims of Green Belt policy, which include the prevention of urban sprawl and keeping the land permanently open.
85. The application site is surrounded by urban development which comprises of roads, residential properties and educational establishments (Grovelands Primary and Heathside Secondary Schools). The character of the immediate and wider area has been impacted by the surrounding built form and is not considered to be completely open. New residential development and large buildings (including the Excel Centre and Heathside Secondary School) are visible along with pockets of open land, which are mainly within recreational uses.

86. It is accepted that the new school building and associated development would add to the existing built form within the Green Belt, however, the playing fields and open communal areas are proposed and would remain permanently open. Whilst the school building would be visible from the south and south-east, it would be viewed against the backdrop of Heathside School and other existing development to the east. The playing fields and car parking area would separate the school building from the residential development along the west (Franklyn Road) retaining the open views across a large part of the site.
87. The 2016 Green Belt Assessment carried out a review of Strategic Area A against the relevant NPPF purposes (paragraph 138). The application site performed weakly against purpose 3 (to assist in safeguarding the countryside from encroachment) and as such the district has concluded that some parts of the green belt, within this area, could accommodate a change of use without causing harm to the integrity of the Green Belt. Officers concur with this view.

Green Belt and Very Special Circumstances conclusion

88. The proposed development has been sensitively designed to ensure that the built form is located close to existing development. The sports fields and car parking provisions provide an open view across the site and retain the openness between the development and the existing residential dwellings along Franklyn Road.
89. Furthermore, it has been established through the 2016 Green Belt review that the application site could accommodate a change of use without causing harm to the overall integrity of the wider strategic Green Belt. It is further noted that the Green Belt boundary excludes the surrounding residential development at Franklyn, Terrace and Cambridge Road. All of which add urbanising influences to an area which has been substantially developed over recent years.
90. Officers have considered the Very Special Circumstances put forward by the applicant against the character and nature of the application site as outlined above.
91. Officers consider that the proposal is inappropriate development by definition and it would give rise to an impact on the open character of the Green Belt in this area. It is however considered that in this case the impact of openness is only moderate given the site characteristics and existing development.
92. The following paragraphs will consider other aspects of the proposal and conclude on each of them as to whether the development would result in 'any other harm' which will need to be taken into account in the overall planning balance.

Impact on the Character of the Area

93. Policy DM9 requires new development for social and community facilities to accord with the character and amenity of the area.
94. Policy CS3 of the ECS (Walton-on-Thames) states that outside of the town centre, new development will be promoted through redevelopment of previously development land, taking account of relative flood risk in a way that integrates with and enhances local character. It also states that 'a co-ordinated approach will be adopted to the use and management of the area's open spaces, with the aim of balancing the needs of the community with the imperative to protect the site of European and national nature conservation value.' The application site is not

regarded as previously developed land and the proposal would result in the loss of an open field.

95. The application site is surrounded by urban development and is within the designated Metropolitan Green Belt. To the north-east of the site lies the Knight and Bessborough Reservoirs (SSSI) and London Waterbodies Ramsar site. The reservoirs are separated from the site by built development including the Heathside School development along Waterside Drive.
96. The surrounding development along Terrace Road comprises of a mixture of bungalows and two storey residential properties with pitched roofs and off street parking provisions. The properties along Franklyn Road are mainly detached and set back from the road with small front gardens and off street parking.
97. The application site is currently an open field with trees and hedging along the northern, eastern and western boundaries. The land is currently within an agricultural use and grazed by horses. The proposal includes the construction of a two storey building with sports pitch, MUGA and associated parking and landscaping.
98. To the north of the site, separated by Waterside Drive, is the Heathside Secondary School development and further north is Rivernook Close, Sunnyside and Bellway housing developments.
99. To the east of the site, separated by Terrace Road, is Grovelands Primary School. The proposal would be partly visible from Grovelands School, with public views along Terrace Road, although existing hedging would provide some screening. The building and associated development would be more visible from the south due to the adjacent fields and allotments which are predominately open.
100. The proposed scheme would introduce a large two storey building and associated development into an open area, however, the site is set at a lower level than the adjacent road which will reduce its impact. The main school building has been positioned towards the eastern side of the site, where existing built form has already been established. The surrounding urban character wraps around the site ensuring that the building would not be out of place within its setting.
101. Whilst the building would be visible from the adjacent field and allotments officers consider that it would not appear as an uncharacteristically dominant form of development and existing trees and hedging would provide screening to further reduce any visual impacts.
102. It is noted that the character of the area has changed as a result of the accumulative built form development within the immediate area. Officers have noted that there are already two schools within close proximity to the application site and as such the new SEN school would not be harmful to the area's character. Officers therefore conclude that the proposal does not give rise to demonstrable harm in this regard.

Impact on Residential Amenities

103. Paragraph 185 of the NPPF states that planning policies and decision should ensure that new development is appropriate for its location taking into account the likely effects of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the

site or the wider area to impacts that could arise from the development. In doing so they should:

- a) Mitigate and reduce to minimum potential adverse impacts resulting from noise from new development and avoid noise giving rise to significant adverse impacts on health and the quality of life.
- c) Limit the impact of light pollution from artificial light on local amenity

104. There are a number of residential properties situated along Terrace and Franklyn Road with views towards the application site. Although the trees and hedging along the boundaries would be retained, the loss of the open field would have some impact on the amenities of these properties.

105. The properties most likely to be impacted by the proposal are:-

- 143 Terrace Road
- Terrace Road 126 – 134
- Franklyn Road 83 – 91

106. The closest residential property is 143 Terrace Road which is a detached property situated south of the application site with views across the field. The separation distance between this property and the new school building is considered to be sufficient to avoid overlooking, loss of light or have an overbearing impact on the occupants.

107. The landscape and visual appraisal, submitted with the application, concludes that the new building would result in visual changes to receptors within close proximity to the site. However, once the planting has been established the visual effect would lessen.

108. With regard to lighting, the applicant has submitted a lighting plan (ref: HCS-PHA-XX-XX-D-E-7000 rev P01). No floodlighting is proposed and this would be secured by condition. However, low level lighting would be provided within the car parking area. The proposed lighting scheme is not considered to cause harm to the amenities of local residents.

109. A multi-use game area (MUGA) has been proposed along the frontage of Terrace Road along the eastern elevation of the site boundary. The applicant has advised that the MUGA would not be floodlit nor would it be used outside of school hours. A planning condition would be imposed to restrict the hours of use.

110. It is acknowledged that there would be a loss of open views across the application site, however, the proposal has been designed to minimise harm through the positioning of the school building and the implementation of planting and screening. As such, there would be no harmful impacts in respect of loss of light, outlook or overbearing impact.

Noise

111. Policy DM5(a) of the EDMP states that development resulting in noise will be expected to incorporate appropriate attention measures to mitigate the effect on existing and future residents.

112. The applicant has submitted a noise survey (NS) and supplementary documentation (ref: PC-22-0253-RP2 dated 27 September 2023) in support of the application.

113. The submitted NS details that ambient and background noise level surveys were carried out within the vicinity of the site. The modelling was based on a 'worst case scenario' of noisy activities and the minimum background noise and ambient noise levels measured 55dB and 63dB respectively.
114. Concerns have been raised regarding the potential increase in noise levels from construction works, traffic and school activities. It is acknowledged that there would be an impact on nearby residential properties as a result of the school use and the noise levels generated by traffic movements during drop off and pick up times.
115. The school would operate during the core educational hours (between 8:45 – 15:30 for both primary and secondary phases) and there would be a short period before and after for pupil drop off and pick up. The use of the outdoor areas during teaching and breaktimes are expected to generate some additional noise levels, however, these areas would only be used for short periods of time throughout the school's core hours. The sports pitches (including the MUGA) and outdoor amenity areas would not be in use outside of the core school hours and no floodlighting is proposed. The use of these areas, particularly the MUGA and sports pitches, would be reduced during the Autumn and Winter seasons due to a lack of lighting, resulting in a reduction in the overall use and impact on the amenities of nearby neighbours.
116. Furthermore, the sports pitch and amenity areas, including the MUGA, are not directly abutting neighbouring properties, although residents along Franklyn and Terrace Road may experience some impact. Whilst there may be some additional noise generated as a result of the outdoor activities, the overall impacts would not be so great as to materially harm the amenities of those neighbouring properties. Officers are satisfied that the proposed mitigation measures would overcome any adverse noise impacts.
117. With regard to plant equipment, the NS states that air source heat pumps are to be installed on site and noise omitted from the equipment would be controlled to minimise any potential impacts on nearby residential occupants. The plant equipment would operate during the day between the hours of 08:30 – 17:00 and would be designed to ensure that cumulative noise levels are no greater than 53dBA and in accordance with the British Standards. A planning condition would be imposed to ensure that the noise levels from plant equipment and machinery are no greater than the recorded background sound levels at any time.
118. The proposed development is likely to cause disturbances to nearby residential properties during the construction phases. However, these disturbances would be for a temporary period and would cease once the building works have been completed. To reduce the temporary impact on residents, officers propose planning conditions to restrict the construction hours and the implementation of the submitted Construction Traffic Management Plan (CTMP).
119. The submitted NS has been reviewed by the County Noise Consultant (CNC). The CNC requested additional information in relation plant noise, MUGA, traffic changes and background noise levels. Following receipt of the additional information the CNC is satisfied that the noise impacts could be adequately mitigated through planning conditions.
120. On balance officers consider that the use and redevelopment of the application site would not have an adverse impact on the amenities of nearby residents as the impacts associated with noise and disturbances could be mitigated through planning conditions.

121. The proposal is therefore considered to comply with local plan policy DM5. Officers therefore conclude that, subject to appropriate planning conditions, the proposal would not give rise to demonstrable harm to the residential amenity of neighbouring properties.

Highway Safety and Parking

122. Policy DM7 of the EDMP refers to access and parking. With regard to the access the policy states:

- i. The layout and siting of accesses should be acceptable in terms of amenity, capacity, safety, pollution, noise and visual impact;
- ii. Access to and from the highway should be safe and convenient for pedestrians, cyclists and motorists;
- iii. Provisions for loading, unloading and the turning of service vehicles are expected to be designed into the scheme ensuring highway and pedestrian safety;
- iv. The proposal should minimise the impact of vehicle and traffic nuisance, particularly in residential areas and other sensitive areas.

In association with parking, the policy states:

- i. The proposed parking provision should be appropriate to the development and not result in an increase in on-street parking stress that would be detrimental to the amenities of local residents.
- ii. Garaging, cycle stores and car parking designs should be integrated into the scheme and respect the character of the area;
- iii. Hardstanding should be designed and constructed with permeable (or porous) surfacing. Impermeable paving should be limited and the use of soft landscape maximised;
- iv. Provision of car, cycle and disabled parking should accord with the Elmbridge Parking Standards at Appendix 1.

123. Policies DM9 of the EDMP and CS16 of the ECS encourage new social and community facilities in sustainable locations which are accessible by public transport, cycling and walking.

124. The NPPF promotes sustainable transport achieving safe and suitable access to the site. Paragraph 111 of the NPPF, states development should only be prevented or refused on highway grounds where there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

125. The applicant has submitted a Transport Assessment (TA) (ref: D001 V1.1 dated August 2023) and Car Parking Management Plan (CPMP) in support of the application. In addition, the applicant has sought pre-application advice from the County Highway Officer (CHO) prior to submitting the application.

126. The TA forecast that 50% of the pupils would arrive at the school by minibus, 30% by taxi and 20% by car, resulting in 90 vehicle trips during pupil drop off and pick up times. The start and finish times at the school (both primary and secondary phases) would be staggered. The majority of pupil drop offs would be between 8:15 -8:30 and pick up between 15:00-15:15. The proposed hours for primary school pupils (70) would be 9:15 – 15:30 and secondary pupils (130) would be 8:45 -15:00.

127. Sixty-eight staff parking bays would be provided on site, with an additional three accessible parking bays. Electric charging points are to be included and would be available and accessible to all users. The CHO has reviewed the CPMP and has confirmed that the provisions are suitable to meet the demands of the site provided that the CPMP is implemented. A planning condition would be imposed to ensure the delivery and implementation of the CPMP.
128. The proposed development is unlikely to generate any on street parking demands as sufficient parking provisions have been included within the scheme. The parking layout has been specifically designed to provide sufficient capacity ensuring that vehicles do not back up onto the highway. As such, the applicant has not undertaken an on-street parking survey. The proposal is not expected to generate any long-stay parking concerns and anyone arriving late to collect or drop off pupils (up to 6 vehicles) would be able to park in the main car park. Given that the proposal is for a SEN school it is anticipated that the majority of staff and pupils would arrive on site by vehicle.
129. In terms of accessibility, the site is located outside of the Walton-on-Thames town centre. The Walton-on-Thames train station is approximately 3.5km to the south of the application site. The nearest bus stop is located approximately 300m to the south of the site along Sandy Lane and is served by route 564 (Elmbridge Leisure Centre – Brooklands Tesco). Route 461 (Kingston upon Thames – Addlestone – Chertsey) is located approximately 800m to the west of the site along Cottimore Lane. Whilst pupils are unlikely to arrive at school by train or bus, these options would be available to teachers, support staff and visitors who may wish to utilise the public transport network.
130. Adequate pedestrian and cycle provisions are located along Waterside Drive and Terrace Road, enabling safe travel to and from the site. In addition, twenty on site cycle bays with sheltered stands have been provided for staff and visitors. Electric charging provisions have also been included with a three-point pin plug socket for recharging.
131. With regard to existing traffic, a junction capacity assessment (JCA) has been undertaken to assess the performance of the Terrace Road/Waterside Drive roundabout. This junction would accommodate future traffic arriving/departing from the application site. The assessment concludes that the junction is not experiencing any material queuing or delays in the baseline situation and the models show there is a good level of capacity during both morning and peak afternoon periods.
132. Future modelling of the roundabout and proposed access/egress junctions show that the junction would operate within capacity following the construction of the new SEN school and that this would have minimal impact on the highway network in terms of queuing and delays. The TA concludes that the impact on congestion, parking and road safety would be negligible. The CHO has reviewed the TA and is in agreement.
133. As mentioned above, the construction works would have a temporary adverse effect on nearby residents. The submitted CTMP seeks to address the management of construction traffic during the construction works and would ensure that the impact to the highway network and nearby residents would be minimised. A planning condition would be imposed to ensure that the CTMP is implemented.
134. The CHO has reviewed all the submitted documentation and has raised no objections to the proposed development, subject to planning conditions.

135. Overall, it is accepted that the proposal would result in an increase in vehicular traffic movements within the immediate area, given the change of use of the land. However, through the implementation of the proposed mitigation measures, the proposed development is not considered to have an adverse impact on the local highway network nor would it have an impact on highway safety, access and parking provisions.

136. The application has been assessed on safety, capacity and policy grounds and is considered to be in accordance with the development plan policies and NPPF. Officers therefore conclude that, subject to appropriate planning conditions, the proposal does not give rise to demonstrable harm in this regard.

Contamination

137. Policy DM5(e) of the EDMP, supports development which affects contaminated land provided that the site is remediated to ensure it is suitable for the proposed use, taking into account the sensitivity of future users to pollutants. Paragraph 183 of the NPPF is consistent with policy DM5.

138. The applicant has submitted a Phase 1 and 2 Site Investigation Report and supplementary documentation in support of the application.

139. The application site is a former landfill and surveys of the site have identified contaminants including low levels of methane and asbestos which may be found at former landfill sites. Petroleum hydrocarbons has also been detected within borehole 11. The County Geological Consultant (CGC) reviewed the submitted information and supplementary documentation and requested additional information in relation to human health and land stability. The applicant was also asked to demonstrate that suitable remediation and/or mitigation measures are available to ensure suitability for use. The Environment Agency was consulted on the application and provided standard advice in relation to the proposal.

140. Further information has been submitted by the applicant and following a review by the CGC no objections have been raised to the proposal, subject to planning conditions. The CGC has requested that a Remediation Strategy be provided by the applicant to deal with known contamination and land stability issues on the site prior to its redevelopment in order to mitigate the risks to construction workers and users of the school. The remediation strategy would be secured by planning condition prior to the commencement of the development. Such remediation works would also be a separate requirement of Building Regulations approval.

141. The main areas which need to be addressed via remediation are:

(a) properly surveying and dealing with known ground gas such as methane including its potential for escape via vapor from groundwater – possible mitigation being the installation of geotextile membranes;

(b) properly surveying and dealing with other known contaminants such as asbestos – similar mitigation as in (a) above;

(c) properly surveying and dealing with potential land instability – mitigation will revolve around construction methods;

(d) the proper disposal of materials from the site – mitigation largely covered by other regimes and bodies.

142. In addition to this it is likely that the school would have to have a protocol in place to mitigate further unknown risks. The following key requirements (not exhaustive) could be captured within an Asset Management Plan:

(a) details of the restrictions to be put in place in order to preserve the integrity of the capping layer e.g. establishment of 'no-dig' zones;

(b) preventing disturbances by burrowing animals;

(c) the need to ensure no growing of vegetables / fruit upon the ground surface;

(d) inspection schedule for all soft cover areas and maintenance requirements;

(e) protocols / risk assessments / method statements where excavations are needed e.g. for maintenance / repair / landscaping;

(f) action to be taken in event of odours;

(g) inspections and cleaning procedures in event of site flooding.

143. Having regard to the above, officers conclude that subject to appropriate planning conditions, to secure remediation prior to the commencement of the development to include ongoing measures on the site, the proposal would not give rise to demonstrable harm in this regard.

Flood Risk and Drainage

144. The application site lies within Flood Zone 1 and in accordance with the requirements of paragraph 167 and (footnote 55) of the NPPF, a flood risk assessment is required to be submitted for sites of 1 hectare or more.

145. Paragraph 167 of the NPPF states that in determining planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site specific flood risk assessment. Development should only be allowed in areas at risk of flooding, where, in the light of this assessment it can be demonstrated that b) the development is flood resistant and resilient and it could be quickly brought back to use without significant refurbishment; c) incorporates sustainable drainage systems; e) safe access and escape routes are included as part of an agreed emergency plan.

146. The applicant has submitted a Flood Risk Assessment (FRA) and a drainage strategy in support of the application.

147. The FRA has identified that there is a high risk of flooding from the nearby reservoir (in the event of breaching), and a low risk of flooding from fluvial, tidal, surface water and groundwater sources.

148. The application site previously formed part of an historic landfill which has been infilled. The permeability of the infill is expected to be low due to the thickness of the ground. A small area of the site is shown to be at a low to medium risk of surface water flooding.

149. The topography of the land shows that there is a change in levels towards the centre of the site and within this area surface water pooling occurs during heavy rainfalls.
150. The applicant has confirmed that surface water would be managed on site by a range of sustainable drainage measures which include rain gardens, tree pits, attenuation basin and permeable paving.
151. The proposed drainage provisions would be managed in accordance with the drainage hierarchy. Officers acknowledge that infiltration into the ground is not possible due to contamination. There are no immediately adjacent water courses that the site could outfall to.
152. Surface water attenuation would be provided to store events up to the 1 in 100-year plus climate change event. The attenuation features will need to be isolated from the existing landfill with an impermeable membrane to prevent possible contamination of the water from the fill materials.
153. A new foul drainage system would be constructed and connect (via gravity) to the existing Thames Water foul sewer which runs along Terraced Road to the south-east of the site. Thames Water have confirmed that there would be sufficient sewage capacity for the proposed development.
154. The applicant has confirmed that surface water would be managed on site by a range of sustainable drainage measures which include rain gardens, tree pits, ponds and permeable paving.
155. The Lead Local Flood Authority (LLFA) has reviewed the submitted information and has raised no objections to the proposal, subject to planning conditions requiring the submission of a detailed design for the surface water drainage scheme. A verification report prior to the occupation of the building has also been requested and this would be secured via a planning condition. The Environment Agency have raised no objections to the proposal.
156. Flooding concerns raised by local residents, in their letters of representation, have been considered by officers and raised with the LLFA. The flood officer has visited the site and has concluded that the proposed on-site drainage and attenuations provisions are satisfactory and meet with the requirements set out in the NPPF and Non-Statutory Technical Standards for sustainable drainage systems.
157. The proposal is considered to be safe for its users and would not increase flood risk elsewhere on the site or immediate area and is considered to comply with development plan policies. Officers therefore conclude that, subject to appropriate planning conditions, the proposal does not give rise to demonstrable harm in this regard.

Air Quality

158. The application site does not fall within an Air Quality Management Area (AQMA), however, the Walton AQMA and Spelthorne AQMA are within 1km of the site.
159. Air Quality Assessment (AQA) has been submitted by the applicant in support of the application.

160. The submitted documentation reviewed the impact of the construction and operational phases of the development and the impact upon the local air quality.
161. The County Air Quality Consultant (CAQC) has reviewed the submitted information and initially requested additional information in relation to the impact of dust during the construction works and the impact of vehicle emissions on the surrounding area as well as the nearby AQMA.
162. A revised AQA (ref: P2212 by ADM Ltd dated 22 August 2023) has been submitted by the applicant and the report concluded that the emissions from traffic generation arising from the proposed development are expected to have a negligible impact on air quality. The applicant has stated that site-specific measures would be implemented to ensure that the dust impacts from the construction phase of the development are mitigated and reduced to negligible. To ensure that the mitigation measures are imposed, a planning condition is recommended.
163. The County Air Quality Consultant (CAQC) has reviewed the submitted information and supplementary documentation and has raised no objections to the proposal subject to the inclusion of planning conditions.
164. The proposal is considered to be acceptable and in accordance with development plan policies. Officers therefore conclude that, subject to appropriate planning conditions, the proposal does not give rise to demonstrable harm in this regard.

Landscape Character

165. Paragraphs 126-136 of the NPPF seeks to promote the creation of well-designed places and highlights the importance of appropriate and effective landscaping as part of this wider objective.
166. Policy CS17 of the ECS refers to local character and states that new development will integrate sensitively with the local distinctive townscape and landscape.
167. The applicant has submitted a Landscape and Visual Appraisal (LVA) in support of the application.
168. The application site is located within the LCARF3 River Thames Flood Plane: South character area in the Thames Valley National Landscape. Character Area RF3 covers an extensive area and not all of the characteristics are found around the application site.
169. The application site comprises of an open field which is currently being used to graze horses. Mature trees and hedgerows surround the site along the road boundaries and access onto the site is via an existing entrance off Waterside Drive. The site itself is characterised by a low lying flood plain landscape.
170. An urban character comprising of residential development, educational establishments, a leisure centre and oil terminal are located north, east and west of the application site. The *River Thames* and its path are located 300m from the sites north-western boundary with intervening land uses (residential and leisure) separating the application site from the *River*.
171. Pastureland and allotments are located to the south and provide a more open, semi-rural character. The wider area is surrounded by new development which indicates that the landscape is changing from a predominantly rural character to a more urban townscape.

172. The proposed development would present changes to the landscape character of the site as well as the immediate surroundings. Whilst the changes would be permanent they would be limited to a small area towards the east of the site and close to existing built forms. The Heathside School development would also be visible in the backdrop.
173. The building and associated development would be most prominent from the south of the site from the adjacent field and allotments, with views along Terraced Road. Partial views would be visible from Franklyn Road and Waterside Drive, however, the established hedgerows would provide some screening which would partly mask the building from full view.
174. The LVA concludes that the proposed development would lead to minor adverse landscape effects during the construction works, however, these effects would reduce once the building works have been completed. Moderate adverse impacts would occur during the first year following completion of the construction works and would decrease once the landscaping has matured and the building weathered.
175. Officers consider the landscape character has changed as a result of the surrounding built development and whilst there would be changes to the land, the new building and associated development would not be out of character within the locality.
176. The County Landscape Consultant (CLC) has reviewed the LVA and supporting documentation. Additional information was initially requested in relation to the landscape effects and mitigation as well as clarification on the weldmesh fence which is to be erected around the attenuation pond. Following the submission of the supporting information the CLC has raised no objections to the proposal subject to planning conditions.
177. Officers acknowledged that the use of the site as a school would have an impact on the character of the area, when compared with the existing use (grazing land). However, these changes would not have a significant impact on the overall character of the area, particularly as there are a number of educational and leisure facilities within close proximity to the site.
178. The proposal is considered to be acceptable and in accordance with development plan policies. Officers therefore conclude that, subject to appropriate planning conditions, the proposal does not give rise to demonstrable harm in this regard.

Ecology, Trees and Biodiversity Net Gain

179. Section 15 of the NPPF refers to conserving and enhancing the natural environment.
180. The Bessborough and Knight Reservoirs, which are designated as Ramsar Sites, and Queen Elizabeth II Reservoir, designated as a SNCI, are situated to the north-east of the application site.
181. The applicant has submitted an Ecological Impact Assessment (EIA), Biodiversity Net Gain Report (BNGR) and supplementary information in support of the application.
182. The EIA was undertaken across the site to identify and describe all potential significant ecological effects associated with the proposed development and to identify mitigation measures to make the proposed development acceptable.

183. The submitted EIA identified the likelihood for the site and surrounding areas to support birds, bats, great crested newts and invertebrate species. Further supporting information has been submitted by the applicant in relation to bat and great crested newt activity at the site.
184. The supporting documentation (ref: Ecological Technical Note – foraging and commuting bats) provides further information in relation to foraging and commuting bats and references the results of bat activity surveys commissioned for the Heathside School development, located opposite the application site. The results of the previous surveys indicated low levels of bat activity from common pipistrelle and soprano pipistrelle bats. The single survey, commissioned in September 2023, recorded similar results to those recorded for the Heathside School development.
185. The applicant's ecologist has stated that the survey results suggest limited use of both sites have occurred and a 'core' habitat for bats, in the landscape, has not been formed. As such, it is likely that the bats are utilising other habitats such as woodland and scrubland within the wider area.
186. The applicant has proposed planting along the western boundary of the application site to create additional foraging and commuting opportunities for bats. No floodlighting would be erected on site and careful consideration would be given to a lighting strategy to ensure that the proposed development does not have an impact on bat foraging and/or commuting. A planning condition would be imposed to ensure that a lighting strategy is submitted to the County Planning Authority for consideration.
187. A Great Crested Newt review (GCNR) was undertaken in November 2022 and the findings submitted in support of the application. The review concluded that a District Level Licence in partnership with Nature Space Partnership (NSP) should be entered into. A District Licence Report (ref: 202210034) has accompanied the application.
188. The District Licence Report has concluded that the site is within a green impact risk zone and therefore no mitigation measures are required. However, planning conditions have been proposed to ensure compliance with the requirements of the District Licence ref: WML-OR112.
189. The County Ecologist (CE) has reviewed the submitted reports and supporting documentation and sought clarification in relation to the number of bat activity surveys undertaken on site. Following the submission of additional information the CE is satisfied that previous concerns in relation to bat habitats have been appropriately addressed. The CE has raised no further objection to the proposal, subject to planning conditions.
190. Overall, officers are satisfied that the mitigation measures incorporated into the scheme would result in the proposal having no significant effect to bats and or other ecological habitats. Officers therefore conclude that, subject to appropriate planning conditions, the proposal does not give rise to demonstrable harm in this regard.

Trees

191. Paragraph 131 of the NPPF refers to trees and states 'Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments and that

appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing are retained where possible’.

192. Policy DM6 of the EDMP states that development proposals should be designed to include landscape, tree retention and protection.
193. The application site is an open field void of any significant arboricultural features. Mature trees and hedgerows surround the site along the northern, western and eastern boundaries. An arboricultural impact assessment (AIA), Tree Survey and Tree Protection Plan (TPP) have been submitted in support of the application.
194. The submitted Tree Survey recorded a total of 26 individual trees and 6 groups, within or adjacent to the application redline boundary, which would be impacted by the proposed development. The trees range from category B – C.
195. The individual species comprise of native trees including hawthorn, elder, rowan, field maple and wild cherry and larger native species include ash and english oak. The groups of trees comprise of native and non-native species including blackthorn, sycamore and dead elm. Most of the individual and group trees are low amenity quality.
196. The AIA advises that the proposed development would result in the loss of 9 individual and group trees, largely due to the formation of the new access. The trees to be removed are mainly B (moderate amenity value) and C (low amenity quality) category trees.
197. The trees to be retained on site will be protected during the construction works and where the works occur within a root protection area they will be undertaken by hand. A construction exclusion zone will be established to prevent construction access within close proximity to retained trees, this will include protective fencing around the root protection areas of the trees. All protective fencing will remain in situ until the construction works have been completed.
198. A detailed landscaping scheme is to be submitted and will include the planting of additional trees, hedgerows and shrub planting.
199. The County Arboricultural Officer (CAO) has reviewed the submitted documentation and has proposed a planning condition requiring compliance with the submitted Tree Protection Plan (ref: HCS-WWA-ZZ-ZZ-D-L-0301 S4 rev P03). The officer has also requested that the proposed tree planting be amended to include the *Sorbus Torminalis* or a similar species.
200. Overall, officers are satisfied that the tree protection measures are acceptable and that the existing trees would be adequately protected during the construction works. Furthermore, the submission of a landscaping scheme would include additional tree planting.
201. The proposal is considered to be acceptable and in accordance with development plan policies. Officers therefore conclude that, subject to appropriate planning conditions, the proposal does not give rise to demonstrable harm in this regard.

Biodiversity Net Gain

202. Paragraphs 174-188 of the NPPF seeks to ensure that planning policies and decision making contributes to and enhances the local and natural environment. In particular, they should seek to minimise impacts on and provide net gains for biodiversity, ensuring that any harm is

adequately mitigated. If significant harm cannot be avoided (through relocating on an alternative site with less harmful impacts), adequate mitigation, or, as a last resort, compensated for, then planning permission should be refused (paragraph 180(a)). Subsection (d) states that development whose primary objective is to conserve or enhance biodiversity should be supported.

203. Policies DM21 of the EDMP requires all new development to preserve, manage and where possible enhance existing habitats, protect species and biodiversity features. Support will be given to proposal that enhance existing and incorporate new biodiversity features.
204. Policies CS16 and CS17 of the ECS states that development should be appropriately landscaped and where appropriate should incorporate biodiversity habitats. Developments should contribute to a net gain in biodiversity and avoid any loss.
205. A Biodiversity Net Gain (BNG) metric and provision of Biodiversity Net Gain report has been completed for the development and submitted in support of the application.
206. The submitted BNG metric outlines the different types of habitats across the application site and the baseline situation for each one. The calculations show that the proposal would result in a net loss of 2.54 habitat units.
207. Due to on site constraints the application site would be unable to provide biodiversity net gain whilst also achieving all the functions required by the school. Therefore, off-site provisions have been proposed.
208. Grove Farm (Arran Way, Esher, Surrey, KT10 8BE) has been identified as a suitable area of off-site land which could be used to off-set the loss of habitats from the application site. The site is within the ownership of Surrey County Council and is 3.24 kilometres to the east of the application site.
209. The site has an overall area of approximately 26 hectares and the applicant is proposing to use a small part of the site (yet to be determined) to create off-site biodiversity opportunities and enhancements. The measures to be provided would be required secured by a planning condition for a baseline survey and metric calculations. To date, a high level walkabout of the site has been conducted to determine its suitability for Biodiversity Net Gain (BNG) uplift. It has been agreed that the size and nature of habitats present are suitable to incorporate the uplift needed to satisfy BNG for the application site.
210. Grove Farm is considered to provide opportunities for BNG provisions as it encompasses a variety of different habitats. These include grassland, woodland, scrubs, ponds as well as native hedgerow species and mature trees (large oaks).
211. The highest uplift would be achieved by enhancing grassland habitat over the majority of the site and restoring/enhancing ponds with woodland habitats to the south and west.
212. Although the majority of the BNG provision would be provided off site, the application site would incorporate some enhancements, through the landscaping scheme, SuDS provision and retention of existing hedgerows and trees.
213. The County Ecologist (CE) has reviewed the submitted documentation and supporting information and is satisfied that Grove Farm has the potential to provide opportunities for

biodiversity net gain. The officer has raised no objection to the proposal, subject to the inclusion of planning conditions to secure appropriate surveys and documentation of the off-site units at Grove Farm.

214. The off-site provisions put forward by the application to mitigate the loss of on site habitats are considered to be acceptable. Officers therefore conclude that, subject to appropriate planning conditions, the proposal does not give rise to demonstrable harm in this regard.

Archaeology

215. Policy DM12(e) of the Elmbridge Development Management Plan 2015 states that permission will be granted for development which protects, conserves and enhances the Borough's historic environment. Point e) refers to areas of high archaeological potential and states that development should take account of the likelihood of heritage assets with archaeological significance being present on the site.

216. A desk based archaeological assessment (AA) has been submitted in support of the application. The document has examined all the relevant and current available resources to determine whether the site has any archaeological potential and whether the proposal would have an impact on any heritage assets in the vicinity.

217. The report concluded that no heritage assets would be directly affected by the proposed works, however, the archaeological potential at the site is unknown. The report has recommended that an archaeological evaluation of the site should be undertaken.

218. The County Archaeological Officer (CAO) has reviewed the AA and agrees with the recommendation. The CAO has raised no objections to the proposal, subject to a planning condition requiring the implementation of a programme of archaeological works, prior to the commencement of development.

219. The proposal is considered to comply with policy DM12(e) of the Development Management Plan 2015 and NPPF. Officers therefore conclude that, subject to appropriate planning conditions, the proposal does not give rise to demonstrable harm in this regard.

Climate Change and Sustainability

220. In 2020, Surrey County Council adopted the Surrey's Climate Change Strategy which seeks to achieve a 'net zero' carbon emissions target by 2050. Paragraph 154 of the NPPF states that new development should be planned for in ways that avoid increased vulnerability to the range of impacts arising from Climate Change. When new development is brought forward in areas which are vulnerable, care must be taken to ensure that the risks can be managed through suitable adaptation measures and that the development can help to reduce greenhouse gas emissions through location, orientation and design.

221. Paragraph 157 further states that in determining planning applications, local planning authorities should expect new development to comply with any development plan policies on local requirements for decentralised energy supplies and take into account landform, layout, orientation, massing and landscape to minimise energy consumption.

222. Policy CS27 of ECS seeks to reduce the carbon foot print of new development through the use of sustainable construction techniques that promote the reuse and recycling of building

materials. Where possible high building standards would be encouraged and opportunities for renewable energy sources should be explored.

223. The proposed development has been designed to perform to stringent environmental standards and requirements, which will drive down the carbon footprint, with the aspiration to deliver a net zero carbon building in operation. This means that the thermal fabric of the building will outperform current legislation, reducing the energy required to heat the space, without compromising on the quality of the school environment. In addition to this, the building makes use of renewable energy through air source heat pumps to meet its space heating requirements.

224. Other features such as the rain garden and landscaping would contribute towards a more sustainable development.

225. Officers conclude that the proposal would demonstrate compliance with policy CS27 of the ECS and NPPF.

High Pressure Fuel Pipeline

226. The application site is bisected on an approximate west/east axis by the Exolum Pipeline Systems (EPS). This pipeline provides fuel between Heathrow and Gatwick Airport.

227. Fisher German, on behalf of EPS, were consulted and have raised no objections to the proposal, subject to the inclusion of planning conditions. The Health and Safety Executive, through their online planning consultation system, have also been consulted and have raised no objections on safety grounds. Officers therefore conclude that, subject to appropriate planning conditions, the proposal does not give rise to demonstrable harm in this regard.

Overall Conclusion on Green Belt and Planning Balance

228. The proposed development amounts to inappropriate development within the Green Belt, which is by definition harmful. The other harm resulting from the inappropriate development is the loss of openness to the Green Belt, encroachment of the countryside and the harm to the visual amenity of the area through the change in the character of the site, from one which is currently open to the construction of a new SEN school. The NPPF requires substantial weight to be applied to this harm.

229. Very Special Circumstances will not exist unless the harm to the Green Belt is clearly outweighed by other considerations. The considerations have been set out within the report and a summary is as follows:-

- Educational need
- Lack of alternative sites
- Anticipated economic and social benefits
- Community use
- Access to local schools and retention of families in the local area

230. Paragraph 95(a) of the NPPF states that 'great weight' should be given to the need to create new schools and it is also noted within paragraph 81 that 'significant weight' should be placed on the need to support economic growth through the planning system.

231. It is acknowledged that the proposed development would contribute to the built up form within the locality, impacting the openness of the Green Belt. However, the proposal would be viewed in the context of the surrounding built form which has already been significantly developed to the east, north and west, incorporating urban influences. Officers consider the impact on openness to be only moderate in this case.
232. With regard to all the other planning matters assessed above, it is not considered that there is any other harm arising from the proposal subject to appropriate planning conditions. It is therefore considered that the Very Special Circumstances put forward by the applicant would outweigh the harm identified – that by reason of its inappropriateness and harm to openness.
233. In light of the Very Special Circumstances which exist in this case, it is considered that a recommendation of approval is justified. The recommendation to approve the application has been made in compliance with the requirements set out within the NPPF and policy DM17 of the EDMP which states that development would not be approved unless the applicant can demonstrate very special circumstances that will clearly outweigh the harm.

Other - Referral to the Secretary of State

234. Under the Town and Country Planning (Consultation)(England) Direction 2021 the County Planning Authority is required to consult the Secretary of State where the proposal is for inappropriate development within the Green Belt and the proposal consists of a building where the floorspace to be created is 1000sqm or more; or any other development which by reason of its scale or nature or location, would have a significant impact on the openness of the Green Belt. Given the proposed floorspace is 4,540sqm, the application must be referred to the Secretary of State for final determination.

Human Rights Implications

235. The Human Rights Act Guidance for Interpretation, contained in the Preamble to the Agenda is expressly incorporated into this report and must be read in conjunction with the following paragraph.
236. It is recognised that the development has the potential to have an impact on the local environment and local amenity. Officers consider that these impacts can be addressed through the imposition of planning conditions and that the scale of any potential impacts are not sufficient to engage in Article 8 or Article 1. As such the proposal is not considered to interfere with any Convention right.

Conclusion

237. The proposed development constitutes inappropriate development in the Green Belt.
238. Officers accept that very special circumstances exist in this case (comprising largely the need for the school and the lack of alternative sites) and that these do outweigh the objections to the development by virtue of its inappropriateness and the moderate impact on openness which would occur.
239. It is considered that the cumulative benefits arising from the scheme clearly outweigh the identified harm and therefore very special circumstances, required to justify the development, do exist.

240. Accordingly, the recommendation is to grant planning permission subject to the referral to the Secretary of State.

Recommendation

241. That, pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992, planning application ref: EL2023/1953 be referred to the Secretary of State under paragraph 10 of the Town and Country Planning (Consultation) (England) Direction 2021, and in the absence of any direction by the Secretary of State, BE PERMITTED subject to the conditions and informatives set out below:

242. :

Conditions:

IMPORTANT - CONDITION NO(S) 3, 4,5, 6, 7,8,9,10 and 11 MUST BE DISCHARGED PRIOR TO THE COMMENCEMENT OF THE DEVELOPMENT.

1. The development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of this permission.
2. The development hereby approved shall be carried out in all respects in accordance with the following plans/drawings:

HCS-HNW-ZZ-ZZ-D-A-1110 Rev P04 Site Location Plan January 2022

HCS-HNW-ZZ-00-D-A-2200 Rev P09 Ground Floor Plan December 2022

HCS-HNW-ZZ-01-D-A-2201 Rev P09 First Floor Plan dated December 2022

HCS-HNW-ZZ-RF-D-A-2202 Rev P08 Roof Plan dated 9 June 2023

HCS-HNW-ZZ-ZZ-D-A-2303 Rev P02 Elevation Plan - Block A dated December 2022

HCS-HNW-ZZ-ZZ-D-A-2304 Rev P02 Elevation Plan - Block B dated December 2022

HCS-HNW-ZZ-ZZ-D-A-2305 Rev P02 Elevation Plan - Block C dated December 2022

HCS-HNW-ZZ-ZZ-D-A-2310 Rev P09 Elevations dated 9 June 2023

HCS-HNW-ZZ-ZZ-D-A-2400 Rev P02 Bay Elevations dated December 2022

HCS-HNW-ZZ-ZZ-D-A-2400 Rev P05 Sections dated December 2022

HCS-WWA-ZZ-ZZ-D-L-0102 Rev P14 Landscape Masterplan dated 30 August 2023

HCS-WWA-ZZ-ZZ-D-L-0104 Rev P07 Levels Plan 6 dated December 2022

HCS-WWA-ZZ-ZZ-D-L-0105 Rev P08 Green Infrastructure Strategy dated 30 August 2023

HCS-WWA-ZZ-ZZ-D-L-0106 Rev P04 Site Security Plan dated 20 December 2022

HCS-WWA-ZZ-ZZ-D-L-0107 Rev P04 Detail Design Area - West dated 20 December 2022

HCS-WWA-ZZ-ZZ-D-L-0108 Rev P04 Detail Design Area - East dated 20 December 2022

HCS-WWA-ZZ-ZZ-D-L-0109 Rev P04 Detail Design Area - Central dated 20 December 2022

HCS-WWA-ZZ-ZZ-D-L-0401 Rev P04 Site Section A-A dated 21 December 2022

HCS-WWA-ZZ-ZZ-D-L-0402 Rev P04 Site Section B-B dated 21 December 2022

HCS-WWA-ZZ-ZZ-D-L-0403 Rev P04 Site Section C-C dated 21 December 2022

HCS-WWA-ZZ-ZZ-D-L-0701 Rev P01 Tree Protection Plan dated 4 May 2023

3. Prior to commencement of the development hereby permitted (including any remediation works) a programme of archaeological work, to be conducted in accordance with a written scheme of investigation, shall be submitted to and approved, in writing, by the County Planning Authority. The development shall be implemented in accordance with the approved details.
4. Prior to commencement of the development hereby permitted a construction and operational plan, detailing any works within 50m of the pipeline, shall be submitted to and approved in writing by the County Planning Authority in association with Exolum Pipeline Systems. The works shall thereafter be carried out in accordance with the approved details.
5. Prior to commencement of development hereby permitted, a supplementary ground investigation and risk assessment (in addition to any assessment provided within the planning application) shall be prepared in accordance with a scheme to assess the nature and extent of any contamination on the site (whether or not it originates on the site). The investigation and risk assessment must be undertaken by a competent person. The scope of the scheme, including a written report, shall be submitted to and approved in writing by the County Planning Authority.
6. Prior to commencement of development hereby permitted, other than the works required to be carried out as part of the investigative works required by condition 5 above, a detailed remediation strategy to include objectives, timetable of works and site management procedures, risks to human health, buildings, properties and other natural and historic environments shall be submitted to and approved in writing by the County Planning Authority.

The detailed remediation strategy, shall be prepared by a competent person and will ensure that the site does not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The development shall be implemented in accordance with the details approved.

7. Prior to the commencement of development hereby permitted, the remediation strategy approved under condition 6 shall be carried out in accordance with its terms, unless otherwise agreed in writing by the County Planning Authority. The County Planning Authority shall be notified in writing 14 days before the works commence on site.

Following completion of the remediation measures identified, a verification report demonstrating the completion of works set out in the remediation strategy and its effectiveness shall be submitted to and approved in writing by the County Planning Authority.

8. The development of the site as permitted shall take place wholly in accordance with the terms and conditions of the Council's organisational licence (WML-OR112, or a 'Further

Licence’) and with the proposals detailed on plan 'Thamesfield Farm: Impact Plan for great crested newt licensing (Version 1)', dated 27th January 2023.

9. No development of the site hereby permitted shall take place unless and until a certificate from the Delivery Partner (as set out in the District Licence WML-OR112, or a ‘Further Licence’), confirming that all necessary measures regarding great crested newt compensation have been appropriately dealt with, has been submitted to and approved in writing by the planning authority and the authority has provided authorisation for the development to proceed under the district newt licence.
10. Prior to the commencement of development hereby permitted, a lighting strategy for all external lighting, shall be submitted to and approved in writing by the County Planning Authority. The lighting strategy shall include measures described in the Ecology Partnership Report (dated 20th October 2023). The lighting strategy shall also be in accordance with the published guidance on Bats and Artificial Lighting at Night (BCT & ILP, 2023). The applicant should demonstrate that the proposed lighting is the minimum needed for security and working purposes and that the proposal minimises pollution from glare and spillage.

Any approved external lighting shall be installed in accordance with the approved drawings and permanently retained.

11. Prior to the commencement of development hereby permitted a Construction Environmental Management Plan shall be submitted to and approved in writing by the County Planning Authority. The CEMP shall include the following:-

- a) Dust management plan
- b) Construction lighting management measures, including a plan
- c) Outline of programme of works
- d) Details of management responsibilities including complaint recording and management.

The development shall be carried out in accordance with the details and measures approved in the CEMP.

12. No development of the playing field/pitches shall take place unless and until:
 - a. A detailed assessment of ground conditions of the land proposed for the new playing field land as shown on drawing number HCS-WWA-Z Z-Z Z-D-L-0102 has been undertaken (including drainage and topography) to identify constraints which could affect playing field quality; and
 - b. Details of the results of (a) and the proposed method of construction of the playing fields including timescales have been submitted to and approved in writing by the County Planning Authority.

The works shall be carried out in accordance with the approved scheme.

13. The playing field shall be used for Outdoor Sport and for no other purpose (including without limitation any other purpose in Class D2 Use Classes Order 2005, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).
14. The playing field/pitches shall be constructed and laid out in accordance with Drawing No. HCS-WWA-ZZ-ZZ-D-L-0102 and with the standards and methodologies set out in the guidance note "Natural Turf for Sport" (Sport England, 2011).
15. Prior to the installation of the drainage for the development hereby permitted, details of the design of surface water drainage scheme shall be submitted to and approved in writing by the County 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) Evidence that the proposed final solution will effectively manage the 1 in 30 (+35% allowance for climate change) & 1 in 100 (+40% allowance for climate change) storm events, during all stages of the development. Associated discharge rates and storage volumes shall be provided using a maximum discharge rate 2.82 litres/second.
 - b) 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.). Including details of the proposed raingarden, permeable paving, tree pits and attenuation basin.
 - c) 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.
 - d) Details of drainage management responsibilities and maintenance regimes for the drainage system.
 - e) 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.

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

16. Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the County Planning Authority. This must demonstrate that the surface water drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls), and confirm any defects have been rectified.
17. The development hereby permitted shall not be occupied unless and until at least 20% of all available staff parking spaces are 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) and a further 20% of staff parking spaces are provided with cabling for the future provision of charging points, to be thereafter retained.

18. The development hereby permitted shall not be occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purposes.
19. The development hereby permitted shall not be occupied until the proposed vehicular access to Waterside Drive has been constructed and provided with visibility zones in accordance with the approved plans. Thereafter the visibility zones shall be kept permanently clear of any obstruction over 0.6m high.
20. The development hereby permitted shall not be occupied unless and until facilities for the secure, covered parking of bicycles and the provision of a charging point with timer for e-bikes nearby have been provided within the development site in accordance with the approved plans and the details within the accompanying Transport Assessment and thereafter the said approved facilities shall be retained.
21. The development hereby permitted shall be implemented in accordance with the details and measures contained within the submitted Construction Traffic Management Plan (ref: CTMP01 V1.0 dated May 2023).
22. The development hereby permitted shall be implemented in accordance with the details and measures contained within the submitted Parking Management Plan (ref: CPMP dated May 2023).
23. The permitted hours for construction works shall take place only during the following hours:
 - 08:00 – 18:00 Monday to Friday
 - 08:00 – 13:00 Saturday

There shall be no construction works on Sunday, Public, National and Bank Holidays or between the hours of 18:00 and 07:00.
24. Noise levels from construction works during the standard construction hours specified in Condition shall not exceed 70 dB(A) LAeq,1h at 1 m from the façade of any noise sensitive receptor (residential or noise sensitive building) within the vicinity of the site. Noise generating works shall not take place outside of the hours permitted in Condition 23 without prior consent from the County Planning Authority.
25. The Rating Level, L_{Ar,Tr}, of the noise emitted from all plant, equipment and machinery, including on site vehicle movements, associated with the application site shall be no greater than equal to the existing representative LA90 background sound level at any time at the nearest noise sensitive receptors (residential or noise sensitive building). Any assessment shall be carried out in accordance with the current version of British Standard (BS) 4142:2014+A1:2019 'Methods for rating and assessing industrial and commercial sound'.

The existing representative LA90 background sound level shall be determined by measurement that shall be sufficient to characterise the environment. The representative level should be justified following guidance contained within the current version of BS4142:2014:A1+2019.

26. At the request of the County Planning Authority and/or in response to a noise complaint, noise monitoring shall be undertaken at any noise sensitive receptors (residential or noise sensitive building) within the vicinity of the site or calculated from measurements taken at the site boundary to demonstrate compliance with Condition 25.

Prior to carrying out noise monitoring, proposals for monitoring shall be submitted to and approved in writing by the County Planning Authority, taking into account the noise limits set in Condition 25.

The results of the noise monitoring shall be reported to the County Planning Authority within 30 days of the monitoring. Measurements should only be undertaken by those competent to do so (i.e., Member or Associate grade of the Institute of Acoustics).

Should the site fail to comply with the noise limits set in Condition 25, the applicant shall submit a scheme for approval in writing by the County Planning Authority to attenuate noise levels to the required level which shall be implemented within 30 days, or the source of noise shall cease until the scheme is in place.

27. The permitted hours for use of the MUGA / All Weather Pitches / Hard Play Areas shall be permitted to take place only during the following hours:
- Monday to Friday 08:00 to 18:00 hours
28. Within 6 months from the date of the permission, a landscape and ecological management plan (LEMP) shall be submitted to the County Planning Authority for approval in writing and thereafter implemented in accordance with the approved details. The LEMP shall include:

On site provisions – Waterside Drive

- a) details of the management and maintenance of the proposed on site planting and pond;
- b) a plan showing the location of the on site log piles, bird and bat boxes.
- c) a revised BNG metric V4.0 spreadsheet for the on site habitat creation / enhancements

Off site provisions – Grove Farm

- d) a plan showing the location of the off site biodiversity provision;
- e) an ecological impact assessment to establish what habitats are present on site (e.g. dormice, great crested newts);
- f) a baseline survey in accordance with the BNG metric V4.0 and Habitat Classification System methodology shall be provided;
- f) habitat creation / enhancement for Grove Farm demonstrating a net gain for hedgerows and habitat units;
- g) details of the management and maintenance of the proposed off site provisions for a 30 year period;

29. Within 6 months of the date of the permission, details of a hard and soft landscaping scheme shall be submitted for approval in writing to the County Planning Authority for approval in writing. The scheme shall include:
- a) A scaled plan showing existing vegetation and features which are to be retained;
 - b) A scaled plan showing the proposed planting;
 - c) Schedule of planting including species, size and quantity;
 - d) Proposed planting protection measures (e.g rabbit guards etc);
 - e) Maintenance and management regimes;
 - f) Proposed ground levels
 - g) Tree pit design
 - h) Permeable paving

All landscape planting shall be carried out in accordance with the approved details in the first available planting season following approval of details and any trees that are found to be dead, dying, severely damaged or diseased within five years of the carrying out of the landscaping scheme, shall be replaced in the next planting season by specimens of similar size and species.

30. The development hereby permitted shall be implemented fully in accordance with the recommendations in the Arboricultural Impact Assessment (ref: HCS-WWA-XX-XX-T-L-0603 Rev PO1) and shall thereafter be carried out in accordance with the approved details.
31. With the exception of initial ground investigation works, no development should take place until all the tree protection measures, as shown on plan (ref: HCS-WWA-ZZ-ZZ-D-L-0701 Rev PO1), have been fully installed. All tree protection measures shall thereafter remain in place for the duration of the construction phases.

Reasons:

1. To comply with Section 91 (1)(a) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt and in the interests of proper planning.
3. To ensure that potential impacts of the development can be mitigated through a programme of archaeological works and in accordance with policy DM11 of the Elmbridge Development Management Plan 2015. The programme needs to be in place before any site works commence therefore the condition is required pre-commencement of development.
4. To ensure that the pipeline is protected during the construction works and to enable future access for maintenance and operational requirements. This condition is required pre-commencement to ensure that all groundworks on the site are managed appropriately.
5. To ensure that adverse effects from pollution on the environment, harm to human health or general amenity are avoided and in accordance with policy DM5 of the Elmbridge

Development Management Plan 2015 and NPPF. This condition is required pre-commencement to ensure that the development can be carried out safely without unacceptable risks.

6. To ensure that adverse effects from pollution on the environment, harm to human health or general amenity are avoided and in accordance with policy DM5 of the Elmbridge Development Management Plan 2015 and NPPF. This condition is required pre-commencement to ensure that the development can be carried out safely without unacceptable risks.
7. To ensure that adverse effects from pollution on the environment, harm to human health or general amenity are avoided and in accordance with policy DM5 of the Elmbridge Development Management Plan 2015 and NPPF. This condition is required pre-commencement to ensure that the development can be carried out safely without unacceptable risks.
8. To ensure that adverse impacts on great crested newts are adequately mitigated and to ensure that site works are delivered in full compliance with the organisational licence WML-OR112 (or a 'Further Licence') and comply with policy DM21 of the Elmbridge Development Management Plan 2015. This condition is required prior to commencement in order to protect on site habitats.
9. To ensure that adverse impacts on great crested newts are adequately mitigated and to ensure that site works are delivered in full compliance with the organisational licence WML-OR112 (or a 'Further Licence') and comply with policy DM21 of the Elmbridge Development Management Plan 2015. This condition is required prior to commencement in order to protect on site habitats.
10. To preserve and enhance protected species and residential amenities and in accordance with policies DM5 and DM21 of the Elmbridge Development Management Plan 2015 and NPPF. This condition is required prior to commencement in order to protect ecological habitats and neighbouring residential amenities.
11. To prevent pollution to the environment, to protect species of conservation concern and to protect residential amenity in accordance with policies DM5 and DM21 of the Elmbridge Development Management Plan 2015. This condition is required prior to commencement in order to protect ecological habitats and neighbouring residential amenities during the construction phase.
12. To ensure that any ground condition constraints can be and are mitigated and to comply with policy CS14 of the Elmbridge Core Strategy 2011.
13. To protect the playing field from loss and/or damage, to maintain the quality of and secure the safe use of sports pitches and to accord with policy CS14 of the Elmbridge Core Strategy 2011.
14. To ensure the quality of pitches is satisfactory and they are available for use before development (or agreed timescale) and to accord with CS14 of the Elmbridge Core Strategy.

15. 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 CS26 of the Elmbridge Core Strategy 2011.
16. To ensure the Drainage System is designed to the National Non-Statutory Technical Standards for SuDS and to comply with policy CS26 of the Elmbridge Core Strategy 2011.
17. To protect sustainable modes of transport in accordance with policy DM7 of the Elmbridge Development Management Plan 2015 and the NPPF.
18. In the interest of highway safety and to comply with policy DM7 of the Elmbridge Development Management Plan 2015.
19. In the interest of highway safety and to comply with policy DM7 of the Elmbridge Development Management Plan 2015.
20. To protect sustainable modes of transport in accordance with policy DM7 of the Elmbridge Development Management Plan and the NPPF.
21. In the interest of highway safety and to comply with policy DM7 of the Elmbridge Development Management Plan 2015.
22. In the interest of highway safety and to comply with policy DM7 of the Elmbridge Development Management Plan 2015.
23. To protect the amenity of noise sensitive receptors during the construction phase of the development and to comply with policy DM5 of the Elmbridge Development Management Plan 2015.
24. To protect the amenity of noise sensitive receptors during the construction phase of the development and to comply with policy DM5 of the Elmbridge Development Management Plan 2015.
25. To protect the amenity of noise sensitive receptors during the construction phase of the development and to comply with policy DM5 of the Elmbridge Development Management Plan 2015.
26. To protect the amenity of noise sensitive receptors during the construction phase of the development and to comply with policy DM5 of the Elmbridge Development Management Plan 2015.
27. To protect the amenities of local residents and to comply with policy DM5 of the Elmbridge Development Management Plan 2015.
28. To enhance and protect habitats and biodiversity and in accordance with policies CS15 of the Elmbridge Core Strategy 2011 and DM21 of the Elmbridge Development Management Plan 2015 and NPPF.
29. To preserve the visual amenities of the locality and in accordance with policy DM6 of the Elmbridge Development Management Plan 2015.

30. To protect and enhance the appearance and character of the site and locality and in accordance with policies CS14, CS15 of the Elmbridge Core Strategy 2011 and policy DM6 of the Development Management Plan 2015.
31. To protect and enhance the appearance and character of the site and locality and in accordance with policy DM6 of Elmbridge Development Management Plan 2015 and NPPF.

Informatives:

1. In determining this application the County Planning Authority has worked positively and proactively with the applicant by entering into pre-application discussions; scoping of the application; assessing the proposals against relevant Development Plan policies and the National Planning Policy Framework including its associated planning practice guidance and European Regulations, providing feedback to the applicant where appropriate. Further, the County Planning Authority has: identified all material considerations; forwarded consultation responses to the applicant; considered representations from interested parties; liaised with consultees and the applicant to resolve identified issues and determined the application within the timeframe agreed with the applicant. Issues of concern have been raised with the applicant including ecology, noise, contamination, traffic, air quality, flooding, landscape, visual impact and Green Belt and addressed through negotiation and acceptable amendments to the proposals. The applicant has also been given advance sight of the draft planning conditions and the County Planning Authority has also engaged positively in the preparation of draft legal agreements. This approach has been in accordance with the requirements of paragraph 38 of the National Planning Policy Framework 2023.
2. It is the responsibility of the developer to provide e-bike charging points with socket timers to prevent them constantly drawing a current over night or for longer than required. Signage should be considered regarding damaged or shock impacted batteries, indicating that these should not be used/charged. The design of communal bike areas should consider fire spread and there should be detection in areas where charging takes place.
3. When access is required to be 'completed' before any other operations, the Highway Authority may agree that surface course material and in some cases edge restraint may be deferred until construction of the development is complete, provided all reasonable care is taken to protect public safety.
4. The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (Section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or is being built. Planning consent for a development does not provide a defence against prosecution under this Act.

Trees and scrub are likely to contain nesting birds between 1 March and 31 August inclusive. Trees and scrub are present on the application site and are assumed to contain nesting birds between the above dates, unless a recent survey has been undertaken by a competent ecologist to assess the nesting bird activity during this period and shown it is absolutely certain that nesting birds are not present.
5. The attention of the applicant is drawn to the requirements of Sections 7 and 8 of the Chronically Sick and Disabled Persons Act 1970 and to Department for Children, Schools and Families Building Bulletin 102 'Designing for disabled children and children with Special Educational Needs' published in 2008 and Department of Education Building Bulletin 104

'Area guidelines for SEND and alternative provision' December 2015, or any prescribed document replacing these notes.

6. This approval relates only to the provisions of the Town and Country Planning Act 1990 and must not be taken to imply or be construed as an approval under the Building Regulations 2000 or for the purposes of any other statutory provision whatsoever.

Contact Janine Wright

Tel. no. 020 8541 9897

Background papers

The deposited application documents and plans, including those amending or clarifying the proposal, and responses to consultations and representations received, as referred to in the report and included in the application file.

For this application, the deposited application documents and plans, are available to view on our [online register](#). The representations received are publicly available to view on the district/borough planning register.

The Elmbridge Borough Council planning register entry for this application can be found under application reference EL2023/1953.

Other documents

The following were also referred to in the preparation of this report:

Government Guidance

[National Planning Policy Framework](#)

[Planning Practice Guidance](#)

The Development Plan

Elmbridge Borough Council Development Management Plan 2015

Elmbridge Borough Council Core Strategy 2011

Other Documents

Surrey County Council Local Transport Plan

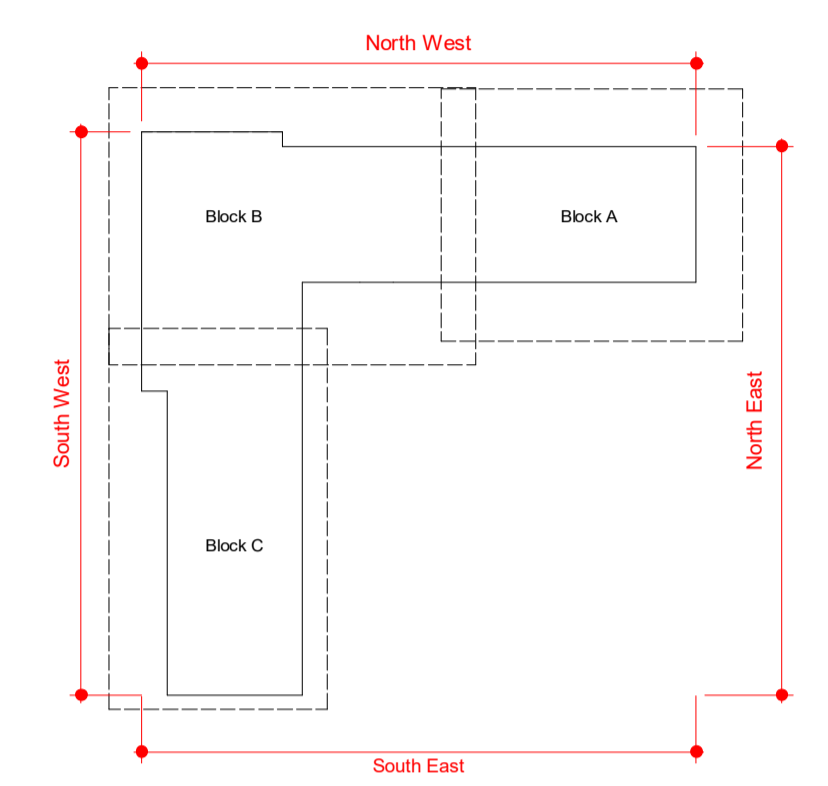
Elmbridge Supplementary Planning Documents

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Rev	Amendments	By	Chkd	Date
P01	REVISED STAGE 3 ISSUE	ML	WS	24/03/2023
P02	PLANNING ISSUE	ML	GE	10/10/2023



Block C - North East Elevation
 1 : 100



Material Key

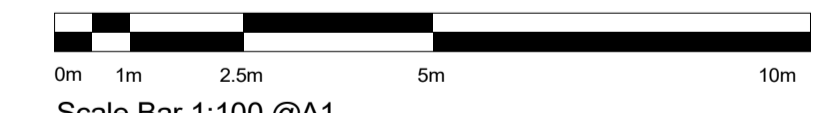
- 1 Brickwork
- 2 Render
- 3 Aluminium Standing Seam Cladding
- 4 External Windows / Curtain Walling
- 5 Entrance Canopy
- 6 Classroom Canopy
- 7 Rain Water Pipe
- 8 Parapet Coping
- 9 Louvre
- 10 School Signage



Block C - South East Elevation
 1 : 100

Note:
 Indicative standing seam layout shown - please refer to proposed bay elevations for design intent.

Note:
 All external lighting and signage to be confirmed.
 MEP layout to roof to be developed in Stage 4 with input from MEP consultant.
 Type / finish / colour of all external materials to be confirmed.
 Structural Engineer to advise regarding movement/deflection requirements to all external walls.
 Fall restraint and collapsible edge protection to be developed in Stage 4.



Scale Bar 1:100 @A1

Project
 Hopescourt School

Drawn by	Checked by	HNW Project No.	Date Created
ML	WS	22046	DEC 2022

Scale
 A1- As indicated

Drawing Title
 Block C - Elevations

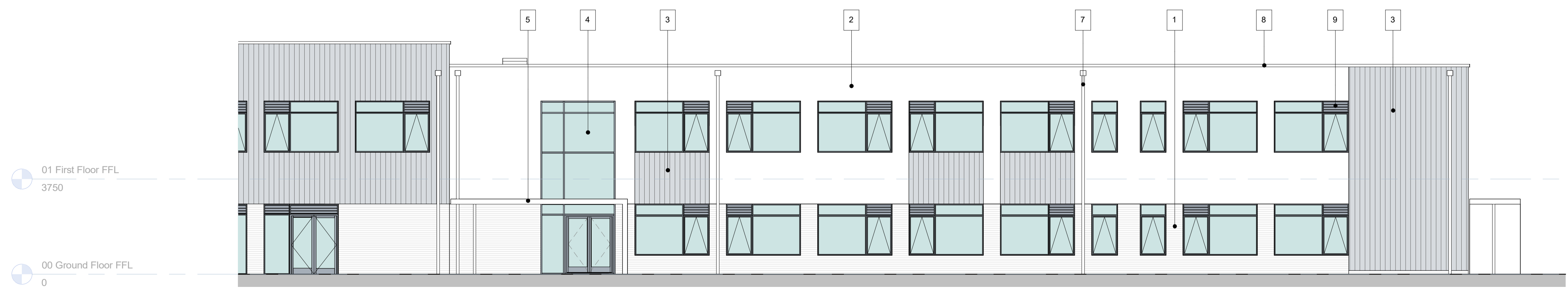
Drawing status	Revision
Preliminary	P02

Drawing Name
 HCS-HNW-ZZ-ZZ-D-A-2305

61 North Street, Chichester, West Sussex, PO19 1NB



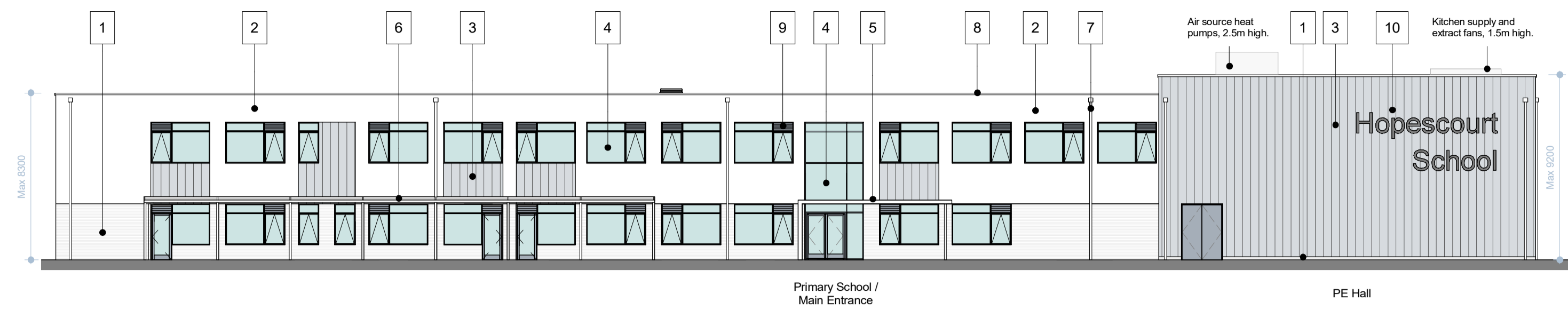
Block C - South West Elevation
 1 : 100



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Rev	Amendments	By	Chkd	Date
P01	First Issue, WP Elevations	ML	GE	16/12/2022
P02	DRAFT planning drawings	ML	GE	23/12/2022
P03	DRAFT Planning Issue	ML	WS	09/01/2023
P04	PLANNING ISSUE	ML	GE	16/01/2023
P05	Updated building elevations.	ML	WS	28/02/2023
P06	REVISED STAGE 3 ISSUE	ML	WS	24/03/2023
P07	Revised Stage 3 Issue	ML	GE	28/04/2023
P08	PLANNING ISSUE	ML	GE	10/05/2023
P09	Revised, PLANNING ISSUE	ML	KC	09/06/2023



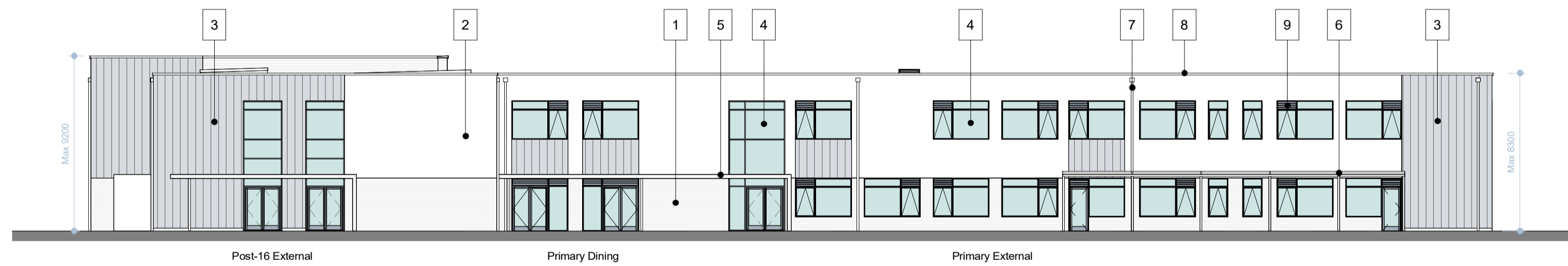
North West Elevation

1 : 200



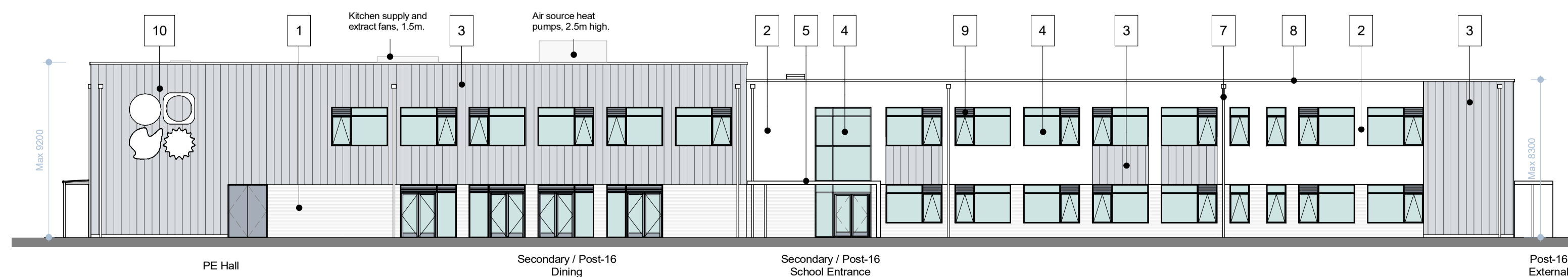
North East Elevation

1 : 200



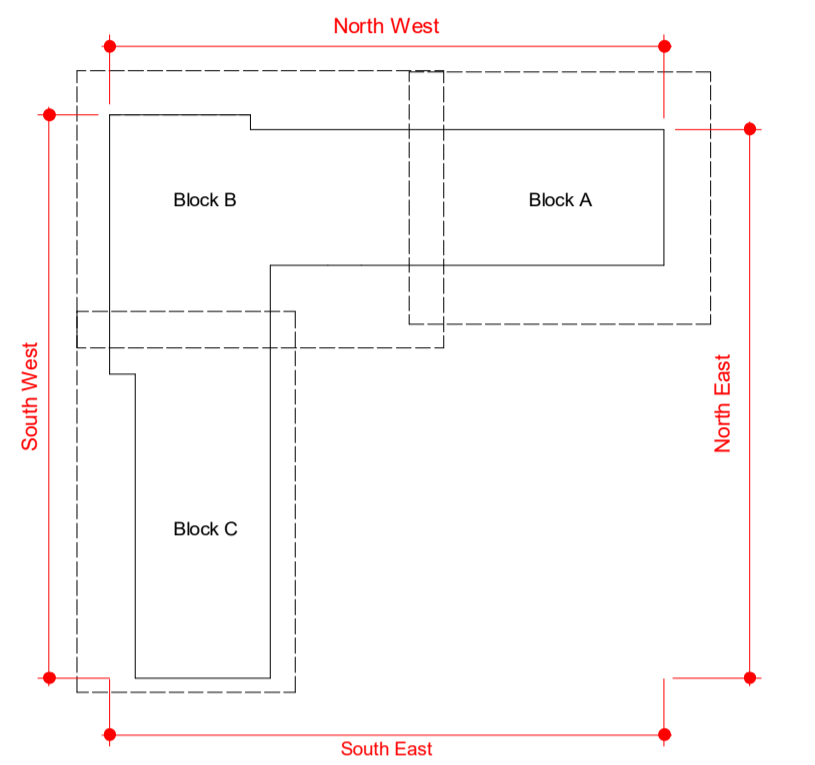
South East Elevation

1 : 200



South West Elevation

1 : 200

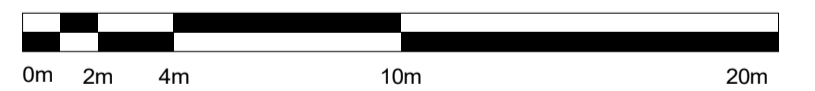


Material Key

- 1 Brickwork
- 2 Render
- 3 Aluminium Standing Seam Cladding
- 4 External Windows / Curtain Walling
- 5 Entrance Canopy
- 6 Classroom Canopy
- 7 Rain Water Pipe
- 8 Parapet Coping
- 9 Louvre
- 10 School Signage

Note:
 Indicative standing seam layout shown - please refer to proposed bay elevations for design intent.

Note:
 All external lighting and signage to be confirmed.
 Refer to MEP Roof Services Layout, MEP layout to roof to be developed in Stage 4 with input from MEP consultant.
 Type / finish / colour of all external materials to be confirmed.
 Structural Engineer to advise regarding movement/deflection requirements to all external walls.
 Fall restraint and collapsible edge protection to be developed in Stage 4.



Scale Bar 1:200@A1

Project
Hopescourt School

Drawn by	Checked by	HNW Project No.	Date Created
ML	WS	22046	DEC 2022

Scale
 A1- As indicated

Drawing Title
Elevations

Drawing status	Revision
Preliminary	P09

Drawing Name
 HCS-HNW-ZZ-ZZ-D-A-2310

61 North Street, Chichester, West Sussex, PO19 3NB



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- Wildflower meadow
Refer to drawing HCS-WWA-ZZ-ZZ-D-L-0105
- Trees to be removed
Refer to Tree Survey & Arboricultural Impact Assessment
HCS-WWA-XX-XX-T-L-0603 and
Tree protection Plan HCS-WWA-ZZ-ZZ-D-L-0701
- B Bollards
- 1 Refuse store with concrete base.
Refuse store to have a gully and wash down tap.
- 2 Covered and secure bike store for 20 cycles including 2 accessible
cycle bays
- 3 External canopy
- 4 Electronically operated sliding gate
- 5 Substation
- A 24no Active EV charging bays (12no double charging units)
- P 22no Passive EV charging bays
- Pedestrian asphalt
Refer to engineers details
- Vehicular asphalt
Refer to engineers details
- Permeable block paving
Refer to detail D-L-0501 D01
- Existing paving retained
- Concrete hard standing
Refer to engineers details
- Unknown service easement zone
- Exlum pipe centre and easement extents
- Planning Boundary
- 3.0m high weldmesh to MUGA with associated gates
Refer to drawing HCS-WWA-ZZ-ZZ-D-L-0106
- 2.4m high weldmesh secure boundary with associated gates
Refer to drawing HCS-WWA-ZZ-ZZ-D-L-0106
- 1.8m high weldmesh with associated gates
Refer to drawing HCS-WWA-ZZ-ZZ-D-L-0106
- 1.8m high Protek 2000 weldmesh fence with timber infills and
associated gates
Refer to drawing HCS-WWA-ZZ-ZZ-D-L-0106
- 1.8m high Protek 2000 weldmesh fence with timber infills with
0.6 weldmesh above and associated gates
Refer to drawing HCS-WWA-ZZ-ZZ-D-L-0106
- 1.5m high weldmesh internal boundary with associated gates
Refer to drawing HCS-WWA-ZZ-ZZ-D-L-0106
- 600mm high timber knee rail
Refer to drawing HCS-WWA-ZZ-ZZ-D-L-0106
- Drainage attenuation pond
Refer to engineers details
- Amenity Grass
Refer to drawing HCS-WWA-ZZ-ZZ-D-L-0105
- Existing vegetation and hedgerows
To be retained and protected
Refer to drawing HCS-WWA-ZZ-ZZ-D-L-0701
- Existing hedgerow to be retained and protected
Refer to drawing HCS-WWA-ZZ-ZZ-D-L-0701
- Existing trees to be retained and protected.
Refer to drawing HCS-WWA-ZZ-ZZ-D-L-0701
- Proposed ornamental shrub planting
Refer to drawing HCS-WWA-ZZ-ZZ-D-L-0105
- Proposed hedge planting
Refer to drawing HCS-WWA-ZZ-ZZ-D-L-0105
- Proposed tree planting
Refer to drawing HCS-WWA-ZZ-ZZ-D-L-0105
- Native Shrub/caspe planting
Refer to drawing HCS-WWA-ZZ-ZZ-D-L-0105

No.	Date	Appr	Revision Notes
P 14	30/08/23	TJ	Key updated. Existing trees shown
P 13	01/08/23	AH	Kerb and bollards amended
P 12	27/07/23	JL	Substation size amended and surface to cycle store amended
P 11	07/07/23	JL	CP Issue. Key updated
P 10	25/05/23	GWW	Active and passive EV bays shown
P 09	09/05/23	GWW	Item references updated

Note: All Dimensions must be checked on site and not scaled from this drawing.
All cross references are to the latest revision of the relevant drawing or specification being referenced

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Scale/North Point

Client
Willmott Dixon

Job Title
Hopescourt School

Drawing Title
Landscape Masterplan

Issue
CONTRACTORS PROPOSALS

Scale
1:500@A1

Drawn
MJB

Checked
GWW

Project ID
2278

Date
06/12/2022

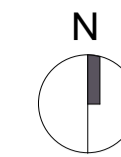
Drg
HCS-WWA-ZZ-ZZ-D-L-0102

Status
S4

Rev
P14

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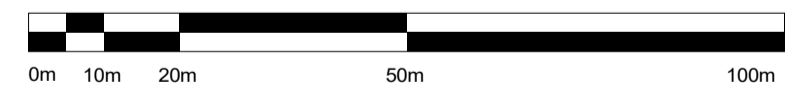
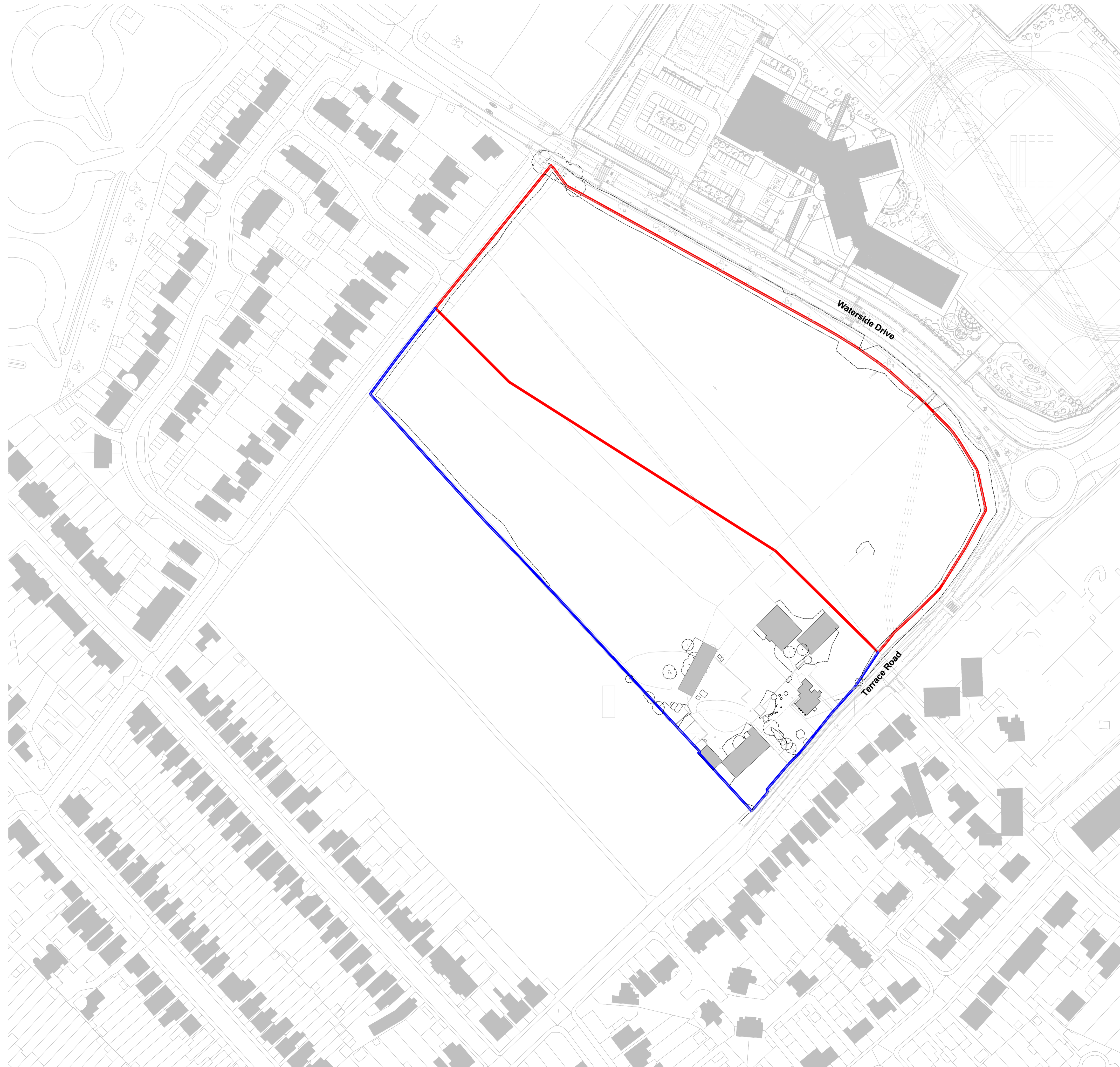
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Rev	Amendments	By	Chkd	Date
P01	DRAFT Planning Issue	ML	WS	09/01/2023
P02	PLANNING ISSUE	ML	GE	16/01/2023
P03	REVISED STAGE 3 ISSUE	ML	WS	24/03/2023
P04	PLANNING ISSUE	ML	GE	10/10/2023

Key

- Development Boundary
- Ownership Boundary



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Project			
Hopscourt School			
Drawn by	Checked by	HNW Project No.	Date Created
ML	WS	22046	JAN 2023
Scale			
A1- 1 : 1000			
Drawing Title			
Site Location Plan			
Drawing status		Revision	
Preliminary		P04	
Drawing Name			
HCS-HNW-ZZ-ZZ-D-A-1110			
61 North Street, Chichester, West Sussex, PO19 1NB			



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Site Location: **Land south-west of Waterside Drive, Walton on Thames, Surrey**



The construction of a new special educational needs school, including sport courts and pitches, vehicle parking, landscaping and new vehicular and pedestrian access from Waterside Drive.

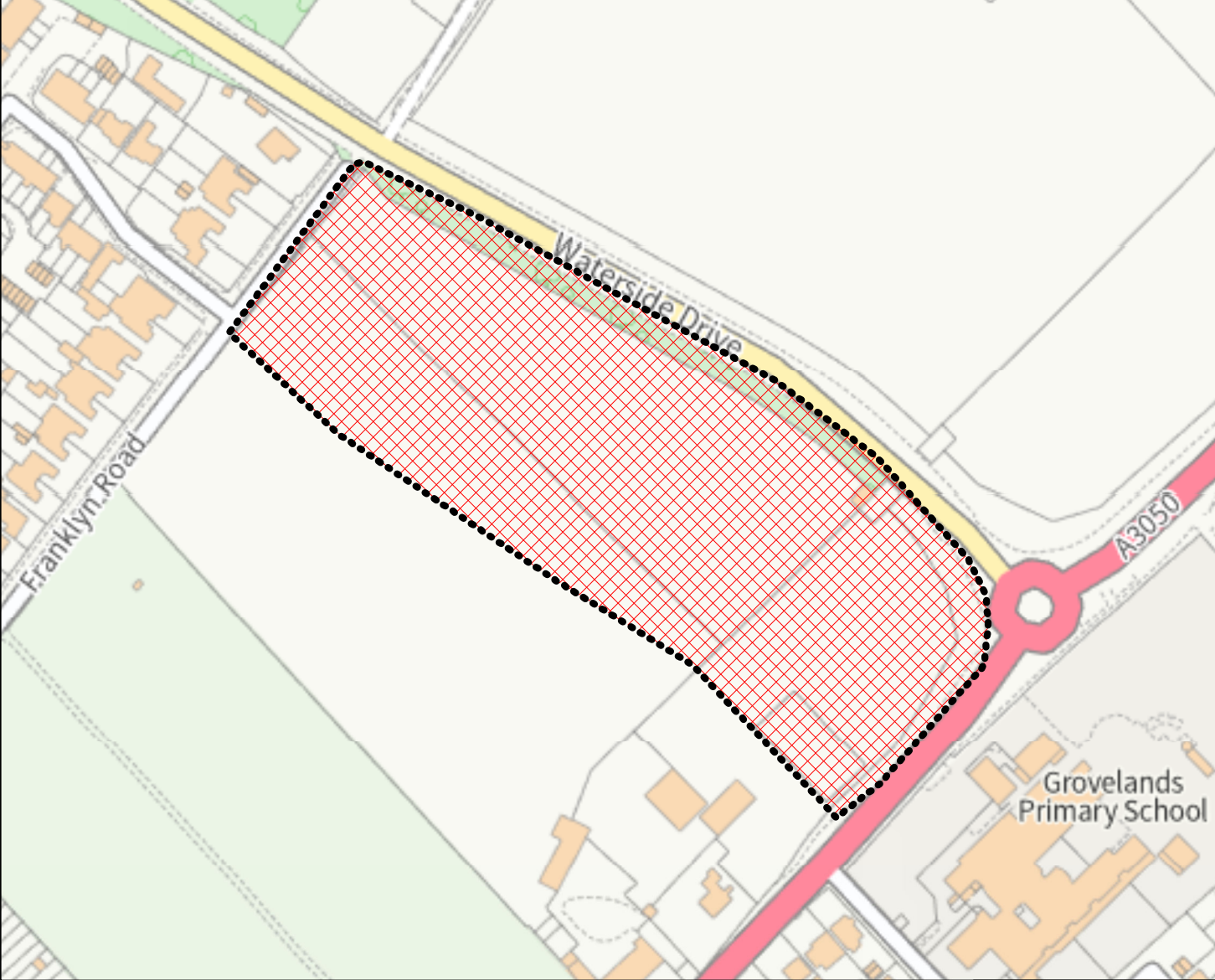
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Application numbers:
EL2023/1953

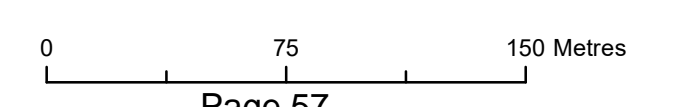
Electoral divisions:
Walton

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Note: This plan is for indicative purposes only



Ref No:
SCC_Ref_2023-0092

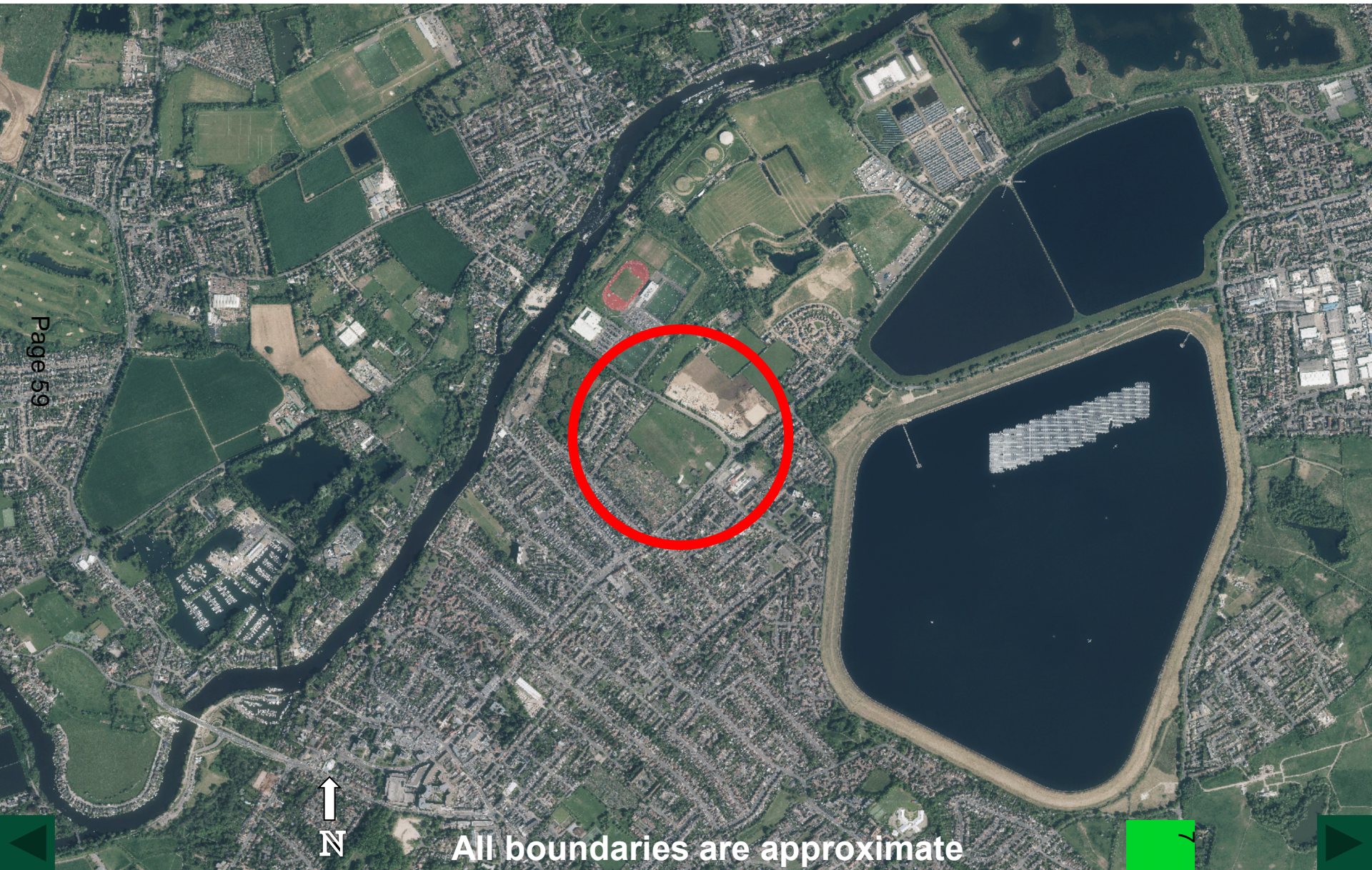


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Aerial 1: Surrounding area



Page 59



All boundaries are approximate



2023 Aerial Photos

Aerial 2: Application site



Waterside Drive

Application Site Area

Terrace Road

Page 60



All boundaries are approximate

To: Planning & Regulatory Committee**Date:** 21 November 2023**By:** Planning Development Manager**District(s)** Spelthorne**Electoral Division(s):****Sunbury Common & Ashford Common****Mr Boparai****Case Officer:****Chris Turner****Purpose:** For Decision**Grid Ref:** 509681 170108

Title: Surrey County Council Proposal SP23/00557/SCC**Former Sunbury Fire Station, Staines Road West Sunbury on Thames TW16 7BG**

Redevelopment of the former Sunbury Fire Station site for a mixed use hub building incorporating Class E and Class F1 uses including library plus 12no. supported independent living units (use class C3)

Summary Report

The site is located on the southern side of the A308. It currently comprises a vacant site which was previously Sunbury Fire Station. There are no buildings currently on the site.

The application seeks full planning permission for the redevelopment of the former fire station site to provide a mixed use community hub, including a library and office space as well as 12 supported independent living units.

The building would measure approximately 24m in height and would be five storeys. The ground floor would comprise a library with community hub including a hall to the rear. It would also feature an entrance to the supported independent living accommodation on the upper floors.

The first floor would comprise some classroom space and arts studio areas as well as a roof terrace for the community hub on the south eastern corner.

The second floor would provide commercial office space with associated facilities.

The third floor would provide 6 flats (supported independent living) and communal lounge and external communal space. There would also be a staff room.

The fourth floor would provide 6 flats (supported independent living) another staffroom and staff office and external communal terrace space.

The fifth storey comprises a plant room which would only cover the north western corner of the site.

The proposed development is located within the developed area of Sunbury within a highly sustainable location. The proposed development is not considered to result in a harmful impact on the residential amenities of the surrounding neighbours. The design and scale of the proposed building is considered to be appropriate and as such would not result in a harmful impact on the character of the surrounding area.

The standard of accommodation proposed for the development is considered to be appropriate and as such would adequately provide much needed supported living accommodation along side community facilities. The layout and parking arrangements have been reviewed by the

County Highway Authority and are considered to be acceptable.

The recommendation is Approve Subject to Conditions

Application details

Applicant

SCC Property

Date application valid

27 April 2023

Period for Determination

27 July 2023

Amending and Amplifying Documents

Email received 12th June 2023 regarding SUDS

Email received 15/06/23 from Sarah Isherwood regarding SUDs

Sunbury Energy Statement (Incorporating the Renewable Energy Statement) Rev: 19/07/2023

Sunbury Community Hub Sustainability Strategy for Surrey County Council 19/07/2023

Email received 31/07 23 from Applicant's response to TDP Comments

Phase 1 Geotechnical and Geo-environmental Desk Study Report Rev: R02 dated September 2023

Tender Documents and Specification for Ground Investigation Rev P04 dated September 2023

Email received 21/08/23 from Sarah Isherwood regarding the Surrey Police consultee response.

Email received from 21/07/23 from Sarah Isherwood regarding library

Email received 13/07/23 from Sarah Isherwood regarding outdoor amenity spaces

Summary of Planning Issues

This section identifies and summarises the main planning issues in the report. The full text should be considered before the meeting.

	Is this aspect of the proposal in accordance with the development plan?	Paragraphs in the report where this has been Discussed
Principle of Development	Yes	10-11
Need Justification	Yes	12-17
Housing Need	Yes	18-22
Affordable Housing	Yes	23-26
Housing Mix	Yes	27-30

Flood Risk	Yes	31-38
Design and Visual Appearance	Yes	39-50
Density	Yes	51-53
Standard of Accommodation	Yes	54-60
Impact on Residential Amenity	Yes	61-84
Trees, Ecology and Landscaping	Yes	85-94
Drainage	Yes	95-98
Employment Development	Yes	99-100
Highways, Access and Parking	Yes	101-109
Sustainability and Location	Yes	110-114
Contaminated Land	Yes	115-118
Waste and Refuse	Yes	119-123
Crime Prevention	Yes	124-128

Illustrative material

Site Plan

Proposed Site Plan dated 30 March 2023 20-117 SCH MHA XX ZZ DR A 0001 Rev P09

Aerial Photographs

Aerial 1 – Surrounding Area

Aerial 2 – Application Site

Site Photographs

Photo 1 - Looking south towards the site

Photo 2 - Looking south across the site

Photo 3 - Site Relationship with Sunna Lodge

Photo 4 - Looking north across site from southern boundary

Photo 5 - Surrounding high-rise buildings looking east

Background

Site Description

1. The site is located on the southern side of the A308. It currently comprises a vacant site which was previously Sunbury Fire Station. There are no buildings currently on the site.

2. The site is predominately surrounded by residential accommodation. To the east of the site is residential accommodation no. 1-13 Ash Lodge, Forest Drive, to the south east are nos. 1-13 Lime Lodge, Forest Drive. To the south of the site is Ashton Lodge nursing home which is registered for up to 100 residents.
3. To the south west of the site are nos. 85,87, 89,91,93, 95 Spelthorne Grove and Cedar House, a high rise block of flats with approximately 83 units within. To the west of the site is Sunna Lodge, a 49 unit residential block. To the north of the site over the highway are commercial units serving a car rental and next door are flats known as Crownage Court.

Planning History

4. The site was previously Sunbury Fire station, however, the site is now vacant.

The proposal

5. The application seeks full planning permission for the redevelopment of the former fire station site to provide a mixed use community hub, including a library and office space as well as 12 supported independent living units.
6. The building would measure approximately 24m in height and would be five storeys. The ground floor would comprise a library with community hub including a hall to the rear. It would also feature an entrance to the supported independent living accommodation on the upper floors.
7. The first floor would comprise some classroom space and arts studio areas as well as a roof terrace for the community hub on the south eastern corner.
8. The second floor would provide commercial office space with associated facilities.
9. The third floor would provide 6 flats (supported independent living) and communal lounge and external communal space. There would also be a staff room.
10. The fourth floor would provide 6 flats (supported independent living) another staffroom and staff office and external communal terrace space.
11. The fifth storey comprises a plant room which would only cover the north western corner of the site.
12. The proposal would be finished with a mix of external finishes including brick with rust effect metal cladding and aluminium. On the ground floor it is proposed the building will use a rust effect on the front elevation. On the first floor it is proposed to be a light grey brick, on the top floor a combination of dark grey brick and golden aluminium panels.
13. The public entrances to the library and community space would be on the eastern side of the building with the access to the upper residential accommodation located to the west.
14. Access to the site would be via the existing access together with a new access to facilitate a one way route within the site. Off site highways works are also proposed as detailed in the report below.

Consultations and publicity

District Council

1. Spelthorne Borough Council – No objection

Consultees (Statutory and Non-Statutory)

2. Arboriculturalist – No objection subject to conditions
3. Transport Development Planning Reg 3 – No objection subject to conditions
4. County Ecologist – No objection subject to conditions
5. Environment Agency – No Objection
6. Borough Environmental Health officer – No objection subject to conditions
7. National Highways – No objection
8. Landscape – No objection subject to conditions
9. SuDS & Consenting Team – No objection subject to conditions
10. Heathrow Airport Safeguarding – No objection
11. Thames Water – No objection
12. Spelthorne Committee for Access Now (SCAN)
13. Crime Prevention Design Advisor - North Surrey – No objection

Summary of publicity undertaken and key issues raised by public

1. The application was publicised by the posting of 3 site notices and an advert was placed in the local newspaper. A total of 478 owner/occupiers of neighbouring properties were directly notified by letter.
2. 9 letters of representation have been received on the application.
3. 7 letters have been received raising objection to the proposal on the grounds of:
 - Anti-social behaviour
 - Parking provision
 - The site is an overdevelopment of a crowded area.
 - The proposed materials are not suitable
 - The proposed community hub is not adequate for the facilities which are proposed on the site.
4. 1 letter has been received supporting the proposal on the grounds of:
 - The proposal will provide much needed assisted independent living accommodation.
5. 1 comment has been received neither objecting or supporting the proposal.
 - The central reservation should be closed off (officer comment: the proposal includes this).

Planning considerations

INTRODUCTION

6. The guidance on the determination of planning applications, found at the end of this report, is expressly incorporated into this report and must be read in conjunction with the following paragraphs.
7. In this case the statutory development plan for consideration of the application consists of the Surrey Waste Plan 2019-2033, Spelthorne Core Strategy and Policies Development Plan Document 2009, Spelthorne Design of New Residential Development SPD 2011, Spelthorne Flooding SPD 2012, Spelthorne Housing Size and Type SPD 2012.

8. Spelthorne is currently working on its Emerging Local Plan 2022-2037. This has not yet been adopted and therefore is afforded very limited weight.
9. In considering this application the acceptability of the proposed development will be assessed against relevant development plan policies and material considerations.
10. In assessing the application against development plan policy it will be necessary to determine whether the proposed measures for mitigating any environmental impact of the development are satisfactory. In this case the main planning considerations are: Principle of development, need justification, housing need, affordable housing, housing mix, flood risk, design and visual, density, standard of accommodation, trees ecology and landscaping, drainage, highways, access and parking, contaminated land, waste and refuse.

PRINCIPLE OF DEVELOPMENT

Spelthorne Core Strategy and Policies Development Plan Document 2009

SP1 – Location of Development

11. SP1 of the Core Strategy states that the existing urban area will be maintained and provision for all new development will be made within it.
12. The site is located within the developed area of Sunbury, where the principle of development is acceptable subject to the impact on visual and residential development.

NEED JUSTIFICATION

Spelthorne Core Strategy and Policies Development Plan Document 2009

SP2 – Housing Provision

CO1 – Providing Community Facilities

13. SP2 of the Spelthorne Core Strategy 2009 states that with regards to housing development the Council will require a mix of tenure, size and type to meet identified housing needs, including provision to meet the needs of vulnerable groups.
14. CO1 of the Core Strategy 2009 states that the Council will seek to ensure community facilities are provided to meet local needs by supporting the provision of new facilities for which a need is identified in locations accessible to the community served.
15. The application is seeking to move services from several existing old and run-down properties into a modern, fit for purpose, new building. This will generate capital receipts, save on high future costs of maintaining current buildings, and provide a facility which contributes to meeting the Council's net zero ambitions. It will also improve residents' experience and enhance the area and community.
16. Adult Social Care ("ASC") has identified the Borough of Spelthorne as an area of need for affordable provision of Supported Independent Living. SCC data shows that there are people with a learning disability and/or autism placed in residential care in the borough who may be suitable to move into supported independent living. Alongside this there are young people coming through Transition to ASC who will require some form of accommodation in the short to medium term. Total demand over the next 5 years is estimated to be in the region of 26 - 50 units. There is also relatively limited supply of supported independent living in the Borough of Spelthorne for people with a mental health need.
17. The ground floor of the building will provide community and hub space as well as library space which has been designed in conjunction with the library services team. This new space will be larger than the existing library and will also provide ancillary space beyond which can be provided by the existing library.

18. In relation to Policies SP2 and CO1 the proposal is considered to be in accordance with those policies.

HOUSING NEED

Spelthorne Core Strategy and Policies Development Plan Document 2009

19. When considering planning applications for housing, local planning authorities should have regard to the government's requirement that they significantly boost the supply of housing and meet the full objectively assessed need for market and affordable housing in their housing area so far as is consistent with policies set out in the National Planning Policy Framework (NPPF) 2023.
20. The latest measure of housing need for Spelthorne identifies an objectively assessed need figure of 742 dwellings per annum. In 2022 The Council published its Strategic Land Availability Assessment (SLAA) which identifies potential sites for future housing development over the plan period.
21. The sites identified in the SLAA as being deliverable within the first five years and subsequent updates from landowners have been used as the basis for a revised five year housing land supply figure. Spelthorne has identified sites to deliver approximately 3286 dwellings in the five year period.
22. The effect of this increased requirement with the application of a 20% buffer is that the identified sites only represent a 4.43 year supply and accordingly the Council cannot at present demonstrate a five year supply of deliverable housing sites. There is, therefore, a presumption in favour of sustainable development.
23. As a result, current decisions on planning applications for housing development need to be based on the 'tilted balance' approach set out in paragraph 11 of the NPPF (2023). This requires that planning permission should be granted unless 'any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in this Framework taken as a whole'.

AFFORDABLE HOUSING

Spelthorne Core Strategy and Policies Development Plan Document 2009

HO3 – Affordable Housing

24. Policy HO3 of the Core Strategy requires up to 50% of housing to be affordable where the development comprises 15 or more dwellings. However, policies are out of date for the purposes of para 11(d) of the NPPF 2023 (i.e. the presumption in favour of sustainable development) if they have been overtaken by matters which have happened since the plan was adopted. The NPPF 2023, refers to 10 dwellings as the minimum starting point for affordable dwellings rather than the 2009 local plan policy of 15 dwellings.
25. Therefore given that the guidance in the NPPF is up to date and Spelthorne has an unmet need for affordable housing in the Strategic Housing Market Assessment (SHMA) 2019, it is considered that the 10 dwellings rather than 15 dwellings should be used as the starting point for decision making.
26. The applicant has submitted a 'needs statement' with the application and echoed this in their Planning Statement. The proposal would provide 100% affordable housing and would be in control of Surrey County Council. No units are proposed for private market sale. A condition is recommended to ensure that the flats remain as affordable units.
27. As the proposal would be 100% affordable housing, the proposal would meet the needs of Policy HO3 of the Core Strategy 2009.

HOUSING MIX

Spelthorne Core Strategy and Policies Development Plan Document 2009

HO4 – Housing Size and Type

Spelthorne Housing Type and Size SPD

28. Policy HO4 and the Council's Supplementary Planning Document (SPD) on Housing Size and Type under policy HO4 seeks the provision of 80% of dwellings, in developments of 4 or more units, to be 1 or 2 bed units to ensure that the overall dwelling stock meets the Borough's identified demands.
29. The Local Housing Needs Assessment (LHNA) breaks down the annual requirement to identify the type, size and tenure of new homes that should be provided to meet local housing needs. The LHNA identifies the overall need within Spelthorne is for affordable, smaller units with one to three bedrooms.
30. For affordable housing specifically the LHNA identifies the net annual need broken down as:
- 1 bed (35-40%) • 2 bed (25%-35%) • 3 bed (25%-30%) • 4 bed (5%-10%)
31. The proposal would provide 100% 1 bedroom affordable assisted living accommodation. Whilst the proposal would not strictly accord with this recommended mix, it is not considered that the proposed mix would cause sufficient harm so as to recommend refusal on this basis. Whilst the proposal would not meet the desired mix of the LHNA it would meet the requirements of Policy HO4 and the Council's Supplementary Planning Document.

FLOOD RISK

Spelthorne Core Strategy and Policies Development Plan Document 2009

LO1 – Flooding

Spelthorne Flooding SPD 2012

32. Policy LO1 of the Core Strategy states that the Council will seek to prevent flood risk and its adverse impacts on people and property in Spelthorne by ensuring new developments have sustainable drainage systems, refusing sites which impact on flood capacity, not allowing 'more vulnerable' uses in flood zone 3 or 'highly vulnerable' uses within flood zone 2, where flood risk cannot be overcome, requiring new development in Flood Zones 2, 3a and 3b to be designed to be flood resilient/resistant. It is expected applications are submitted with the appropriate flood risk assessment.
33. The NPPF sets out at paragraph 167 that on planning applications, planning authorities should take a sequential approach to development in flood zones, applying the sequential test to the location of new development. Ordinarily this would require application of the sequential test and then the exception test as per the flood risk and coastal change national planning policy guidance.
34. The supporting text to Policy LO1 of the Core Strategy, details that the constraints of Spelthorne mean that it is not always possible for new development to be located outside of the flood zone, and therefore a sequential approach to siting of new development is not always possible. The Flood Risk SPD confirms this and sets out that in order for Spelthorne to achieve its housing and employment needs, land within Flood Zones 1 and 2 will be required.
35. The application site is located within Flood Zone 2 according to the Environment Agency Flood Maps and is not located on a dry island. Policy LO1 requires that all developments over 100sqm are required to have sustainable drainage systems (SUDs).

36. In support of the application a SUDs scheme has been submitted with the application which has been reviewed by the Lead Local Flood Authority (see drainage section).
37. The Policy requires that developments in Flood Zone 2 are designed to be flood resilient/resistant. In support of the application, the applicant has submitted a Flood Risk Assessment and Drainage Strategy. The document details mitigation measures to ensure that the development is flood resistant and resilient. The applicant details that the finished floor level of the development has been specifically chosen to reduce the potential impact of flooding on the occupants and the site levels will be managed to reduce the flow of water away from the building.
38. It is accepted that in accordance with Policy LO1 and the Spelthorne Flood Risk SPD, that development in Spelthorne cannot be sequentially located outside of the flood zones. For these types of development within the flood zone, the policy requires that developments be suitably flood resistant and resilient. The proposal includes a sustainable drainage system and levels of the site to ensure that during times of flooding water will be directed away from the building. Floor levels are proposed which are designed to mitigate potential flood water.
39. The proposal is therefore considered to accord with Policy LO1 and the proposal is considered to be suitably flood resilient and resistant.

DESIGN AND VISUAL APPEARANCE

Spelthorne Core Strategy and Policies Development Plan Document 2009

EN1 – Design of New Development

40. Policy EN1 of the Core Strategy states that the Council will require a high standard in the design and layout of new development. Proposals for new development should demonstrate that they will create buildings and places that are attractive with their own distinct identity; they should respect and make a positive contribution to the street scene and the character of the area in which they are situated, paying due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land; achieve a satisfactory relationship to adjoining properties and incorporate landscaping to enhance the setting of the development.
41. The site is located within the developed area of Sunbury, on the southern side of the A308 Staines Road.
42. To the east of the site are number 1-13 Ash Lodge Forest Drive and numbers 1-10 Lime Lodge Forest Drive. These are four storey, buildings comprising maisonettes and are located on the western side of Forest Drive. The buildings are orientated to face towards the application site. The ground floor maisonettes have some small garden areas. The buildings are constructed of red brick. Beyond these maisonettes are Elm Court. A 16 storey building comprising 63 flats.
43. To the north of the site beyond the highway is Crownage Court. A part two storey, part four storey building comprising flats. This building comprises red brick on the ground floors and cladding on the upper storeys. To the west of this building is a commercial unit housing a car rental.
44. To the west of the site is Suna Lodge. This is a four storey building comprising flats. It features a mix of red brick and off-white render and is finished with a flat roof.
45. To the south of the site, to the rear, is the Aston Lodge nursing home. This a two storey development in cream render, finished with a pitched roof.

46. The general character of the area is therefore mixed. The A308 to the north of the site is a dual carriage way which runs from east to west.
47. The proposed development would be of a contemporary design, finished with a flat roof and a mix of steel cladding on the ground floor, light grey brick on the first and second floor and a mix of dark brick and golden aluminium panels on the third and fourth floor.
48. The overall scale and bulk of the building is not considered out of keeping with the surrounding developments. The building would be located centrally within the site and whilst it would have a greater scale and mass than the maisonettes along Forest Drive to the east, it would be much smaller than Elm Court to the east beyond these flats. The building has been designed to ensure that the highest elements of the building are located on the western side of the building. Adjacent to Forest Drive the building is 3 storeys, before being stepped in on the upper floors, reducing the contrast between the smaller bulk of these adjoining neighbouring buildings. The building is separated by approximately 4m from the boundary on the eastern elevation and then the road and verge separates the building further from these maisonettes. The building is clearly separate from these buildings and therefore, would not appear as a solid block of development in combination with these neighbouring buildings
49. The proposed building would be higher than Suna Lodge to the west, however the building is separated by approximately 10m from the boundary with these neighbouring properties. Whilst the building would be higher than Suna Lodge, when viewed in the wider streetscene the site would naturally step down from Elm Court from east to west to Suna Lodge. The scale and height of the building would therefore, naturally fit with these surrounding buildings and would not be incongruous to the scale of the existing developments. The building would be sited approximately level with Ash Lodge. It would not therefore be overly dominant in the streetscene.
50. The use of the cladding materials and mix of bricks would break up the appearance of the building and would add interest to the building. The building would be used as a civic building proposed to contain community facilities and services. Therefore, the use of the materials would signpost the building and would stand out to the surrounding residential developments.
51. The design of the proposed building is considered to be in keeping with the surrounding buildings and would not be harmful to the streetscene. The proposed materials would add interest to the building and would naturally signpost the building as a civic building and give the building its own distinct identity. The proposal is therefore considered to accord with Policy EN1 of the Core Strategy 2009.

DENSITY

Spelthorne Core Strategy and Policies Development Plan Document 2009

HO5 – Density of Housing Development

52. The NPPF encourages the optimisation of densities and states that Local Planning Authorities should refuse planning applications which they consider fail to make an efficient use of land.
53. Policy HO5 of the Local Plan 2009 sets out the Council will consider density proposals in accordance with the density guidelines of the policy. The policy states that for developments within higher density residential areas, including those characterised by a significant proportion of flats and those containing significant Employment Areas, new development should generally be in the range of 40 to 75 dwellings per hectare.
54. The site has an area of 0.3 hectares and would provide 12 assisted living units. The proposed density of housing required in this location would therefore be 40 dwellings per hectare which therefore accords with Policy HO5.

STANDARD OF ACCOMMODATION

Design of Residential Extensions and New Residential Development 2011

55. The Council's SPD, Design of Residential Extension and New Residential Development (2011) provides general guidance on minimum amenity spaces/gardens (Paragraph 4.20). In the case of flats it requires 35 square metres per unit for the first 5 units, 10 square metres for the next 5 units, and 5 square metres per unit thereafter. According to the Council's SPD, the proposed development would be required to provide 235sqm of amenity space.
56. The proposed supported independent living accommodation included in the development is proposed to be on the third and fourth floors of the development.
57. On the third floor of the development, there is a communal garden area, which is accessed from the internal communal area. This external communal area would provide 280sqm of external amenity area. On the fourth floor there is a second external amenity area which would provide 136sqm. The proposal would therefore provide 416sqm of external amenity space. The proposed scheme is therefore considered to provide an adequate level of external amenity space for this type of development.
58. The Council's Supplementary Planning Document (SPD) on the Design of Residential Extensions and New Residential Development (2011) sets out minimum floor space standards for new dwellings.
59. The Government has also published national minimum dwelling size standards in their "Technical Housing Standards – nationally described space standard" document (2015).

National Space Standard	1 bed 39sqm (1 person) 50sqm (2 person)
Space proposed	Between 54.6sqm and 67.1sqm

60. The proposed dwelling sizes comply with the minimum standards stipulated in the national technical housing standards and the SPD, Therefore, it is considered their standard of amenity overall to be acceptable.
61. Each room would be served by windows and therefore, it is considered that each room would be served by an adequate level of light and outlook.

IMPACT ON RESIDENTIAL AMENITY

Spelthorne Core Strategy and Policies Development Plan Document 2009

EN1 – Design of New Development

Design of Residential Extensions and New Residential Development SPD 2011

62. Policy EN1b of the Core Strategy 2009 states that:

"New development should achieve a satisfactory relationship to adjoining properties avoiding significant harmful impact in terms of loss of privacy, daylight or sunlight, or overbearing effect due to bulk and proximity or outlook."

63. The site is located within the developed area of Sunbury, on the southern side of the A308 Staines Road.
64. To the east of the site are number 1-13 Ash Lodge Forest Drive and numbers 1-13 Lime Lodge Forest Drive. These are four storey buildings comprising maisonettes and are located on the eastern side of Forest Drive. Beyond these maisonettes are Elm Court. A 16 storey building comprising 63 flats. To the north of the site beyond the highway is Crownage Court. A part two storey, part four storey building comprising flats. To the west

of the site is Suna Lodge. This is a four storey building comprising flats. To the south of the site, to the rear, is the Aston Lodge nursing home. This a two storey development.

65. Notwithstanding the fact that in an urban area such as this case, it would be expected that some level of mutually acceptable over-looking could occur especially at the edge of town centre locations. The scale of the development and proximity to the boundaries with existing properties need to have an acceptable relationship and existing residential properties should not be significantly adversely affected by the proposal. The Council's Supplementary Planning Document on the Design of Residential Extensions and New Residential Development 2011 (SPD) sets out policies requirements in order to ensure this is the case.
66. The SPD in para 3.6 acknowledges that 'most developments will have some impact on neighbours, the aim should be to ensure that the amenity of adjoining occupiers is not significantly harmed.' It sets out minimum separation distances for development to ensure that proposals do not create unacceptable levels of loss of light, be overbearing or cause loss of privacy or outlook. The LPA's SPD on the Design of Residential Extensions and New Residential Development (April 2011), contains a 'back-to-back' guide, which states that there should be a minimum distance of 21 metres between the rear elevations of two storey dwellings where the rear elevations are situated 'back-to-back'. The SPD further states that there should be a minimum distance of 30 metres between the rear elevations of three storey dwellings. The SPD also contains a 'back-to-side' guide, which states that there should be a minimum distance of 13.5 metres between the side elevations and the rear elevations of two storey properties. This minimum distance increases to 21 metres between the side and rear elevations of three storey buildings. However, there are no minimum separation distances for more than 3 storeys and it should be noted that this guide is aimed primarily towards 'traditional suburban dwellings' rather than high density development such as the one proposed.
67. In support of the application a Sunlight, Daylight and Overshadowing report has been submitted with the application which has assessed the potential of the proposed development to have a detrimental impact on the neighbours by way of impact on light provision. The report has considered windows on the adjoining residential developments and has assessed them against the vertical sky component, annual probable sunlight hours, and annual probable sunlight hours for winter. The target for vertical sky component for BRE guidelines is 27%.
68. The Vertical Sky Component of a window is a measure of the amount of sky that is visible from the vertical centre of the window. To provide a good level of natural daylight the VSC of the main window to a room needs to be 27% or greater. If the VSC is less than the required 27% then a further comparison of the existing and proposed VSC levels is required.
69. Annual probable sunlight hours means the total amount of hours during a year in which direct sunlight will reach the ground. The winter annual probable sunlight hours are the same but only during the 21st September and 21st March.
70. The building layout is designed to be staggered away from the eastern boundary. The first and second floors measure approximately 8.5m to the eastern boundary. The third and fourth floors measure a similar distance but do not extend the full depth of the proposed building. The third and fourth floors comprise the residential accommodation with roof gardens. The rooms themselves are set in from the boundary and from the windows to the site boundaries measures 20m. The roof garden on the third floor is part open, part enclosed with metal cladding, with a low intervisibility. Screening via landscaping is proposed on the open part of the roof garden.

71. No. 1-13 Ash Lodge are located to the east of the site. Based on the submitted plans the proposed development would measure between 21m - 26m from the boundaries of these properties. According to the 'back to side' guide of the Residential Development SPD, the required separation distance would be expected to be approximately 21 metres, although it is accepted this guideline is more suited to more traditional style housing. Based on the guidance of the residential development SPD, the proposal would not result in an unacceptable impact on the residential amenity of these dwellings by way of overbearing impact.
72. In relation to Forest Drive, as the application, is orientated to the west of these neighbours, the Sunlight, Daylight and Overshadowing report does not assess the annual probable sunlight hours as these windows are not orientated south. However, in relation to the vertical sky component, the proposed development will have a marginal impact on the VSC of the surrounding development. The proposal would not therefore result in a harmful loss of light to these neighbours.
73. There are trees on the verge between the Forest Drive and the proposal site which sit outside the site redline. These would therefore provide some screening to the proposed development and screening is proposed on the roof garden along the eastern boundary.
74. In terms of privacy, owing to the boundaries to the site and the trees, at ground floor level, the proposed development would be unlikely to result in a harmful loss of privacy. At the first and second floors the proposal proposes commercial office space and classroom space, with a roof terrace to serve the community hub. Given these uses, the separation distance, and presence of trees the proposal is not considered to result in a harmful loss of privacy.

1-13 Lime Lodge, Forest Drive

75. No. 1-13 Lime Lodge are located to the east and south east of the site. The closest residential dwellings of this block of maisonettes are no. 1 and 7, 2 and 8, and 3 and 9, which are approximately level with the development site. The closest of these are nos. 1 and 7. From the development to these properties the separation distance is approximately 31m. This would therefore accord with the separation distance guidelines of the Residential Development SPD and would be unlikely to result in an overbearing impact to these dwellings.
76. In relation to privacy, the proposed developments would be unlikely to result in a harmful loss of outlook or privacy to these dwellings owing to the separation distance and the orientation to the proposed development which would not be directly facing these dwellings.
77. The Sunlight, Daylight and Overshadowing report has considered the potential loss of light on these properties and demonstrates that there would be a marginal change in the VSC of these properties from the proposed development. The proposal is not therefore considered to result in a harmful loss of light to these dwellings.

Crownage Court

78. Crownage Court is located to the north of the site, on the northern side of Staines Road West. The proposed development would measure over 35m from the front elevation of these neighbours over the existing highway. It would therefore be considered an appropriate separation distance from this proposed development and would not have a harmful impact on the amenity of these neighbours. The Daylight report submitted demonstrates that the windows on the southern elevation of these neighbours would not be adversely affected by the proposed development.

Sunna Lodge

79. To the west of the site, to the side of the application site, is a 4-storey flatted development at Sunna Lodge, fronting Staines Road West. On the eastern elevation of these flats, facing the application site, are two existing windows, both of which serve living rooms for units on the second and third floor. It is considered that these windows would be classified as secondary, as these living rooms are also served by a rear window with a balcony area to the south, which would provide the main source of light to these living room areas. As a result, the proposal is not considered to adversely impact light to these neighbouring units. The proposed building would be located approximately 11 metres to the side of Sunna Lodge and would extend much deeper into the site than Sunna Lodge with an average height of 21 metres. As such this is likely to result in some overshadowing impact, however, given these properties have a side by side relationship, the proposed gap between the buildings, and the adjacent existing parking/landscaping area, the impact is not considered to be adverse.
80. The proposed development is therefore considered to have an acceptable relationship on the amenity of the occupants of Sunna Lodge in regard to potential overlooking, overbearing impact and loss of outlook or light.

Ashton Lodge

81. The property to the south of the site is a two-storey nursing home at Ashton Lodge and the side of this building adjoins the application site. The proposed building would be set back from this boundary, and a separation distance between the 2 buildings of approximately 19 metres at its closest point.
82. There are some windows on the northern side elevation of Ashton Lodge which face towards the proposed development. 4 of these windows serve bedrooms at the care home and are the only window to 4 bedrooms in the care home (2 on the ground floor and 2 on the first floor). It is to be noted that the ground floor windows look out onto the existing boundary wall. Although the proposed building goes up to 5 stories in height, (the plant on the 6th floor is located to the front of the site), only part of the building is this height at its full depth. The stairwell is the element which extends furthest into the site and therefore closest to the rear boundary and is within approx.19 metres of Ashton Lodge.
83. The main part of the proposed building would be set back further from the rear boundary at some 23m from Ashton Lodge. This 5 storey part of the building would have a width of some 16m, with the remainder of the width of the proposed building, being set further back from the rear at second floor level. As this point the proposed building would be over 30m from the care home. As such it is considered that the proposal would not have a harmful loss of light, be overbearing, cause loss of outlook or overlooking impact to the residents of Ashton Lodge care home.

Other dwellings

84. In relation to other dwellings surrounding the site, the proposal is considered to be adequately separated and would not result in a harmful loss of light, privacy or outlook.
85. When viewed in context of the surrounding area, the height, scale and design of the proposed building is considered to have an acceptable relationship with and impact on the amenity of the neighbouring residential properties avoiding any adverse loss of privacy, outlook, daylight and sunlight. The proposal therefore accords with Policy EN1.

TREES, ECOLOGY AND LANDSCAPING

Spelthorne Core Strategy and Policies Development Plan Document 2009

EN1 – Design of New Development

EN8 – Protecting and Improving Landscape and Biodiversity

86. Policy EN1 of the Core Strategy 2009 states that The Council will require a high standard in the design and layout of new development. Proposals for new development should demonstrate that they will incorporate landscaping to enhance the setting of the development, including the retention of any trees of amenity value and other significant landscape features that are of merit, and provide for suitable boundary treatment.
87. Policy EN8 of the Core Strategy states that the Council will seek to protect and improve the landscape and biodiversity of the Borough by ensuring that new development, wherever possible, contributes to an improvement in the landscape and biodiversity and also avoids harm to features of significance in the landscape or of nature conservation interest.
88. In support of the application the applicant has submitted a Landscape Design document, an Arboricultural Impact Assessment and a Preliminary Ecological Assessment. This has been reviewed by the County Ecologist, the County Landscape Officer and County Arboricultural Officer.
89. The existing site is relatively clear of vegetation, featuring only young scrub. The arboricultural impact assessment identifies only one tree of early maturity within the site redline. Nevertheless, it is identified as providing some amenity value to the wider area, and a landscape feature. The most valuable trees sit outside of the site redline comprising a row of trees to the east of the site along Forest Drive.
90. The scheme proposes the removal of one tree to accommodate the proposal. It is concluded that the loss of this tree can be mitigated with a high quality tree planting strategy. The Arboricultural Impact Assessment sets out that the scheme would encroach the into the Root Protection Area (RPA) of the trees adjoining the site and that these trees would require crown lifts to accommodate the proposed development. Owing to the removal of the trees and the encroachment into the RPAs, the Arboricultural Impact assessment acknowledges the requirement for an Arboricultural Method Statement to be submitted, prior to any works on the site. The County Arboriculturist raises no objection to the scheme but agrees with the Arboricultural Impact Assessment and recommends a condition to ensure that an arboricultural method statement is submitted.
91. The scheme proposes the use of rain gardens along the street frontage, raised planters, boundary planting and a roof garden including planters as set out in the Landscape Design Document. The County Landscape Officer has reviewed this document and raises no objection to the proposal. They advise that a condition is attached to any permission for detailed landscape proposals, including landscape maintenance and management. This is to ensure that species proposed on the site are appropriate for the area and can establish.
92. The preliminary ecological assessment (PEA) concludes that the Site is dominated by gravel hardstanding with small patches of amenity grassland and a semi-mature false acacia tree (T1) on site with sycamore trees adjacent to the boundary. There are no protected or notable habitats on or adjacent to the Site.
93. The PEA advises the following ecological enhancements as they would have significant positive effects on the biodiversity value of the area:
- planting of native, near native and wildlife friendly plants that enhance the areas biodiversity;
 - bird and bat boxes
 - inclusion of green roof spaces on site with elements that benefit wildlife such as log piles, rock and pebble piles or bug boxes.
94. The County Ecologist has reviewed the proposed scheme and raises no objection to the proposal, subject to a condition to ensure that a biodiversity enhancement and

management plan is submitted for approval to the County Planning Authority. This is to ensure that the planting and habitat features recommended in the PEA are incorporated into the development.

95. Subject to the implementation of conditions, the proposal is considered to accord with Policies EN1 and EN9 of the Core Strategy 2009.

DRAINAGE

Spelthorne Core Strategy and Policies Development Plan Document 2009

LO1 – Flooding

96. Policy LO1 of the Core Strategy states that the Council will seek to prevent flood risk and its adverse impacts on people and property in Spelthorne by ensuring new developments have sustainable drainage systems.
97. In support of the application, the applicant has submitted a drainage strategy and this has been reviewed by the lead local flood authority and additional clarification was sought from the applicant regarding infiltration testing.
98. The Lead Local Flood Authority raised no objection, subject to a condition requiring that detailed design of a surface water drainage scheme are submitted to and approved in writing by the County Planning Authority. This is to ensure that the SUDs scheme would be to the necessary standard.
99. Subject to the implementation of this condition, the proposal is therefore considered to accord with Policy LO1 regarding drainage.

EMPLOYMENT DEVELOPMENT

Spelthorne Core Strategy and Policies Development Plan Document 2009

EM1 – Employment Development

100. EM1 of the Core Strategy 2009 states that the Council will maintain employment development by allowing mixed use schemes in town centres where there is no net loss of employment floorspace.
101. The proposal includes the provision of a library, café, kitchen, supported living accommodation, classrooms, studio and a floor of office space. Although it has not been specified by the applicant in the application form, all of these uses will promote/ require employment at the site. The site is currently vacant and there is no form of employment on the site. Therefore, the proposal will not result in a loss of employment on the site and the mixed use scheme in this location is considered an appropriate location for employment floorspace.

HIGHWAYS, ACCESS AND PARKING

Spelthorne Core Strategy and Policies Development Plan Document 2009

SP7 – Climate Change and Transport

CC2 – Sustainable Travel

CC3 – Parking Provision

102. Policy SP7 of the Core Strategy 2009 deals with climate change and transport. The Policy sets the overall aims of achieving development which reduces the need to travel and alternative to car use. Policy CC2 sets out the councils methods to achieve sustainable travel patterns. It states the Council will only permit traffic generating development where it is or can be made compatible with the transport infrastructure in the area taking into account:
- i) number and nature of additional traffic movements, including servicing needs,
 - ii)capacity of the local transport network,
 - iii) cumulative impact including other proposed development,
 - iv) access and egress to the public highway,

v) highway safety.

103. Policy CC3 of the Local Plan states that the Council will require appropriate provision to be made for off street parking in development proposals.
104. In support of the application, the applicant has submitted a Transport Assessment, Travel Plan, Car Park Management Plan and Construction Management Plan. The County Highway Authority has reviewed the submitted documents.
105. Two vehicular access points are proposed for the site. The applicant proposes that vehicles will enter into the site at the westerly entrance and exit from the easterly exit. This is a left only entrance and left only exit with a one-way internal carriageway. There is a service layby in the site which can be used for refuse vehicles adjacent to the bin store.
106. The County highway authority have raised no objection to the scheme; however they have suggested conditions. The conditions relate to:
- The inclusion of space for a car club space within the site. This will reduce the need for the residents to have a vehicle at the site.
 - Closure of the existing central reservation previously used by emergency fire vehicles. This condition is recommended to improve highway safety preventing vehicles turning right into the site.
 - Modified access to provide adequate visibility displays. This condition is recommended to ensure that the accesses to the site are safe.
 - Submission of a Construction Traffic Management Plan. This is to ensure construction activities do not prejudice highway safety.
 - Footway works along the frontage to the site. The current footway is heavily damaged and features extensive drop kerbs owing to the previous use as a fire engine. The reinstatement of the footway will improve the appearance of the footway and make it safer for pedestrians and therefore improve the sustainability of the site.
 - Provision of cycle parking and electric vehicle charging. This is to improve the sustainability of the site.
107. The site proposes 35 car parking spaces, including 3 disabled spaces. The Surrey County Council Vehicular, electric vehicle and cycle parking guidance for new developments sets out the maximum parking guidelines for developments. The applicant has considered the parking requirements against these standards. Against these standards, the proposal would provide an under provision of parking as for these mix of uses, the standards would generally require a minimum of 76 spaces and a maximum of 94 spaces. However, the standards also allow for individual justification for community uses.
108. Spelthorne have their own set of parking standards which provide for a minimum standard for residential development and a maximum standard for all other kinds of development. Against these standards, the maximum spaces which should be provided on site are 70.
109. As the site is located within a highly sustainable location adjacent to bus routes and a short walk from the centre of Sunbury, the shortfall in parking on the site, is not considered to be detrimental to the scheme. The County Highway Authority have reviewed the scheme and have raised no concerns regarding the parking provision.
110. Subject to the implementation of conditions, the proposal is therefore considered to accord with Policies SP7, CC2 and CC3 of the Core Strategy 2009.

SUSTAINABILITY AND LOCATION

Spelthorne Core Strategy and Policies Development Plan Document 2009

SP7 – Climate Change and Transport

CC1 – Renewable Energy, Energy Conservation, Sustainable Construction

111. SP7 of the Core Strategy 2009 states that the Council will seek to minimise the impact of climate change. It will reduce the impact of climate change by seeking to promote development including renewable energy and energy conservation; ensuring development is located in a way which reduces travel; encourage non- car based travel; promoting efficient use and conservation of water resources.
112. CC1 of the Core Strategy 2009 states that the Council will support the provision of renewable energy, energy efficiency and promote sustainable development.
113. The site is located within the developed area of Sunbury and adjoins the A308. One minute walk from the site is the Spelthorne Grove Bus Stop which has busses which leads onwards to Staines. On the opposite carriage way is the Sunbury Cross Shopping centre bus stop, a 5 minute walk which has buses which travel to Kingston, Addlestone and Twickenham.
114. The site is less than 1km from the nearest GP Practice and 0.4km, 7 minutes walk from the site is a supermarket. The site sits adjacent to existing flats and therefore, based on the proximity to shops and services and location adjacent to existing residential housing, the proposal is considered to be in a sustainable location and not isolated.
115. In support of the application, the applicant submitted an energy statement and sustainability strategy. The application includes measures such as air source heat pumps and all electric energy. The energy statement also includes the provision of solar panels, but these have not been included in the application drawings. The application has been reviewed by Spelthorne's Sustainability Officer, who has raised no objection to the scheme and considers that it accords with Policy CC1 of the Core Strategy 2009.

CONTAMINATED LAND

Spelthorne Core Strategy and Policies Development Plan Document 2009

EN15 – Development of Land Affected by Contamination

116. EN15 of the Local Plan 2009 states that the Council will seek to ensure that where development is proposed on land that may be affected by contamination, action will be taken to ensure the site is safe or will be made safe for its intended use.
117. The site was formerly a fire station and therefore has the potential to be contaminated by chemicals from fire appliances and fire fighting equipment.
118. In support of the proposal, the applicants have submitted a geotechnical report which was informed by geotechnical investigations in recognition of the fact that the site was previously used as a fire station. This has been reviewed by the district Environmental Health Officer.
119. The EHO has raised no objection to the proposal, subject to the implementation of conditions. These conditions require a site investigation for contamination and if required a site remediation and appropriate verification reports. This is to identify any contamination and appropriately remediate it to ensure the proposal does not result in harm to the amenities of future residents or result in harm to the environment.

WASTE AND REFUSE

The Spelthorne Waste management guidelines for property developers, architects, planners and contractors document 2022

Surrey Waste Plan 2020 - Policy 4 Sustainable Construction and Waste Management in New Development

120. The Spelthorne Waste management guidelines for property developers, architects, planners and contractors document 2022 sets out the waste guidelines for new developments, including, bin provision and vehicular access. Policy 4 of the Surrey Waste Plan states that planning permission for any development will be granted where it has been demonstrated that: i) The waste generated during the construction, demolition and excavation phase of development is limited to the minimum quantity necessary. ii) Opportunities for re-use and for the recycling of construction, demolition and excavation residues and waste on site are maximised. iii) On-site facilities to manage the waste arising during the operation of the development of an appropriate type and scale have been considered as part of the development. iv) Integrated storage to facilitate reuse and recycling of waste is incorporated in the development.
121. The proposed development includes provision of a bin store on the western side of the development which would measure 27.5sqm. According to the above guidance the proposal for the residential element of the scheme would require a provision of approximately 6 x 1100 litre bins and two 2 x 140 litre bins. Based on the dimensions required in the guidance this would require approximately 8sqm of bin space. This would therefore be easily accommodated within the proposed bin stores. The other elements of the building could potentially produce waste depending on the occupancy of the different elements.
122. According to the guidance for non-residential floor space, the bin requirements for retail space would be 5sqm per 1000sqm of floor space. For office space it would be 2.6sqm per 1000sqm. According to the applicant's application form the proposal would provide 3085sqm of non-residential floor space. Whilst the proposal does not provide retail space and is not fully office space, but a mix of office space, community space, library, classrooms etc, using retail as a maximum harm scenario, the proposal would still be able to accommodate waste, alongside the required residential bin storage. The proposed bin stores and layby for refuse services show that the scheme has considered the appropriate on-site facilities for waste in accordance with Policy 4 of the Surrey Waste Plan.
123. The applicant's Transport Statement demonstrates with a tracking plan that a refuse vehicle would be able to enter the site, stop adjacent to the bin store, and exit the site in a forward motion.
124. The proposal would therefore provide a suitable level of bin storage for the proposed development and collections could be adequately accommodated within the development site.

CRIME PREVENTION

Spelthorne Core Strategy and Policies Development Plan Document 2009

EN1 – Design of New Development

SP6 – Maintaining and Improving the Development

125. Part e of Policy EN1 states that proposals for new development should create a safe and secure environment in which the opportunities for crime are minimized.
126. Part a of Policy SP6 requires that the Council ensure the design and layout of new development incorporates principles of sustainable development, and creates an environment that is inclusive, safe and secure.
127. Police Surrey have been consulted on the proposed development. They have requested conditions requiring the development achieves the 'Secure by Design' accreditation. The 'Secure by Design' accreditation is not a policy requirement. The accreditation is a Police Security Initiative. As such, the accreditation is not required to

be achieved to approve the proposal.

128. Surrey Police have provided some guidance for the proposed development including, but not exclusively the use of an appropriate standard of glass for glazing, doors and entrance systems. These measures are not subject to planning considerations. In response to the requests, the applicant has submitted additional information to demonstrate how the proposal will create an inclusive, safe and secure environment and one which minimises crime in accordance with Policy EN1 and SP6 and which include some secure by design principles.
- A continuous road, accessible to the public, is surrounding the building on all sides. Providing good passive surveillance at all times.
 - A number of public short stay, Sheffield cycle stands and secured, lockable long-stay cycle storage units for staff are located directly opposite the main entrance to the Community Hub.
 - Motorcycle and vehicle parking bays, some of which fitted with electrical charges, are provided in line with the requirements as identified by the building's users.
 - Appropriately sized signage is displayed at the main entrances to the building, to ease wayfinding. Wayfinding is further enhanced by the subtle change of materials within the stair cores, differing between the Community Hub use and the Residential Accommodation.
 - All GF glazing and entrance doors are specified to comply with SBD requirements. Proposed materials for the external facades, i.e., clay facing bricks, Cor-Ten cladding, and PPC aluminium glazing and louvres are of a robust nature.
 - Letter boxes for both, the Residential and Community Hub users are located within the entrance lobbies. Which are either access controlled or benefit from passive surveillance during opening hours.
 - All three terraces, at 1F, 3F and 4F level, are enclosed with high PPC aluminium screens, to provide enhanced security for their users.
 - The level and the type of external lighting proposed are in line with SBD principles.
129. The proposed measures are considered to contribute to the proposed safety, security and inclusivity of the proposed development. The proposal is therefore considered to accord with Policy EN1 and SP6 of the Core Strategy 2009.

Human Rights Implications

130. The Human Rights Act Guidance for Interpretation, contained in the Preamble to the Agenda is expressly incorporated into this report and must be read in conjunction with the following paragraph.
131. Officers view is that the proposal will have no human rights implications.

Conclusion

The proposed development is located within the developed area of Sunbury within a highly sustainable location. The proposed development is not considered to result in a harmful impact on the residential amenities of the surrounding neighbours. The design and scale of the proposed building is considered to be appropriate and as such would not result in a harmful impact on the character of the surrounding area.

The standard of accommodation proposed for the development is considered to be appropriate and as such would adequately provide much needed supported living accommodation along side much needed community facilities. The layout and parking arrangements have been reviewed by the County Highway Authority and are considered to be acceptable subject to

conditions.

Recommendation

That, pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992, application no. SP23/00557/SCC be PERMITTED subject to the following conditions:

Conditions:

IMPORTANT - CONDITION NOs 3,4,6, 10, MUST BE DISCHARGED PRIOR TO THE COMMENCEMENT OF THE DEVELOPMENT.

1. The development hereby approved shall be carried out in all respects in accordance with the following plans/drawings:

60642784-ACM-XX-XX-DR-AB-TCP001 TREE CONSTRAINTS PLAN Rev B dated 27th February 2020

60642784-ACM-XX-XX-DR-AB-TPP001 Tree Constraints Plan Rev B dated 3 MARCH 2023

20-117 SCH MHA XX ZZ DR A 0021 Proposed Streetscenes South (C-C) & East (D-D) dated Rev P07 30 March 2023

20-117 SCH MHA XX ZZ DR A 0022 Proposed Elevation North (A-A) Rev P04 dated 30 March 2023

20-117 SCH MHA XX ZZ DR A 0023 Proposed Elevation West (B-B) Rev P04 dated 30 March 2023

20-117 SCH MHA XX ZZ DR A 0024 Proposed Elevation South (C-C) Rev P04 dated 30 March 2023

20-117 SCH MHA XX ZZ DR A 0025 Proposed Elevation East (D-D) Rev P04 dated 30 March 2023

20-117 SCH MHA XX ZZ DR A 0030 Proposed Sections 01 & 02 Rev P05 dated 30 March 2023

20-117 SCH MHA XX ZZ DR A 0001 Proposed Site Plan Rev P09 dated 30 March 2023

20-117 SCH MHA XX ZZ DR A 0002 Site Location Plan & Block Plan Rev P02 dated 30 March 2023

20-117 SCH MHA XX DR A 0020 Proposed Streetscenes North (A-A) & West (B-B) Rev P07 dated 30 March 2023

20-117 SCH MHA XX ZZ DR A 0010 Proposed plan arrangements Ground Floor Level Rev P11 dated 27 April 2023

20-117 SCH MHA XX ZZ DR A 0011 Proposed plan arrangements First Floor Level Rev P12 dated 27 April 2023

20-117 SCH MHA XX ZZ DR A 0012 Proposed plan arrangements Second Floor Level Rev P10 dated 27 April 2023

20-117 SCH MHA XX ZZ DR A 0013 Proposed plan arrangements Third Floor Level Rev P09 dated 27 April 2023

20-117 SCH MHA XX ZZ DR A 0014 Proposed plan arrangements Fourth Floor Level Rev P08 dated 27 April 2023

20-117 SCH MHA XX ZZ DR A 0015 Proposed plan arrangements Roof Level Rev P08 dated 27 April 2023

2. The development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of this permission.
3. No above ground development shall take place until samples of the materials shall be submitted to and approved in writing by the County Planning Authority.
4. Prior to the commencement of the development hereby permitted, details of an Arboricultural Method Statement (AMS) shall be submitted to and approved in writing by the County Planning Authority.
5. The rated noise level from the plant hereby approved shall be at least 10 dB(A) below the background noise level at the nearest noise sensitive property as assessed using the guidance contained within the latest BS 4142 (2014).
6. Prior to the commencement of the development hereby permitted, a detailed biodiversity enhancement and management plan shall be submitted to and approved in writing by the County Planning Authority. The plan will include:
 - Detailed planting schedules for the habitats (including green roof) within the site;
 - Specification and locations of bird, bat and invertebrate boxes. Species targeted should be appropriate for the urban context of the site;
 - Habitat management and monitoring of habitats and biodiversity features.

The approved details shall be incorporated into the development prior to the first occupation of any part of the development hereby granted, and permanently maintained thereafter.

7. The flats hereby permitted shall remain as affordable housing (supported independent living accommodation) for rent in accordance with the definition as defined within the NPPF 2023 or subsequent Government Guidance
8. Prior to the occupation of the development hereby permitted a Landscape Management Plan including, management responsibilities and maintenance schedules for all landscaped areas shall be submitted to and approved in writing by the County Planning Authority. The landscape management plan shall include five years of aftercare maintenance, schedule to include matrix of visits (to include amounts and number of watering visits, planting/pit diagram/guarding and watering apparatus. The development shall be implemented in accordance with the approved document.
9. Prior to the first occupation of the development a soft landscaping scheme to include details, including exact locations, species and specifications of all trees, shrubs and other soft landscaping on the site, planting plan to include details of below ground construction of rain gardens including sufficient soil volumes and Details of depth of Bauder Flora System green roof system. shall be submitted to, and approved in writing by, the Local Planning Authority. The soft landscaping shall be carried out in accordance with the approved details.

10. No development shall take place until:-

(i) A site investigation has been carried out to fully characterise the nature and extent of any land and/or groundwater contamination and its implications. The site investigation shall not be commenced until the extent and methodology of the site investigation have been agreed in writing with the County Planning Authority.

(ii) A written method statement for the remediation of land and/or groundwater contamination affecting the site shall be agreed in writing with the Local Planning Authority prior to the commencement of remediation. The method statement shall include an implementation timetable and monitoring proposals, and a remediation verification methodology.

The site shall be remediated in accordance with the approved method statement, with no deviation from the statement without the express written agreement of the County Planning Authority.

11. Prior to the first use or occupation of the development, and on completion of the agreed contamination remediation works, a validation report that demonstrates the effectiveness of the remediation carried out, including the 'installation and verification' report of the gas protection measures, shall be submitted to and agreed in writing by the County Planning Authority.

12. Prior to the installation of drainage works on the site details of the design of a surface water drainage scheme will be submitted to and approved in writing by the planning authority. The design must satisfy the SuDS Hierarchy and be compliant with the national NonStatutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS. The required drainage details should include:

a) Evidence that the proposed final solution will effectively manage the 1 in 30 (+35% allowance for climate change) & 1 in 100 (+40% allowance for climate change) storm events during all stages of the development. The final solution should follow the principles

set out in the approved drainage strategy. If infiltration is deemed unfeasible, associated discharge rates and storage volumes shall be provided using a maximum discharge rate equivalent to the pre-development Greenfield run-off.

b) 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.

c) 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.

d) Details of drainage management responsibilities and maintenance regimes for the drainage system.

e) 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.

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

13. Prior to the commencement of the development hereby permitted a Construction, Traffic and Environmental Management Plan will be submitted to and approved in writing by the Local Planning Authority. The Plan shall aim to minimise the amenity, environmental and road network impacts of the remediation, site preparation and construction activities and include the details of:
- a) Telephone, email and postal address of the site manager and details of complaints procedures for members of the public
 - b) Measures to maintain the site in a tidy condition in terms of disposal/storage of waste and storage of plant and materials
 - c) Scheme for recycling/disposition of waste resulting from construction works
 - d) Ingress and egress to and from the site for vehicles
 - e) Safeguarding of buried services
 - f) Proposed numbers and timing of vehicle movements through the day and the proposed access routes, delivery scheduling, use of holding areas, logistics and consolidation centres
 - g). Parking of vehicles for site operatives and visitors
 - h). Travel Plan for construction workers
 - i). Construction lighting and timings of such, not to unduly impact on neighbouring amenity
 - j). Location and size of site offices, welfare and toilet facilities
 - k). Erection and maintenance of security hoardings including decorative displays and facilities for public viewing
 - l). Measures to ensure that pedestrian access past the site is safe and not obstructed
 - m). Measures to minimise risks to pedestrians and cyclists, including but not restricted to accreditation of the Fleet Operator Recognition Scheme (FORS) and use of banksmen for supervision of vehicular ingress and egress
 - o). Mitigation and monitoring measures for Spills and Pollution Prevention, Noise and Vibration and Air Quality including dust management.
- parking for vehicles of site personnel, operatives and visitors
- p) details of loading and unloading of plant and materials
 - q) details of storage of plant and materials

- r) details of programme of works (including measures for traffic management)
- s) details of provision of boundary hoarding behind any visibility zones
- t) details of HGV deliveries and hours of operation
- u) details of vehicle routing
- v) measures to prevent the deposit of materials on the highway
- w) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused
- x) no HGV movements to or from the site shall take place between the hours of 8.30 and 9.15 am and 3.15 and 4.00 pm nor shall the contractor permit any HGVs associated with the development at the site to be laid up, waiting, on Staines Road West during any time
- y) on-site turning for construction vehicles

The development shall be carried out in accordance with the approved Construction, Traffic and Environmental Management Plan

14. Prior to the first occupation of the development hereby permitted, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority. This must demonstrate that the surface water drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide the details of any management company and state

the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls), and confirm any defects have been rectified.
15. Prior to the commencement of development the development hereby approved shall not be first occupied unless and until the existing vehicular access in the central reservation of Staines Road West has been permanently closed and any kerbs, verge, footway, fully reinstated at both the central reservation and at the footway along the site frontage.
16. No part of the development shall be first occupied unless and until the proposed vehicular accesses to Staines Road West have been constructed and provided with visibility zones in accordance with a scheme to be approved in writing by the Local Planning Authority and thereafter the visibility zones shall be kept permanently clear of any obstruction over 1.05m high.
17. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles and cycles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. All cycle parking shall be secure, covered and lit. Thereafter the parking and turning areas shall be retained and maintained for their designated purposes.
18. No part of the development shall be first occupied unless and until a footway-cycleway has been provided along the site frontage, as well as a dropped kerb and tactile paving either side of Forest Drive, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority (SCC) and SCC Highway Authority. Once agreed the approved details shall be implemented to the satisfaction of the Local Planning Authority (SCC) and SCC Highway Authority.
19. The development hereby approved shall not be first occupied unless and until facilities for the secure, covered parking of at least 25 bicycles and the provision of charging points for e-bikes by said facilities have been provided within the development site in accordance

with a scheme to be submitted to and approved in writing by the Local Planning Authority. 20% of all communal cycle parking spaces shall be able to be charged at any one time. Thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

20. The development hereby approved shall not be occupied unless and until 20% of all parking spaces are 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). The remaining 80% of parking spaces on-site shall be provided with cabling for the future provision of charging points, and provided 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.
21. The development hereby approved shall not be first occupied unless and until one Car Club vehicle parking space with an Electric Vehicle Fast Charge facility (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) has been provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority, and thereafter the said Car Club parking space with Electric Vehicle Fast Charge facility shall be provided, retained and maintained to the satisfaction of the County Planning Authority.

Reasons:

1. For the avoidance of doubt and in the interests of proper planning.
2. To comply with Section 91 (1)(a) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.
3. In the interest of the environment and visual amenity of the area in accordance with the development plan policy EN1 of the Spelthorne Core Strategy and Policies Development Plan Document February 2009.
4. To safeguard trees and vegetation amenity and biodiversity value in accordance with policy EN1 and EN8 of the Spelthorne Core Strategy and Policies Development Plan Document February 2009.
5. In order that the proposed development would not have a harmful impact on the amenity of the surrounding area in accordance with Policy EN11 of the Spelthorne Core Strategy and Policies Development Plan Document February 2009.
6. In order that the proposed development would not have a harmful impact on the biodiversity of the area and would appropriately enhance the biodiversity of the area in accordance with EN1 and EN8 of the Core Strategy Core Strategy and Policies Development Plan Document February 2009.
7. To ensure the proposal meets the definition of affordable and housing and therefore contributes to the relevant housing need in accordance with Policy SP2 of the Core Strategy Core Strategy and Policies Development Plan Document February 2009.
8. In order that the landscaping scheme can be implemented and maintained in accordance with policy EN1 and EN8 of the Core Strategy Core Strategy and Policies Development Plan Document February 2009.
9. In the interests of protecting the visual character of the area in accordance with the Core Strategy Core Strategy and Policies Development Plan Document February 2009 Policies EN1 and EN8.

10. In order that the proposed development does not harm the amenity of surrounding neighbours or the environment in accordance with policy EN15 of the Core Strategy Core Strategy and Policies Development Plan Document February 2009.
11. In order that the proposed development does not harm the amenity of surrounding neighbours or the environment in accordance with policy EN15 of the Core Strategy Core Strategy and Policies Development Plan Document February 2009.
12. 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 in accordance with Policy LO1 of the Core Strategy Core Strategy and Policies Development Plan Document February 2009.
13. In order that the proposed development does not prejudice the local highway and would not result in a harmful impact on the amenity of the surrounding area in accordance with Policy EN11 of the Core Strategy Core Strategy and Policies Development Plan Document February 2009.
14. 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 in accordance with Policy LO1 of the Core Strategy Core Strategy and Policies Development Plan Document February 2009.
15. In order that the proposed development does not prejudice highway safety and encourages sustainable modes of transport. This is a pre-commencement condition as the works are required outside of the site redline.
16. development should not prejudice highway safety, nor cause inconvenience to other highway users, and accord with the National Planning Policy Framework 2023 and policy CC2 of Spelthorne Borough Council's Core Strategy and Policies Development Plan Document February 2009.
17. In order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and accord with the National Planning Policy Framework 2023 and policy CC2 of Spelthorne Borough Council's Core Strategy and Policies Development Plan Document February 2009.
18. In order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and accord with the National Planning Policy Framework 2023 and policy CC2 of Spelthorne Borough Council's Core Strategy and Policies Development Plan Document February 2009.
19. In order that the development makes suitable provision for sustainable travel, in accordance with the sustainable objectives of Chapter 9 "Promoting sustainable transport" of the National Planning Policy Framework 2023, and policies CC2 and CC3 of Spelthorne Borough Council's Core Strategy and Policies Development Plan Document February 2009.
20. In order that the development makes suitable provision for sustainable travel, in accordance with the sustainable objectives of Chapter 9 "Promoting sustainable transport" of the National Planning Policy Framework 2023, and policies CC2 and CC3 of Spelthorne Borough Council's Core Strategy and Policies Development Plan Document February 2009.
21. In order that the development makes suitable provision for sustainable travel, in accordance with the sustainable objectives of Chapter 9 "Promoting sustainable transport" of the National Planning Policy Framework 2023, and policies CC2 and CC3 of Spelthorne

Informatives:

- 8
1. This approval relates only to the provisions of the Town and Country Planning Act 1990 and must not be taken to imply or be construed as an approval under the Building Regulations 2000 or for the purposes of any other statutory provision whatsoever.
 2. The applicant is advised that, under the Wildlife and Countryside Act 1981, as amended (Section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or is being built. Planning consent for a development does not provide a defence against prosecution under this Act. Trees and scrub are likely to contain nesting birds between 1 March and 31 August inclusive. Trees and scrub are present on the application site and are assumed to contain nesting birds between the above dates, unless a recent

survey has been undertaken by a competent ecologist to assess the nesting bird activity during this period and shown it is absolutely certain that nesting birds are not present.

3. Attention is drawn to the requirements of Sections 7 and 8A of the Chronically Sick and Disabled Persons Act 1970 and to the Code of Practice for Access of the Disabled to Buildings (British Standards Institution Code of Practice BS 8300:2009) or any prescribed document replacing that code.
4. In determining this application the County Planning Authority has worked positively and proactively with the applicant by: entering into pre-application discussions; assessing the proposals against relevant Development Plan policies and the National Planning Policy Framework including its associated planning practice guidance and European Regulations, providing feedback to the applicant where appropriate. Further, the County Planning Authority has:

identified all material considerations; forwarded consultation responses to the applicant; considered representations from interested parties; liaised with consultees and the applicant to resolve identified issues and determined the application within the timeframe agreed with the applicant. The applicant has also been given advance sight of the draft planning conditions. This approach has been in accordance with the requirements of paragraph 38 of the National Planning Policy Framework 2023.

5. 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.

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.

Sub ground structures should be designed so they do not have an adverse effect on groundwater.

If there are any further queries please contact the Flood Risk, Planning, and Consenting Team via

SUDS@surreycc.gov.uk. Please use our reference number in any future correspondence.

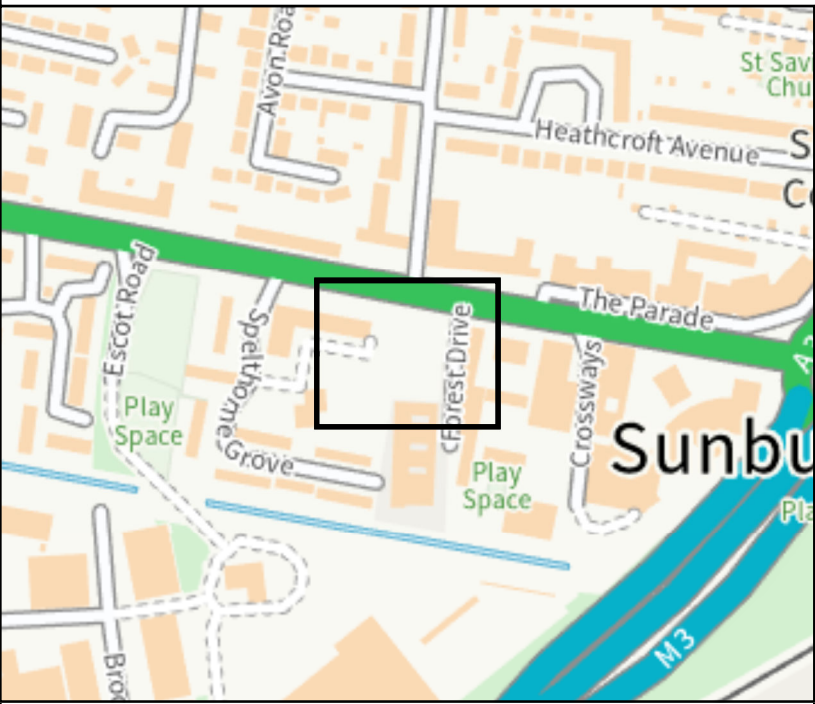
6. When a temporary access is approved or an access is to be closed as a condition of planning permission an agreement with, or licence issued by, the Highway Authority Local Highways Service will require that the redundant dropped kerb be raised and any verge or

footway crossing be reinstated to conform with the existing adjoining surfaces at the developers expense.

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 developer is advised that as part of the detailed design of the highway works required by the above condition(s), 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.
9. 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.
10. The developer would be expected to agree a programme of implementation of all necessary statutory utility works associated with the development, including liaison between Surrey County Council Streetworks Team, the relevant Utility Companies and the Developer to ensure that where possible the works take the route of least disruption and occurs at least disruptive times to highway users.
11. The applicant is expected to ensure the safe operation of all construction traffic in order 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. Where repeated problems occur the Highway Authority may use available powers under the terms of the Highways Act 1980 to ensure the safe operation of the highway.
12. 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. Where undercover parking areas (multi-storey car parks, basement or undercroft parking) are proposed, the developer and LPA should liaise with Building Control Teams and the Local Fire Service to understand any additional requirements. If an active connection costs on average more than £3600 to install, the developer must provide cabling (defined as a 'cabled route' within the 2022 Building Regulations) and two formal quotes from the distribution network operator showing this.
13. The proposed development is located within 15 metres of Thames Waters underground assets and as such, the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures.
<https://www.thameswater.co.uk/developers/larger-scaleddevelopments/planning-your-development/working-near-our-pipes> Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB

14. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

Site Location: **Former Sunbury Fire Station, Staines Road West Sunbury on Thames TW16 7BG**



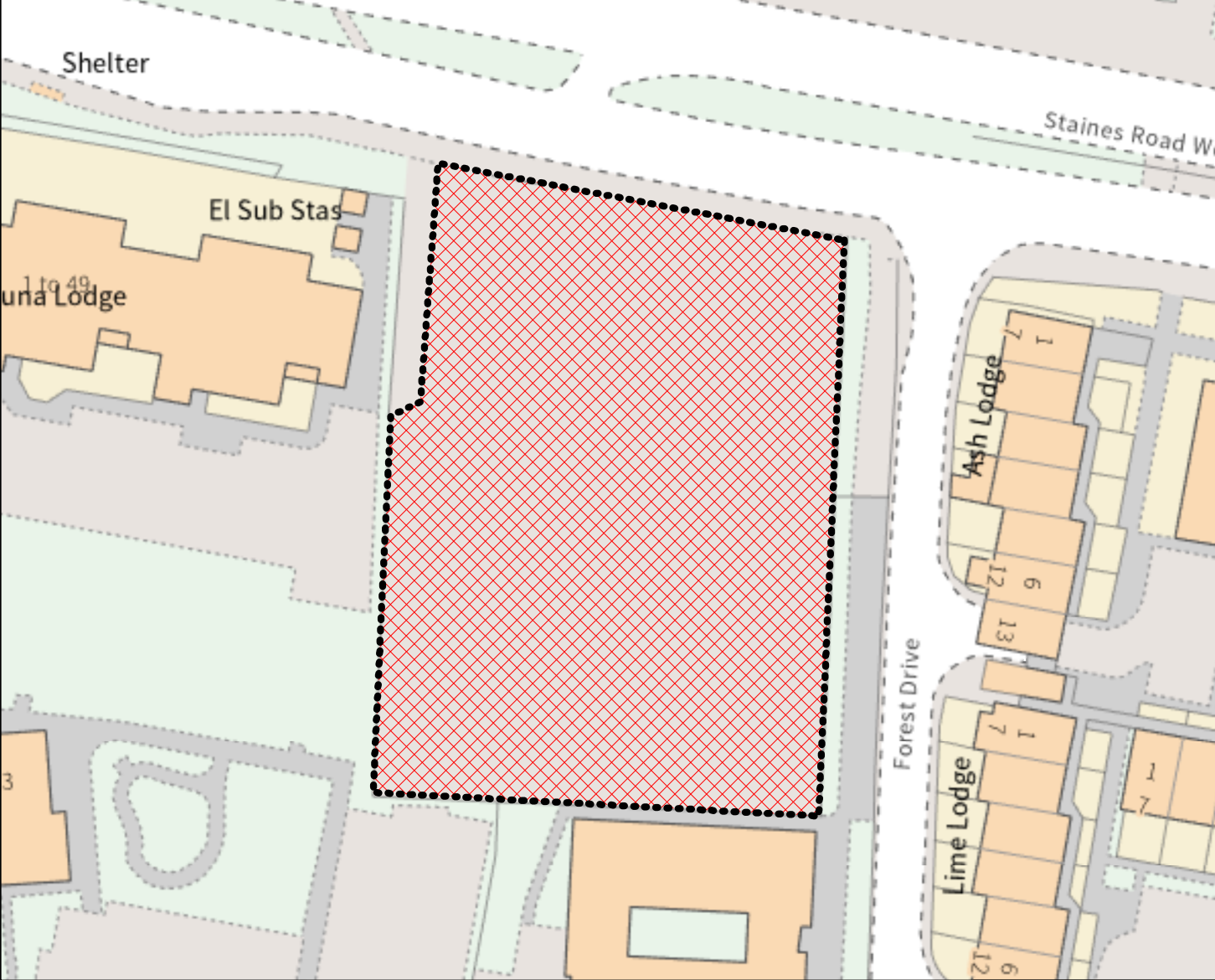
Redevelopment of the former Sunbury Fire station site for a mixed use hub building incorporating Class E and Class F1 uses including library plus 12no. supported independent living units (use class C3)

Application numbers:
SP23/00557/SCC

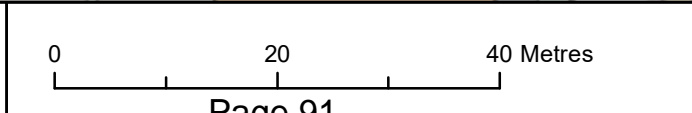
Electoral divisions:
Sunbury Common & Ashford Common

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Note: This plan is for indicative purposes only



Ref No:
SCC_Ref_2023-0051



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2023 Aerial Photos

Aerial 1: Surrounding area



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N

All boundaries are approximate





2023 Aerial Photos

Aerial 2: Application site



Application Site Area

Staines Road West

M3



N

All boundaries are approximate