

To: Planning & Regulatory Committee

Date: 29 March 2023

By: Planning Development Manager

District(s) Mole Valley District Council

Electoral Division(s):
Dorking & The Holmwoods
Mr Cooksey

Case Officer:
Stephanie King

Purpose: For Decision

Grid Ref: 516821 149299

Title: Surrey County Council Proposal MO/2022/1248

Summary Report

Institute of Further Education, Dene Street, Dorking, Surrey RH4 3EB

Conversion of the former Adult Education Centre building and the erection of a new building to provide residential accommodation falling within Class C2 (residential institutions) and Class C3 (dwellinghouses) with associated parking, access and landscaping.

The application site is approximately 2013 square metres (m³) (0.2013 hectares (ha)) and is currently vacant, comprising of the former Institute of Further Education (IFE) three storey building in the northern part of the site with the remainder of the site covered in low level vegetation, a few small trees and some remnants of previous structures. The site slopes from north to south and is currently allocated as a brownfield site.

The proposal forms two parts:

- The refurbishment and conversion of the IFE existing building to Trainer Flats through the installation of mezzanine floors, removal of the office block extension and fire escape stairs, extension of the boundary flint wall, new vehicular access and parking off Marlborough Hill, and associated landscaping and new tree planting. Trainer Flats are accommodation for young adults in a 'transition stage' between care home accommodation and independent social housing. The ground floor of the building will be used for young adults to learn life skills and the first floor will be converted into four self-contained one bedroom mezzanine flats and one small staff flat.
- The development of a new two-storey, staggered semi-detached, brick finished building located to the rear of the existing building to accommodate a new Children's Home and No Wrong Door Facility (NWDF), with new vehicle accesses off Marlborough Hill, car parking, and associated landscaping and new tree planting. The Children's Home will accommodate four residents aged between 12 and 17 and two staff. The NWDF will accommodate two emergency residents and one supporting staff. Staff will not be permanently based at the NWDF but will stay as required if a child needs emergency accommodation.

The proposal includes provision for sustainable drainage and external lighting; alongside mitigation measures for traffic, dust and noise during the construction phase.

There is an identified need for new Trainer Flats, Children's Homes and No Wrong Door Facilities in Surrey. There is a growing demand for, and a shortage of, accommodation for care leavers within Surrey resulting in young adults being placed in accommodation outside Surrey each year at a premium cost and away from their families and support network. Surrey County Council (SCC) also have a statutory duty and unique responsibility to safeguard and promote children in care's welfare. The application site is a brownfield site within a built-up residential area of Dorking. Dorking is identified as a sustainable location for development and the NPPF promotes the effective use of suitable brownfield land.

Approximately half of the application site containing the IFE existing building is located within the Dorking Conservation Area (DCA) and the application site is within the setting of several Grade II listed buildings. Impact from the proposed development to the DCA and nearby listed buildings has been considered within the submitted Heritage and Setting Assessment (HSA) and by the SCC Listed Buildings Officer (LBO) and has been found to not cause harm. The IFE building is a valuable part of the DCA and bringing the building back into community use and restoring the building to its original shape with completed brickwork and better condition will improve and prolong the buildings contribution to the DCA. The proposed building is largely screened from the setting of nearby listed buildings and is of a high-quality design in keeping with the surrounding residential properties outside the DCA.

The proposed development will result in the loss of one hedge and four tree groups. The existing trees and hedges are low quality (category C) and have predominately already been removed from the application site. To compensate the loss, the applicant is providing new planting including eleven new trees resulting in a total 3.40% biodiversity net gain for the site. Other ecological mitigation and enhancements are proposed, including ten integrated swift bricks, retention and protection of swift nesting sites within the existing building, and bat boxes.

No objections have been received from the statutory consultees. 48 letters of representation have been received, with a majority of objections raising concerns on loss of ecology, biodiversity and trees, the design of the proposal and impact to residential amenity, traffic and highway matters, and impact to heritage assets. The majority of objections were concerning the need to protect and enhance the sites nesting swifts. These concerns have been addressed throughout the report.

The proposal has been thoroughly assessed and is considered to comply with the relevant Development Plan Policies.

The recommendation is PERMIT subject to conditions.

Application details

Applicant

SCC Property

Date application valid

29 June 2022

Period for Determination

12 April 2023

Amending Documents

60668943-AEC-XX-XX-DR-C-0007 P3 Site Access Visibility Splays 1 of 2 dated 17 February 2023

60668943-AEC-XX-XX-DR-C-0008 P3 Site Access Visibility Splays 2 of 2 dated 17 February 2023

- 60668943-AEC-NB-XX-DR-A-100300 P9 GA Elevations dated 17 February 2023
- 60668943-AEC-NB-XX-DR-A-100400 P9 GA Sections dated 17 February 2023
- 60668943-AEC-NB-ZZ-DR-A-100100 P9 GA Floor Plans 1 dated 17 February 2023
- 60668943-AEC-NB-ZZ-DR-A-100101 P4 GA Floor Plans 2 dated 17 February 2023
- 60668943-AEC-ST-00-DR-A-100105 P11 Boundary treatments and Fencing dated 17 February 2023
- 60668943-AEC-ST-XX-DR-A-100411 P6 Proposed Site Elevations dated 17 February 2023
- 60668943-AEC-EX-ZZ-DR-A-100300 P6 Existing Building - Existing Elevations dated 17 February 2023
- 60668943-AEC-EX-ZZ-DR-A-100310 P6 Existing Building - Proposed Elevations dated 17 February 2023
- 60668943-AEC-ST-00-DR-A-100101 P6 Existing location plan dated 23 December 2022
- 60668943-AEC-ST-00-DR-A-100102 P6 Existing Site Plan dated 23 December 2022
- 60668943-AEC-ST-00-DR-A-100103 P6 Existing Topographical Survey dated 23 December 2022
- 60668943-AEC-EX-ZZ-DR-A-100100 P5 Existing Building - Existing Floor Plans dated 23 December 2022
- 60668943-AEC-EX-XX-DR-A-100110 P7 Existing Building - Proposed Floor Plans dated 23 December 2022
- 60668943-AEC-EX-XX-DR-A-100400 P7 Existing Building Sections 1 dated 17 February 2023
- 60668943-AEC-EX-XX-DR-A-100401 P6 Existing Building Sections 2 dated 17 February 2023
- 60668943-AEC-ST-00-DR-A-100104 P16 Proposed Site Plan dated 14 February 2023
- 60668943-AEC-ST-00-DR-A-100106 P3 Phasing Plan dated 17 February 2023
- Figure 2 P06 Post Developments UK Habitats - Biodiversity Net Gain dated 17 February 2023

- 22/08/22 Email from applicant responding to highways comments – redacted
- 29/09/22 Response To Consultee Comments Redacted
- 10/10/22 Management of site information agent email Redacted(1)
- 02/12/22 Ecological Impact Assessment Report (1 of 2) (revised) Redacted
- 02/12/22 Letter response to Ecologist comments (revised) Redacted
- 02/12/22 Revised and amplifying information Cover Letter redacted
- 11/01/23 Cover Letter Revised Documents Redacted
- 11/01/23 Planning Design Update Schedule
- 27/01/23 Amended information Cover Letter Redacted
- 27/01/23 Utility Flood Risk Drainage Strategy Rev P06 Redacted
- 27/01/23 BNG Metric 3.0 Appendix E dated 20.01.23 Redacted
- 26/01/23 Ecology Consultation response Letter Redacted
- 26/01/23 Amplifying AMS Condition Letter Redacted
- 26/01/23 Amplifying Window Condition Letter Redacted
- 20/02/23 Arboricultural Impact Assessment Rev 05 Redacted
- 20/02/23 Biodiversity Net Gain Assessment Rev P06 Redacted
- 20/02/23 Cover Letter for Updated Documents 20.02.23 Redacted
- 20/02/23 Design and Access Statement Rev P8 Redacted
- 20/02/23 Heritage Assessment Rev R1 dated February 2023 Redacted
- 20/02/23 Swift Mitigation Enhancement Strategy dated February 2023 Redacted
- 03/03/23 Construction Environmental Management Plan dated March 2023 Redacted

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
Need and principle of proposed development	Yes	41 - 62
Scale, design, layout and landscaping	Yes	63 - 110

Impact on heritage assets	Yes	111 - 147
Ecology, biodiversity and trees	Yes	148 - 207
Flood risk and drainage strategy	Yes	208 - 227
Residential amenity	Yes	228 - 251
Highways, traffic and access	Yes	252 - 3003

Illustrative material

Site Plan

Plan 1: Application Site

Drawing Ref: 60668943-AEC-ST-00-DR-A-100104 Rev P16 Proposed Site Plan dated 14 February 2023

Drawing Ref: 60668943-AEC-ST-XX-DR-A-100411 Rev P6 Proposed Site Elevations dated 17 February 2023

Aerial Photographs

Aerial 1: Surrounding area

Aerial 2: Application site

Site Photographs

Figure 1: IFE existing building frontage on Dene Street with existing site access

Figure 2: View looking South along Dene Street

Figure 3: View looking North along Dene Street

Figure 4: IFE existing building view from Dene Street

Figure 5: View looking South West along Marlborough Hill

Figure 6: View of IFE existing building from Marlborough Hill

Figure 7: View of rear site area from Marlborough Hill

Figure 8: Existing site access off Marlborough Hill to be relocated

Figure 9: View looking North across application site from 15 Marlborough Hill

Figure 10: View looking North East along Marlborough Hill

Background

Site Description

1. The Institute Of Further Education (IFE) on Dene Street is located within the residential area of Dorking. The application site is approximately 2013m³ (0.2013ha) and is currently vacant, comprising of the former IFE three storey building in the northern part of the site with the remainder of the site covered in low level vegetation, a few small trees and some remnants of previous structures. The site slopes up from north to south and is currently allocated as a brownfield site.
2. The application site is located at the junction of Dene Street on the north eastern side of the site and Marlborough Hill on the north western side of the site, both of which have a speed limit of 30 miles per hour (mph). There are double yellow lines along the application site's side of Dene Street and Marlborough Hill with pedestrian footways along the front of the site on Dene Street and a partial footway at the western end of the site side onto Marlborough Hill which is largely obscured by vegetation. The application site has three former gated accesses, two on Dene Street and one on Marlborough Hill. Dene Street connects to the A25 High Street forming Dorking town centre to the north and Chart Lane to the south with the A24 Deepdene Avenue beyond. Seven bus stops are located within a 10 minute walk of the site and Dorking Deepdene and Dorking West Train stations are within a 15 minute walk of the site.

3. The site is bounded to Dene Street to the north east, with two storey residential properties on the other side of Dene street and a four story blocks of flats along the west side of Cotmandene with Cotmandene Park beyond. The site to the south of the application site is a currently vacant single storey community building with two storey residential properties beyond. To the west of the site there are two storey residential properties. Two storey semidetached and terraced housing is located on the north side of Marlborough Hill with a Physiotherapist on the northern street corner between Dene Street and Marlborough Hill.
4. The northern half of the application site which comprises of the currently vacant building is located within the Dorking Conservation Area. The building is not listed but is noted as a building of importance in the Conservation Area appraisal. The building originally formed from a central rectangular cuboid with symmetrical wings stepping down to contain the entrances / staircases and then again to contain ancillary areas. The building has a pitched slate roof with distinct zones: one covering the main central area, then each stair well and ancillary area individually roofed. The application site is also located within the setting of nearby listed buildings: Grade II Pear Tree Cottage (approximately 7m north east of the application site); Grade II Cotmandene House (approximately 13m east of the application site); Grade II 35-38 Dene Street (approximately 25m north west of the application site); and Grade II 41 and 42 Dene Street (approximately 50m north west of the application site).
5. The application site is located within Flood Zone 1, the lowest level of fluvial flood risk, and an area of a low risk level of surface water flooding and major groundwater vulnerability.

Planning History

6. Planning permission ref: DOR/4713 for one movable classroom was approved on 13 June 1967.
7. Planning permission ref: MO/2015/1202 for the conversion of existing building to create 8 No. flats and erection of 2 pairs of semi-detached dwellings (12 units in total) with associated landscaping, parking and access was withdrawn on 15 February 2016.
8. Planning permission ref: MO/2016/0610 for the conversion of existing building to create 8 No. flats and erection of 2 pairs of semi-detached dwellings (12 units in total) with associated landscaping, parking and access was approved 23 December 2016.
9. Non-material amendment ref: MO/2016/0610/1 to allow for the deferment of some pre-commencement conditions to a later date was approved on 19 September 2019.
10. The following conditions under MO/2016/0610 have been approved and discharged: Condition 4 (ref: MO/2019/1585 approved 30 September 2019); Condition 5 (ref: MO/2019/1782 approved on 19 November 2019); Condition 6 (ref: MO/2019/1785 approved 19 November 2019); Condition 7 (ref: MO/2019/1785 approved 19 November 2019); Condition 8 (ref: MO/2019/1785 approved 19 November 2019); Condition 9 (ref: MO/2019/1785 approved 19 November 2019); Condition 10 (ref: MO/2019/1785 approved 19 November 2019); Condition 12 (ref: MO/2019/1782 approved on 19 November 2019); Condition 14 (ref: MO/2019/1785 approved 19 November 2019); Condition 15 (ref: MO/2019/1785 approved 19 November 2019); Condition 16 (ref: MO/2019/1782 approved on 19 November 2019); Condition 18 (ref: MO/2019/1785 approved 19 November 2019); Condition 19 (ref: MO/2019/1785 approved 19 November 2019); Condition 20 (ref: MO/2019/1824 was approved on 27 November 2019); and Condition 21 (ref: MO/2019/1782 approved on 19 November 2019).

11. Certificate of lawfulness ref: MO/2022/0802 for an existing development in respect of the commencement of planning permission MO/2016/0610 for the conversion of existing building to create 8 No. flats and erection of 2 pairs of semi-detached dwellings (12 units in total) with associated landscaping, parking and access was approved on 3 July 2020.

The proposal

12. The proposal is for the conversion of the former Adult Education Centre building and the erection of a new building to provide residential accommodation falling within Class C2 (residential institutions) and Class C3 (dwellinghouses) with associated parking, access and landscaping.
13. This application can be viewed in two parts. The first being the conversion of the former Institute for Further Education (IFE) building into accommodation for young adults in a 'transition stage' between care home accommodation and independent social housing. There is growing demand for, and a shortage of, accommodation for care leavers within Surrey. The provision of purpose built Trainer Flats will seek to contribute towards this need for accommodation within the County and will provide those in care to gain the skills to live more independently.
14. The existing building will be retained and converted to provide space for the young adult residents to learn life skills and will include a kitchen, dining rooms, IT/study space, a reading room and laundry room along with lounge/socialising space. The upper floors will be converted to house four self-contained one bedroom flats and one small staff flat.
15. The second part is in relation to the construction and use of a semi-detached building comprising two distinct parts of a children's home and NWDF. Surrey County Council has a duty to establish comfortable and safe homes for children in the county. Surrey County Council also has a requirement to provide a NWDF that provides emergency accommodation for young people while family issues are resolved. This proposal seeks to contribute to meeting this need. The Children's Home is proposed to house a maximum of four residents and 2 staff. The No Wrong Door facility is proposed to provide emergency and temporary accommodation for two residents that require rapid replacement and 1 member of staff.
16. The proposed building is approximately 23.6m in total length and approximately 13.5m in total width. The proposed building has a pitched roof but due to the sloped nature of the site, will be staggered so the ground floor of the NWDF will be in line with the first floor of the children's home. Therefore, the total height of the children's home is proposed to be 9.0m from the finished floor level and the total height of the NWDF is proposed to be 10.8m. The external building walls will be finished in red facing brick and the roof in fibre cement slates. The windows and doors are proposed to be grey aluminium and timber composite and have case stone lintels and sills. External lighting will be down lit and recessed under the front canopies and mounted on the walls.
17. Four vehicle and pedestrian accesses off Marlborough Hill are proposed for the site, with a new public footway along the full length of the site on Marlborough Hill. A total of 10 parking spaces are proposed on site across the three facilities with an additional accessible parking bay. Parking areas will also include a total of four dual EV charging points across the three facilities. A drop-off and pick-up area is also proposed with access off of Dene Street. A total of 16 resident and visitor cycle parking spaces will be provided across the three facilities.
18. To facilitate the proposal, one hedge, and four tree groups will need to be removed. These are all classified as low quality (Category C). The remaining trees will be protected during and after construction and eleven new trees will be planted. The existing flint walls around the application site are proposed to be retained, repaired, and extended along Marlborough Hill within the Dorking Conservation Area (DCA). Other

boundary walls and fencing are proposed along Marlborough Hill, between and surrounding the rear of the facilities. Planting is proposed along the front of the facilities and around the garden borders and grass lawns to the rear of the buildings, with some raised planting beds. The proposal includes space for waste bin storage.

Consultations and publicity

District Council

Mole Valley District Council

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| 19. Planning | No objection. |
| 20. Environmental Health Officer | No objection subject to four conditions on noise, contamination, asbestos and a verification report. |
| 21. Historic Environment Officer | No objection subject to six conditions on building recording, raingoods, externals surfaces, boundary walls, window or door replacement, and external wall fabric. |

Consultees (Statutory and Non-Statutory)

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| 22. County Arboricultural Officer | No objection subject to three conditions for tree protection, tree removal and a Soft Landscaping Scheme. |
| 23. County Ecological Consultant | No objection subject to four conditions for a Soft Landscaping Scheme, and securing the Construction and Environmental Management Plan, Swift Mitigation and Enhancement Strategy, and Biodiversity Net Gain. |
| 24. County Highway Authority | No objection subject to six conditions on: vehicle and cycle parking, new accesses and access removal, new public footway, and electric vehicle charging; and seven informatives on traffic highway safety and requirements during construction, electric vehicle charging, dropped kerbs, and highway tress. |
| 25. County Landscape Officer | No objection subject to two conditions for a Hard and Soft Landscaping Scheme and securing Biodiversity Net Gain and four informatives on new trees, growing media, planting stock procurement, and biosecurity and tree planning. |
| 26. Listed Buildings Officer | No objection subject to six conditions on building recording, raingoods, externals surfaces, boundary walls, window or door replacement, and external wall fabric. |
| 27. Lead Local Flood Authority | No objection, subject to a pre-commencement condition for a detailed surface water drainage strategy and a pre-occupation condition for a verification report. |
| 28. Southern Gas Network | No objection subject to three informatives on safety information, digging practices and mechanical excavations. |

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| 29. Sutton and East Surrey Water | No objection subject to three informatives on safe digging and SES Water responsibilities and recommendations. |
| 30. Thames Water | No objection on waste water, sewage treatment, and surface water drainage subject to the sequential approach to surface water disposal being followed and two informatives on surface water management and source protection zone. |
| 31. UK Power Networks | No objection subject to one safe digging practices informative. |

Parish/Town Council and Amenity Groups

32. None.

Summary of publicity undertaken and key issues raised by public

33. The application was publicised by the posting of 2 site notices and an advert was placed in the Surrey Advertiser newspaper. A total of 167 of owner/occupiers of neighbouring properties were directly notified by letter. To date 48 letters of representation have been received from local residents, 3 supporting, 21 commenting and 24 objecting, and raising the following comments:

Support

- Glad to see a vacant site being used
- Support use in Dorking and Surrey
- Consider there is a need for suitable accommodation for children in care

Ecology, biodiversity and trees

- Request more/as much vegetation as possible
- Inadequate provision for swifts
- Concern about impact on swifts as they need to be protected
- Request bat box provision
- Concern about impact to ecology and biodiversity
- Loss of hedge and tree groups unacceptable in Surrey Hills ANOB

Design and residential amenity

- Concern about noise impact 24/7 and sudden change to quiet neighbourhood
- Concern for noise impact arising from plant enclosure considering proposed location adjacent to rear gardens of Cleardene properties
- Consider proposal will be a detriment to all local residents
- Design out of keeping with residential area
- Design is large, imposing and institutional and not 'homely' so goes against aim
- Increase risk of anti-social behaviour
- Concern for increase level of nuisance and disturbance
- Concern for light pollution from numerous windows and doors of the proposed development would directly overlook rear of properties on Cleardene
- Concern about overlooking and loss of privacy – request opaque window glazing to mitigate impact
- Concern for loss of daylight
- Concern for environmental pollution
- Concern for increase in smells from industrialist catering and increase waste bin storage
- Request conditions to control construction hours and minimise impact to local residents

- Increase drainage pressure and lead to problems (drains Dene Street/Chart Lane have previously overflowed)

Highways, traffic and access

- Increased noise impact 24/7 from staff, service vehicles (including police, delivery and maintenance)
- Concern that access on Marlborough Hill and new pavement will impede traffic flow on already narrow, congested route used by supermarket lorries and residential parking.
- Inadequate space for parking, loading and turning.
- Decreased road access for residents.
- Concern for children's safety on busy, narrow Marlborough Hill
- Concern for construction vehicles travelling on Chart Lane, which is already busy, fast and tight.
- Request conditions to control construction vehicle access and hours and minimise impact to local residents
- Insufficient parking proposed

Conservation area

- Significant adverse impact to character and appearance to Dorking Conservation area and heritage assets
- Layout and density of proposed building is out of character for Dorking Conservation area, where residents are only allowed miniscule residential developments
- Request planning condition to control the design used materials of the new buildings so that it is in keeping with the local area, such as red brick, slate or red clay tile roofs, flint walls and permeable block paving
- The proposed walls will be very visible from Dene street and Marlborough Hill as they will be quite high, these in particular should have a flint facia in keeping with the surrounding area

Management and development of site questions

The applicant has provided responses in the Management of Site Information agent email dated 10 October 2023 to the below representation queries.

- Recent reports suggest privately run care homes pose a risk to children and local residents and proposal is unclear if the Children's home will be run by Surrey County Council or a private company.
Applicant response: The proposed development will be Surrey County Council owned and operated.
- Unclear how many staff will be on site, during the day and overnight.
Applicant response: There will be 4FTE staff which will be a mixture of waking night and sleeping in staff. For the children's home there will be 4 children and 2 staff in the main house and up to 2 children and 1 staff in the annex (NWD). The annex is for emergency accommodation for children so will only be occupied for short periods of time on an ad hoc basis when emergency accommodation is needed.
- Daytime facilities are proposed in the existing building, but unclear whether the children will be educated on site or will they attend local schools.
Applicant response: For the most part we expect young people to be in education, training or employment alongside the facilities in the existing building which are to be used for teaching and implementing skills to allow young people to be independent as they move out of care.
- Unclear what steps will be taken to help the residents integrate into the local community.
Applicant response: Every young person will have a care plan which will include skills development and establishing links with their community.
- What will the catchment area be for the residents?

- *Applicant response: Surreywide. Children are currently having to be placed out of County away from their friends and family, education and services so the development will allow Surrey to keep children within Surrey.*
34. Officers note the concerns raised above and have sought to address the comments raised above throughout this Officer's report. Officers consider that where appropriate and relevant, representation comments have been positively addressed.

Other

- The proposal goes against majority of respondents to the pre-submission public consultation who are against the proposed development
 - The proposal has not addressed concerns raised as part of the pre-submission public consultation
 - No feedback has been provided on questions raised in the pre-submission public consultation
 - The postcode appears to be incorrect as RH4 3EB is in Westcott Road
 - No personal notification, no consultation or publicity on website
 - Encourage planning committee site visit
 - MVDC has duty to protect well-being and mental health of existing residents
 - Concerned about publicity period being over school holidays when people are away
 - Can't view representations on MO/2016/0610 and feel publicity should include the same number of representations received
 - Not a fair and democratic process, consider this is being manipulated to achieve a pre-desired outcome - "done deal"
 - publicity is confusing, unclear if reps to MVDC go to SCC
 - Concern for impact on neighbouring residents mental health and quality of life
 - Question what scrutiny has been made of the business case for this proposed development, in terms of the value for money and affordability compared with alternative uses for council tax money, and the existence of alternative, likely better value, sites.
 - Concern redevelopment of site will displace rats resulting in need for pest control in neighbouring properties
 - SCC is currently poor at managing children's homes so need to sort out management first before new homes
 - A lot of effort, money and investment for small number of children in care, fewer buildings would cause less problems
 - Given the age and poor condition of the main building, consider technical, cost and schedule risks for re-purposing have likely been under-estimated.
 - Proposed timetable seems excessively long for size of development.
 - For a facility claiming to provide transition between care and "the real world" the facilities seemed aimed at inhibiting residents from contact outside the building, contrary to the stated aim of the project.
 - Interested to know what analysis has been undertaken of the likely need for such placements in terms of family home location.
 - Misleading that sites will be independent as children will seek social interaction and site will be viewed as a whole so still an institution.
 - The council is seeking to achieve too much from the available site, with the risk of unintended consequences in terms of outcomes for young people
35. Officers note the comments above under the 'other' section heading. However, Officers do not consider these to be material planning considerations and therefore do not require consideration as part of this planning application.

Planning considerations

Introduction

36. 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.
37. In this case the statutory development plan for consideration of the application consists of the Mole Valley Core Strategy 2009, Mole Valley Local Plan 2000 (saved policies), and the Dorking Town Area Action Plan 2012.
38. Mole Valley District Council (MVDC) are currently producing a new Local Plan and on 14 February 2022, MVDC submitted the Future Mole Valley (Local Plan 2020-2037) to the Secretary of State for Levelling Up, Housing and Communities for independent examination. As the Local Plan has been submitted to the Secretary of State and has completed the Examination in Public (EiP), Officers consider that a number of policies may now be accorded some weight. However, until the outcome of the EiP and final adoption, many of the policies may be accorded little weight. In addition, due to the government announcement in December 2022 about changes to the NPPF in March 2023, the Local Plan process is on hold until 25 May 2023. Each application will therefore continue to be considered against the existing Mole Valley Core Strategy 2009 and Mole Valley Local Plan 2000 which is still the development plan applying within the district, although the new draft plan may be referred to and more weight given to certain policies if relevant to the planning issues arising from an application.
39. In considering this application the acceptability of the proposed development will be assessed against relevant development plan policies and material considerations.
40. 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: need and principle of proposed development; scale, design, layout, and landscaping; heritage assets; ecology, biodiversity and trees; flood risk and sustainable drainage; residential amenity; and highways, traffic and access.

NEED AND PRINCIPLE OF PROPOSED DEVELOPMENT

Mole Valley Core Strategy 2009 (MVCS2009)

Policy CS1 – Where Development will be Directed (a Spatial Strategy)

Policy CS2 – Housing Provision and Location

Policy CS3 – Balancing Housing Provision

Policy CS17 – Infrastructure, Services and Community Facilities

Mole Valley Local Plan 2000 (saved policies) (MVLP2000)

Policy CF2 – Provision of New Community Facilities

Dorking Town Area Action Plan 2012 (DTAAP2012)

Policy DT1 – Presumption in favour of Sustainable Development

Policy DT6 – Former Adult Education Centre, Marlborough Hill

Emerging Future Mole Valley Local Plan 2020-2037 (EFMVLP)

Emerging Policy S1 – Stainable Mole Valley

Emerging Policy H6 – Housing for older persons and specialist housing

Emerging Policy INF4 – Community Facilities

Emerging Policy DS32 – Former Institute Of Further Education, Dene Street, Dorking

41. Policy CS1 of the MVCS2009 states that to deliver sustainable development and accord with the MVCS2009 vision, new development will be directed towards previously developed land within the built-up areas of, inter alia, Dorking, as these settlements have been identified as the most sustainable locations within the District in terms of the level of community services and facilities available, access to public transport and supporting

infrastructure. Policy CS1 also provides details on the requirements for development within rural villages, the countryside and Green Belt but as this application site is not located within these areas, these parts of the policy are not relevant.

42. Policy CS2 of the MVCS2009 makes provision for at least 3,760 net dwellings within the District between 2006 and 2026 and prioritises locating new residential development within the defined built-up areas of, inter alia, Dorking. Policy CS2 sets out the provisions for locating residential development within other parts of the District but these are not relevant given that the application site is within Dorking.
43. Policy CS3 of the MVCS2009 seeks to provide a balanced housing market and requires housing proposals to take into account and reflect local housing needs in terms of the tenure, size and type of dwellings. In particular, Policy CS3 seeks the provision of two and three bedroom dwellings suitable for occupation for all sectors of the community and supports new housing for, inter alia, support and specialist accommodation in suitable locations.
44. Policy CS17 of the MVCS2009 seeks infrastructure delivery in accordance with the South East Plan Policy CC7: Infrastructure and Implementation and resists the loss of key services and facilities (including community facilities), unless an appropriate alternative is provided or, evidence is presented that the facility is no longer required and suitable alternative uses have been considered. Policy CS17 supports the development of new infrastructure where required and will safeguard land for infrastructure if identified by the Council and other service providers. Policy CS17 also details the requirements for Community Infrastructure Levy (CIL), but as only C3 residential developments are charged, the proposed development is not liable for CIL and therefore this part of the policy is not relevant.
45. Saved Policy CF2 of the MVLP2000 states that planning permission for the development, expansion, and change of use of premises for community facilities in the District's built-up areas will be granted where, inter alia, the development is required to meet the needs of the locality which cannot be met through the use of existing community premises, and the location of the proposed development is accessible to the population being served including by public transport.
46. Policy DT1 of the DTAAP2012 is clear that planning applications that accord with the policies in this Area Action Plan and other Local Plan documents will be approved without delay unless material considerations indicate otherwise.
47. Policy DT6 of the DTAAP2012 states that the former Adult Education Centre (the application site) will be retained and converted to flats. The land to the rear of the property will be developed for housing. It is anticipated the site could accommodate around 11 new homes in total although the precise number will only become clear when detailed plans are drawn up. The site could be developed in the next 5 years.
48. Emerging Policy S1 of the EFMMLP expects development proposals and use of land to contribute positively to the social, economic and environmental enhancement of Mole Valley. Planning applications that are consistent with the policies in the plan (and with relevant policies contained within other elements of the Mole Valley Development Plan) will be supported unless material considerations indicate otherwise.
49. Emerging Policy H6 of the EFMMLP is clear that new developments providing specialist forms of accommodation for older people and for people with other specific needs will be supported, provided, inter alia, the site is well-connected in terms of access to shops, community facilities including health care, public transport and other services appropriate to the needs of future occupiers.

50. Emerging Policy INF4 of the EFMVLP supports the provision of new or improved community facilities or services where the proposed development is in accordance with other relevant policies in the plan, and subject to, inter alia, the facility meeting an identified need and the site being accessible to the community it is intended to serve by public transport, walking and cycling. Emerging Policy INF4 also explains that the loss of sites and premises used for community facilities or services, leisure or cultural activities will be resisted unless, inter alia, there is no reasonable prospect of the existing use or any other community use continuing, and/or the facility is of no particular value to the local community and its loss will not detrimentally affect the character and vitality of the areas.
51. Emerging Policy DS32 of the EFMVLP allocates the former institute of further education on Dene Street for residential with an indicative capacity of 12 dwellings (including flats) or equivalent scale of specialist residential accommodation with or without care. In addition to meeting the relevant development plan policies, Emerging Policy DS32 requires any developer to : (i) retain and convert of the existing building which is identified as making a positive contribution to the Conservation Area in the Dorking Conservation Area Appraisal; (ii) ensure that any new build accommodation on the remainder of the site is of a design, character and scale which complements the architecture of the existing building; (iii) conserve and, where possible, enhance the character and setting of heritage assets including the Dorking Conservation Area and nearby listed buildings along Chart Lane; (iv) undertake recording of any existing architectural and historic features affected by the works for inclusion in the Surrey Historic Environment Record; (v) safeguard the amenity of surrounding properties, as well as future occupiers of the development, paying particular regard to the changes in ground level on and around the site; (vi) provide vehicle access points from Dene Street and Marlborough Hill, including safe pedestrian access and egress; (vii) provide a pedestrian footway along the south side of Marlborough Hill; (viii) provide a scheme for ecological enhancement in accordance with policy EN9, including measures such as the incorporation of swift bricks and any other appropriate measures to protect the local swift population using the building; (ix) incorporate sustainable drainage measures to address and mitigate the risk of surface water flooding, in accordance with Policy INF3; and (x) remediate the land of any contamination and ensure the remediation is complete before any part of the development is occupied

Need

52. The proposal makes provision for new community infrastructure facilities in the form of the redevelopment of the existing building into Trainer Flats and the development of a Children's Home and NWDF to the rear of the property.
53. The submitted Planning Statement dated June 2022 explains that there is a growing demand for, and a shortage of, accommodation for care leavers within Surrey and as a consequence, young adults are being placed in accommodation outside Surrey each year at a premium cost and away from their families and support network. Ofsted have raised their concern with this approach. Therefore, Surrey County Council (SCC) are seeking to contribute towards this need for accommodation within the County through this proposal.
54. The Planning Statement also states that SCC are corporate parents to children in care which means they have a statutory duty and unique responsibility to safeguard and promote children in care's welfare. Accordingly, SCC are seeking to provide comfortable and safe homes for children in care and this proposal will contribute towards that provision.
55. In both cases, Officers consider that there is need for the care leaver accommodation, Children's Home and NWDF to address the shortage and meet the demand for care leaver accommodation in Surrey and to provide comfortable and safe homes for the

children in the care of SCC. Therefore Officers are satisfied that this proposal meets the requirements of Policy CS17 of the MVCS2009 in this regard.

56. Representations have queried whether the proposed site use could be met through existing community premises in Dorking, namely Mille Lane and Pippbrook House. Officers note that there is currently insufficient care capacity within Surrey therefore it would not be possible for the needs to be met within existing community premises without their expansion and modification. Furthermore, the applicant has confirmed in the submitted Cover Letter dated 11 January 2023 that a detailed review of available property assets was undertaken within the Dorking area and as the Malthouse Youth Centre is already in use as a SCC operational community asset it is not available and as Pippbrook House is owned by Mole Valley District Council, not SCC, it is also not available or considered suitable.
57. Accordingly, Officers are satisfied that representations concerns are addressed and that the identified need for Trainer Flats, a Children's Home and a NWDF cannot be met within any other existing community premises and therefore the proposal accords with Saved Policy CF2 of the MLP2000 in this regard.

Principle of Proposed Development

58. The application site is a brownfield site within a built-up residential area of Dorking. Section 11 of the National Planning Policy Framework dated July 2021 (NPPF) relates to making effective use of land and states that planning decisions should: *"give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land"* (paragraph 120), and this applies to this derelict application site. Officers consider that the proposed location for this residential and community facility development is suitable in terms of development plan policy requirements and contributes to new and balanced housing provision in accordance with Policies CS1, CS2 and CS3 of the MVCS2009.
59. The application site is allocated for residential redevelopment in the Dorking Town Area Action Plan 2012 (DTAAP2012). The proposed development will provide residential accommodation falling within Class C2 (residential institutions) and Class C3 (dwellinghouses) therefore Officers are satisfied that the proposed residential use and redevelopment of the application site accords with the requirements of Policy DT6 of the DTAAP2012. Officers are also satisfied that a suitable alternative use has been considered as part of the policy making process and therefore this proposal meets the requirements of Policy CS17 of the MVCS2009 in this regard.
60. As noted in the proposal section above, the application site is within a 10 minute walk of seven bus stops and within a 15 minute walk of Dorking Deepdene and Dorking West Train stations. The application site is also between a 5 and 10 minute walk from the Dorking commercial town centre, a 10 minute walk from two parks/recreational grounds and two public sports facilities, and a 15 minute walk from two secondary schools. Officers are satisfied that the proposal for community facilities at the proposed application site is accessible by public transport and is a sustainable location in accordance with Policy CS1 of the MVCS2009 and Saved Policy CF2 of the MLP2000.

Conclusion

61. Mole Valley District Council Planning Officer (MVDC) raises no objection to the proposed development in regard to need and location suitability. In their consultee response, MVDC states that the application site's conversion to specialist housing is supported by the current Local Plan and Future Mole Valley draft Local Plan, and the inclusion of accommodation for Trainer Flats for young adults and a new children's home would contribute towards the district's housing need and make effective use of derelict brownfield land within the built up area of Dorking.

62. In view of the paragraphs above, Officers consider that the proposed development satisfies Policies CS1, CS2, CS3 and CS17 of the Mole Valley Core Strategy 2009, Saved Policy CF2 of the Mole Valley Local Plan 2000 (saved policies) and Policies DT1 and DT6 of the Dorking Town Area Action Plan 2012.

SCALE, DESIGN, LAYOUT AND LANDSCAPING

Surrey Waste Local Plan 2019-2033 (SWLP)

Policy 4 – Sustainable Construction and Waste Management in New Development

Mole Valley Core Strategy 2009 (MVCS2009)

Policy CS13 – Landscape Character

Policy CS14 – Townscape, Urban Design and the Historic Environment

Policy CS19 – Sustainable Construction, Renewable Energy and Energy Conservation

Mole Valley Local Plan 2000 (saved policies) (MVLP2000)

Policy ENV22 – General Development Control Criteria

Policy ENV23 – Respect for Setting

Policy ENV24 – Density of Development and the Space about Buildings

Policy ENV25 – Landscape Design of New Developments

Policy ENV29 – Planning and Crime Prevention

Policy ENV69 – Contaminated Land

Policy CF2 – Provision of New Community Facilities

Emerging Future Mole Valley Local Plan 2020-2037 (EFMVLP)

Emerging Policy S2 – Combatting the climate emergency

Emerging Policy S4 – Dorking Town Centre

Emerging Policy H6 – Housing for older persons and specialist housing

Emerging Policy H10 – Standards of accessibility, water and space

Emerging Policy EN4 – Character and Design

Emerging Policy EN4 – Design and Character

Emerging Policy EN5 – Inclusive Environments

Emerging Policy EN8 – Landscape Character

Emerging Policy EN13 – Standards And Targets For Combatting The Climate Emergency

Emerging Policy INF4 – Community Facilities

Built up Areas Character Appraisal Supplementary Planning Document (SPD): Dorking, North Holmwood and Pixham (2010)

Designing Out Crime SPD (2011)

Landscape SPD (2013)

63. Policy 4 of the SWLP is clear that any development will be granted where, inter alia, on-site facilities to manage the waste arising during the operation of the development of an appropriate type and scale has been considered as part of the development, and integrated storage to facilitate reuse and recycling of waste is incorporated in the development.
64. Policy CS13 of the MVCS2009 states that all new development must respect and, where appropriate, enhance the character and distinctiveness of the landscape character area in which it is proposed. Policy CS13 goes on to detail that landscape enhancement works may be required to avoid adverse impacts associated with new developments. Policy CS13 also discusses the importance of and requirements within the Surrey Hills Area of Outstanding Natural Beauty (ANOB) and the Area of Great Landscape Value (AGLV), but as the application site is not located within an ANOB or AGLV, these parts of the policy are not relevant.
65. Policy CS14 of the MVCS2009 requires that all new development respects and enhances the character of the area in which it is proposed whilst making the best possible use of the land available. Policy CS14 explains that this will be assisted through

the work on Built-Up Area Character Appraisals¹. Policy CS14 also resists development of a poor quality of design and will expect to see sufficient detail set out in the Design and Access Statements, where required, to enable planning applications to be properly determined. Policy CS14 is clear that development must incorporate appropriate landscaping with particular attention to the use of trees and hedges native to the locality.

66. Policy CS19 of the MVCS2009 states that new buildings and the redevelopment and refurbishment of the existing building stock will be required to: (i) minimise energy use through its design, layout and orientation; (ii) maximise on-site recycling facilities and the re-use and recycling of materials used in construction; and (iii) meet at least Level 3 of the Code for Sustainable Homes for housing, or BREEAM 'Very Good' construction standards for all other development, or higher as dictated by future legislation and guidance (Code Level 4 from 2013 and Code 6 by 2016). This must include a 10% reduction in total carbon emissions through the on-site installation and implementation of decentralised and renewable or low-carbon energy sources. Policy CS19 is clear that applicants will be required to submit evidence to demonstrate how these requirements have been met unless it can be demonstrated that compliance is not technically or financially achievable having regard to the type of development involved and its design.
67. Saved Policy ENV22 of the MVLP2000 states that where the principle of proposed development accords with the other policies of this Plan a design and layout will be required which, inter alia: (i) is appropriate to the site in terms of its scale, form and appearance and external building materials; (ii) respects the character and appearance of the locality; (iii) has regard to attractive features of the site such as trees, hedges, walls or buildings that contribute to the character of the locality; (iv) provides any necessary screening and landscaping suitable to the character of the locality; and (v) provides a satisfactory environment for occupiers of the new development.
68. Saved Policy ENV23 of the MVLP2000 is clear that development will normally be permitted where it respects its setting taking account, inter alia, the scale, character, bulk, proportions and materials of the surrounding built environment. Developments will not be permitted where it is considered they would constitute over-development of the site by reason of scale, height or bulk or in relation to the boundaries of the site and/or surrounding developments. Saved Policy ENV23 also requires developments to take account of public views warranting protection, townscape features such as street patterns, familiar landmark buildings, and the space about buildings, and the roofscape. Pitched roofs will normally be expected and any plant, machinery or lifts being incorporated within the roof structure. Saved Policy ENV23 also includes requirements for development within or conspicuous from the Green Belt and new agricultural buildings, but as the application site is not within the Green Belt or involve agricultural development in the Countryside, these parts of the policy are not relevant in this case.
69. Saved Policy ENV24 of the MVLP2000 states that development will not be permitted where it would result in a cramped appearance having regard to the general space around buildings in the locality. Saved Policy ENV25 of the MVLP2000 is clear that proposals for development should demonstrate that particular care has been taken in the provision, use and design of spaces between buildings and that the hard and soft landscape design is suitable for the site and form of development.
70. Saved Policy ENV29 of the MVLP2000 seeks that the design and layout, and where necessary, the use of buildings and spaces about and between buildings, take account of the opportunities to reduce the incidence of crime. Saved Policy CF2 of the MVLP2000 states that planning permission for the development, expansion or change of use of premises for community facilities will be granted where, inter alia, the proposed use would not detract from the character and appearance of the property and

¹ [Dorking, North Holmwood and Pixham Built-up Areas Character Appraisal SPD \(2010\)](#)

surrounding area and the scale of the development is appropriate to the needs of the local community.

71. Saved Policy ENV69 of the MVL2000 states that where the Council as local planning authority is aware that land is or may be contaminated, permission will only be granted where the Council, after consultation with relevant experts and the pollution control authorities, is satisfied that there would be no risk to health or the environment or remedial measures are proposed which would satisfactorily mitigate the effects of any contamination and ensure the site is suitable for use.
72. Emerging Policy S2 of the EFMVLP requires new buildings and the redevelopment and refurbishment of existing to reduce carbon emissions by, inter alia: (i) complying with uplifts to the Building Regulations for the construction of new buildings and the redevelopment and refurbishment of existing non-domestic buildings and the Future Homes Standard and Future Buildings Standard for new buildings from 2025; (ii) using low carbon fuels (biofuel and direct electricity at scale, heat pumps, solar panels and micro-turbines at an individual dwelling scale) unless it is not practicable. Emerging Policy S2 also states that to ensure that the Mole Valley District is future proofed for climate change, the Council will expect all development to, where practicable and with reference to local character: (i) adopt passive design principles to limit energy use; (ii) minimise resource use; (iii) incorporate sustainable drainage systems; and (iv) retain or provide soft landscaping to create natural cooling measures, biodiversity habitats or promote local food growing.
73. Emerging Policy S4 of the EFMVLP seeks to ensure the character and heritage assets of Dorking Town Centre Conservation Area are conserved and, where possible, enhanced including: (i) the townscape, by ensuring that all new development respects the eclectic nature of the town centre but complements its immediate surroundings, referring to the Dorking Conservation Area Character Appraisal and Management Plan in terms of design, detailing and materials; (ii) the skyline, by ensuring all development does not exceed the typical heights of existing development and the existing views in and out of Dorking and from and to the surrounding countryside are conserved; and (iii) built heritage assets, both designated and non-designated, by ensuring that all development incorporates the guidance set out in the Dorking Conservation Area Character Appraisal and Management Plan, and that necessary maintenance of heritage assets, including curtilage structures such as boundary walls, is carried out.
74. Emerging Policy H6 of the EFMVLP is clear that new developments providing specialist forms of accommodation for older people and for people with other specific needs will be supported, provided, inter alia, they provide appropriate indoor and outdoor amenity space as communal areas for socialising.
75. Emerging Policy H10 states that development which create one or more new residential dwellings, including conversions, change of use and extensions resulting in a new dwelling unit, will be required to reduce water consumption through meeting the optional Building Regulations Part G water efficiency standard of 110 litres per person per day. Emerging Policy H10 is also clear that all new dwellings, including changes of use and conversions, are required to provide sufficient internal space to cater for future occupants. The gross internal floor area for each new dwelling should meet or exceed the Nationally Described Space Standard, set out in Appendix 3 or any subsequent equivalent standard.
76. Emerging Policy EN4 of the EFMVLP states that, inter alia, all new development must be of high-quality design that makes a positive contribution to its local character, and all development proposals must demonstrate a thorough understanding of the site and how they relate to the existing area - including features of local distinctiveness - and take opportunities to improve the quality of the landscape and townscape. Emerging Policy

EN4 details that new development should respect, contribute to and enhance the local environment and character, by complementing the character of the area, and responding to the prevailing pattern of development, the townscape and/or the landscape. Emerging Policy EN4 states that new development should also clearly delineate between public space (for recreation or social interaction) and private space, both in respect of the surrounding area and internally within larger sites and retain existing townscape and landscape views and vistas and take the opportunity, where practicable, to reinstate or create new ones. Emerging EN4 is clear that new development should be of an appropriate scale, height, massing, proportion and form, achieve appropriate spacing between buildings, and ensure existing building lines are respected, and respond to natural features and use them as features, where practicable. Emerging Policy EN4 details that new development should ensure boundary treatments are well-designed and respect local context; use high-quality and durable materials; and include architectural detailing that responds to detailing on the host and/or surrounding buildings. Emerging Policy EN4 states that new development should ensure that bin storage and utility equipment is unobtrusive, does not harm the amenity of occupiers or uses nearby and can be easily accessed by waste collection services, does not obstruct movement, and is integrated. Emerging EN4 is clear that new development should retain existing trees, hedges and other flora, where practicable, and, where not, replace them in accordance with Policy EN9, and incorporate new soft landscaping, where appropriate; r. Incorporate new street trees, provided that the trees will not: (i) disrupt underground and overhead utilities; (ii) obscure sightlines, especially for CCTV and public transport drivers; (iii) hinder pedestrian mobility as a result of heavy leaf-fall or exposed roots; or (iv) obscure natural light to dwellings.

77. Emerging Policy EN5 of the EFMMLP is clear that, inter alia, all new development must support the safety and security of the whole community through maximising natural surveillance, placing entrances in safe, visible locations, having a clear definition between public and private space and incorporating well-designed external lighting which enhances security while avoiding light pollution. In accordance with the Public Sector Equality Duty, where a proposed development is designed to meet specific needs relating to members of a protected group, the nature of those needs will be given appropriate weight in the decision-making process, alongside this and other policies of this Local Plan.
78. Emerging Policy EN8 of the EFMMLP states that to achieve a strategic approach to the conservation and enhancement of local landscape character, the Council, inter alia, encourages developments, where appropriate, that are sensitive to their landscape and cultural context. Emerging Policy EN8 is also clear that proposals that have an impact on the distinctive landscape character in which they are set will be required to demonstrate that they have taken into consideration the key characteristics, attributes and sensitivities of the landscape type in which the proposed development is to be located, together with the landscape guidelines set out in the Surrey Landscape Character Assessment for Mole Valley. New development is required to reinforce the scenic quality and distinctiveness of the landscape in which it is located and to be influenced by the local landscape context. Development proposals will be assessed, inter alia, in relation to the following: (i) integration into the landscape setting so as to sit comfortably within the topography, trees and woodlands, field boundaries and the settlement pattern; (ii) cumulative impact in relation to other build development; (iii) scale and design, including the choice of external materials; (iv) visual impact of associated infrastructure such as car parking and access roads; (v) additional noise that will intrude on the tranquillity of the area; (vi) lighting that would be visually intrusive or disrupt wildlife; and (vii) design of hard and soft landscaping around buildings and structures, including any screening measures and boundary treatments.
79. Emerging Policy EN13 of the EFMMLP is clear that to reduce carbon emissions from new buildings and the redevelopment and refurbishment of existing buildings, the Council will, inter alia, expect proposals for buildings to use low carbon fuels unless it is not

practicable or could harm the amenity of occupiers and surrounding properties. Emerging Policy EN13 is clear that the Council's preferred fuels of biofuel and direct electricity at a larger scale and heat pumps, solar panels and micro-turbines at a small or individual dwelling scale. Emerging Policy EN13 also states that to ensure that Mole Valley District is future proofed for climate change, the Council will expect all development (including the conversion of existing buildings) to, inter alia and where practicable and with reference to local character: (i) adopt passive design principles, including orientation, glazing and shading with regard to the winter and summer sun and natural ventilation; (ii) Minimise resource use, including ensuring roofs and walls are constructed of material with a high thermal mass, roofs are well-insulated, windows and doors are air tight and water is efficiently used (see also Policy H10); (iii) reuse construction waste on site or arrange for the waste to be reused or recycled; (iv) Incorporate sustainable drainage systems, such as green roofs, green walls, rainwater harvesting, permeable paving, rainwater gardens, swales, reed beds and treatment and balancing ponds; (v). Retain and/or provide soft landscaping to create natural cooling measures, biodiversity habitats or local food growing, and reference native species and local character (see also Policy EN8); and (vi) Install community composting facilities, where practicable.

80. Emerging Policy INF4 of the EFMVLP supports the provision of new or improved community facilities or services where the proposed development is in accordance with other relevant policies in the plan, and subject to, inter alia, the proposal is of a suitable scale to meet the need and is flexible and adaptable so that it can be utilised by a variety of community groups.

Scale, Design and Layout

Local character

81. The Dorking, North Holmwood and Pixham Built-up Areas Character Appraisal SPD (2010) (DCASPD) identifies Dene Street's key characteristics as a tight knit, varied street scene combining clusters of cottages and terraced houses with larger, more imposing buildings, including the existing IFE building. The submitted Design and Access Statement Rev P8 (DAS) similarly identifies a range of building types and styles with more modern and domestic in scale rising up Marlborough Hill to the south of the application site and a number of listed and unlisted buildings that contribute to the special character of the conservation area along Dene Street to the north and east of the application site. The DAS details that the majority of buildings within the application site's vicinity are two storey residential semi-detached or terraced housing and the materials present include red brick and tile hanging, field flints with brick dressings and timber framing.

Existing building

82. The existing IFE building is three storey with a pitched slate roof with distinct zones: one covering the main central area, then each stair well and ancillary area individually roofed. The existing building measures approximately 14.6m in height to the roof ridge with the exception of the front chimney which is approximately 16.7m in height. The existing building originally formed from a central rectangular cuboid with symmetrical wings stepping down to contain the entrances and staircases, and then again to contain ancillary areas. A two storey, flat roofed office block with an approximate area of 13m³ and measuring 5.9m in height, was a later addition in the eastern corner of the existing building, in the front of southern building wing. The existing building measures approximately 25.3m at its longest and 21.6m at its widest and has an approximate area of 200.7m³. Elevational views of the existing building are detailed on drawing ref: 60668943-AEC-EX-ZZ-DR-A-100300 Rev P6 Existing Building - Existing Elevations dated 17 February 2023.

83. The existing IFE building has a symmetrical front elevation with a striking central chimney stack and two large windows either side on both ground and first floors. The existing building is of red brick construction and uses Flemish bond separated by string courses in a buff or stone colour and polychrome style brickwork to highlight various architectural features. The eaves also employ strong decorative brickwork in contrasting brick which continues around the building. The windows are timber and painted white and the pitched roofs are slate. The low boundary wall to the front facing Dene Street is red brick with inset panels in knapped flint, bullnose coping bricks and brick pillars with stone caps. The main entrance facing onto Dene Street retains a pair of wrought iron gates. Photographs are included within the submitted Heritage Setting Assessment (HSA).
84. The submitted Visual Structural Appraisal Survey (VIAS) concludes that the building structure is in reasonable condition given its age and there are not any structural problems that present an immediate risk to building users or structure. However, a number of items are identified which need addressing, including issues with vertical plaster cracks, damaged bricks, leaking gutter, subsidence, and the original window stone lintels. The VIAS proposes appropriate remediation work to refurbish the building for reuse. The submitted Heritage and Setting Assessment Rev R1 dated February 2023 (HSA) concludes that the refurbishment and reuse of the IFE building is positive for the building, and beneficial for the local character and conservation area as it will facilitate the retention of an architectural feature of Dene Street that has been part of the scene for over 120 years and reinforce the historic grain of the Dene Street character area and maintain its role as a focal building.
85. This planning application proposes the retention and refurbishment of the existing IFE building, and the demolition of the office block addition and removal of the external fire escape stairs, thereby restoring the building to its original footprint shape as detailed on drawing ref: 60668943-AEC-EX-ZZ-DR-A-100310 Rev P6 Existing Building - Proposed Elevations dated 17 February 2023. The proposal also includes the remediation and extension of the boundary flint wall along Dene Street and Marlborough Hill up to the proposed Trainer Flats site boundary and the conservation area boundary.
86. Officers support the retention and refurbishment of the existing building for reuse as it will prolong the life of the building. Officers note the importance of the scale and design of the existing building as a prominent focal building within the street scene, and Officers are satisfied that the proposed development will retain the current height and enhance the façade of the existing building, thereby enhancing the buildings contribution to the local character and conservation area in accordance with Saved Policy CF2 of the MVLP2000. Officers also consider the restoration of the existing building to its original footprint through the removal of the office block addition and external fire escape stairs further improves the existing building and its visual impact on the local character and heritage assets in accordance with Saved Policy CF2 of the MVLP2000. Officers support the retention and extension of the existing boundary flint wall and consider this will further support and enhance the design and visual impact of the site within the local character in accordance with Saved Policy CF2 of the MVLP2000. Officers consider that the proposed internal layout design supports the proposed use of Trainer Flats in accordance with Saved Policy CF2 of the MVLP2000.

Proposed building

87. This planning application also proposes a Children's Home and NWDF to be contained within a new building with a semi-detached design located to the rear of the existing building. The proposed building is approximately 23.6m in total length and approximately 13.5m in total width. The proposed building has a pitched roof but due to the sloped nature of the site, will be staggered so the ground floor of the NWDF will be in line with the first floor of the Children's Home. Therefore, the total height of Children's Home is proposed to be 9.0m from the finished floor level and the total height of the NWDF is

proposed to be 10.8m. Officers consider that the proposed scale, bulk, proportions and massing of the new building is in keeping with the local character and will maintain the street pattern of other two-storey semi-detached properties along Marlborough Hill, separating the new building from the existing building in respect of scale and supporting the existing building as an imposing feature in the Dorking Conservation Area in accordance with Policies CS13 and CS14 of the MVCS2009 and Saved Policies ENV22 and ENV23 of the MLP2000. Officers also consider the proposed pitched roof accords with the requirements of Saved Policy ENV23 of the MLP2000.

88. While the proposed site plant is not incorporated into the roof structure of the proposed building, the proposed plant enclosure is appropriately located and enclosed within 1.8m high close-board timber (CBT) fencing at the Children's Home and NWDF rear gardens boundary. Furthermore, the proposed location provides separate and easy maintenance access maintaining the security of the site residents. Therefore, Officers are satisfied that the proposed plant enclosure accords with Saved Policy ENV23 of the MLP2000 in this regard.
89. To tie in with the existing local character and design, the DAS explains that the new building's external walls will be finished in red facing brick with the roof in fibre cement slates. The windows and doors are proposed to be white aluminium and timber composite and have case stone lintels and sills. Elevational views of the proposed building are detailed on drawing ref: 60668943-AEC-NB-XX-DR-A-100300 Rev P9 GA Elevations dated 17 February 2023. Officers are satisfied that the submitted DAS includes sufficient detail and the proposed building materials respects the local character and is in accordance with the Build-Up Character Appraisal SPD for Dorking, North Holmwood and Pixham, and therefore accords with Policies CS13 and CS14 of the MVCS2009 and Saved Policies ENV22, ENV23 and ENV24 of the MLP2000. Furthermore, Officers consider that the proposed building materials are of high quality and enhance the design of the site and local character in accordance with Policy CS14 of the MVCS2009 and Saved Policy ENV22 of the MLP2000.
90. The proposed building is located centrally within the rear of the application site with a mix of green space surrounding it. The Children's Home and NWDF part of the application site is designed to include separate site accesses and parking, rear gardens with growing beds and an outdoor terrace, and separate bin storage. The site frontages and rear gardens are separated by elevational differences and CBT fencing. Officers consider the proposed site layout and spacing is appropriate for the proposed site use and will provide a separate, secure area and a satisfactory environment for the site occupiers in accordance with Saved Policies ENV22 and CF2 of the MLP2000. Officers consider that the proposed development provides an appropriate scale, design and layout in keeping with the local character while also providing sufficient space for the proposed site end users, thereby making the best possible use of the land available in accordance with Policy CS14 of the MVCS2009 and Saved Policy ENV24 of the MLP2000.

Secure environments and reducing opportunities for crime

91. The DAS explains that the site is divided into different sections each with their own level of access and security to allow safeguarding of residents and staff. There is the semi-public car park/ frontage which is accessible to staff, residents and visitors of each facility, and private rear garden areas which are only accessible by the residents of each facility. Drawing ref: 60668943-AEC-ST-00-DR-A-100105 Rev P11 Boundary treatments and Fencing dated 17 February 2023 details the proposed boundary and fencing arrangements and how these semi-public and private areas are separate from each other and the adjacent properties.
92. The Boundary Treatments and Fencing plan details the retention and extension of the existing flint wall around the Trainer Flats building and the application site's eastern and

southern boundary. The Boundary Treatments and Fencing plan also details the retention of the existing brick wall between the Trainer Flats and Children's Home rear garden areas and its extension with CBT fencing making a total height of 1.8m. A retaining brick wall is proposed along the front access of the Children's Home and NWDF and a retaining wall with a concrete finish is proposed along the NWDF rear garden boundaries and between the Children's Home and NWDF rear gardens with CBT fencing above the latter. 1.8m high CBT fencing is for all other boundaries, mostly notably to secure the rear garden areas and bin stores of all three facilities. Gates are proposed from the front of the facilities to the rear gardens to move the bins from the bin storage to the front of the site for waste collection and general maintenance access.

93. Officers note that the neighbouring and nearby properties include similar boundary designs with brick walls, flint walls, CBT fencing, and brick walls with CBT fencing above. Officers consider that the proposed mix of boundary treatments and fencing is in keeping with the local character and will enhance the design of the site and local character. Officers are also satisfied that the proposed boundary design will ensure the three facilities are kept separate from neighbouring properties and each other. Officers are satisfied that the strong and tight boundary fencing ensures the site will not include any spaces about and between buildings which will give opportunities for crime in accordance with Saved Policy ENV29 of the MLP2000.
94. Therefore, Officers are satisfied that the proposed fencing is in keeping with the surrounding environment and will create a secure site in accordance with Saved Policy ENV29 of the MLP2000. Officers also consider that the congruous design further helps to create a safe environment for Dene Street and Marlborough Hill in accordance with Saved Policy ENV29 of the MLP2000,
95. The applicant has demonstrated that there is a need for the development and that the application site is a suitable location. Officers consider that the nature of the development is in keeping with surrounding residential area, is a suitable and sustainable location in accordance with development plan policy and has been designed to be congruous with the character of the surrounding residential properties. Therefore, Officers do not consider that nature of the development is out of keeping with the local environment. Accordingly, for the reasons outlined above, Officers are satisfied that the proposal accords with Saved Policy ENV29 of the MLP2000.

Sustainability

96. The applicant has submitted a Sustainability Statement dated June 2022 (SS) and an Outline Energy Statement dated June 2022 (ES) in support of this planning application. The SS details how the proposed development has been designed to incorporate a sustainable approach during construction and operation, and in regard to energy usage, waste management, pollution, air quality, noise, light pollution, flooding and sustainable drainage. In particular, this includes reducing energy demand by installing and using air source heat pumps on the application site and constructing the new building to be all-electric, thereby designing out the need to use fossil fuels. The SS also details the inclusion of permeable paving and water-efficient equipment to reduce water usage and mitigate the risks of surface water flooding. The ES provides further detail on the reduction of energy consumption and carbon emissions and proposes that the development will meet the Building Regulations Part L 2021, with a proportion of compliance coming from efficient building fabric and services.
97. Officers are satisfied with the sustainable design choices detailed with the SS and proposed measures to minimise energy consumption and carbon emissions within the ES, and therefore Officers consider the proposed development accords with 65. Policy CS19 of the MVCS2009 in this regard.

Onsite waste management

98. The proposal includes provision of external, separate bin storage facilities for each of the three facilities across the application site, located between each building and site parking. The bin storage will be surrounded in 1.8m high CBT fencing. Refuse and recycling is proposed to be collected on the street as is the case for the neighbouring properties along Marlborough Hill. Officers consider that the proposed size of the bin storage is appropriate for the size of the development and that the design is in keeping with the other site finishing's in terms of visual amenity. Officers are satisfied that the proposed location offers good access from the building and is also accessible when it comes to collection days. Therefore, Officers consider that the proposal accords with Policy 4 of the SWLP and Saved Policy ENV22 of the MVLP2000.

Contamination

99. The applicant has submitted a site Desktop Study Report dated November 2021, an Asbestos Refurbishment Survey, dated September 2021, and a Geoenvironmental and Geotechnical Interpretative Report dated April 2022 in support of this planning application. These surveys and reports found that there is range of low to high risk instances of asbestos within the application site and that there is a potential risk of contamination across the application site from the artificial made ground remnants of previous development across the site. These surveys and reports propose methods to remediate the land and construct a new building and remove the asbestos and refurbish the existing building.
100. The Mole Valley District Council Environmental Health Officer (EHO) raises no objection to the proposed development in terms of contamination subject to three conditions for a detailed scheme of contamination assessment, a scheme of decontamination and a contamination verification report. Officers concur with the EHO's proposed conditions and have included them accordingly.
101. Officers consider the submitted site contamination assessments to be sufficiently robust and Officers are satisfied with the initially proposed remedial measures in that they will mitigate any risk of contamination to the environment or health of construction staff and site end-users subject to the additional information required by planning conditions in accordance with Policy ENV69 of the MVLP2000.

Landscaping

102. As detailed in the trees section below, one tree (T6) is proposed to be retained on the application site and eleven additional/replacement trees are also proposed across the three facilities. Officers support the proposed native tree planting as it will help the application site to maintain and enhance a similar landscape character and provide ecological habitat enhancement in accordance with Policy CS14 of the MVCS2009. Amenity grass is also proposed for the rear gardens and low level ornamental planting is proposed for the front garden areas of the Trainer Flats and Children's home. Tall/Medium hedge and shrub planting is proposed around the boundary of the Children's Home rear garden and the NWDF's rear garden boundary with the Children's Home's rear garden.
103. Officers consider that this proposed planting is in keeping with landscaping of other front and rear gardens within the locality, is appropriate for the proposed uses across the application site and will provide a satisfactory environment for occupiers of the new development in accordance with Policy CS14 of the MVCS2009 and Saved Policies ENV22 and CF2 of the MVLP2000. Officers also consider the proposed planting and landscaping will provide softening and partial screening of the new building from public view in accordance with Saved Policy ENV22 of the MVLP2000. The County Landscape Officer (CLO) is satisfied with the proposed soft landscaping at this stage subject to more detailed design as part of a soft landscaping condition. The County Arboricultural Officer

(CAO) also raises the need for a detailed hard and soft landscaping scheme. Offers support and have included such a condition.

104. With regard to hard landscaping, the applicant proposes to finish the rear garden terraces with paving slabs and the vehicle access and parking areas with permeable block paving with the exception of the parking off Dene Street which will be finished with tarmac. The proposed footpaths around the perimeter of the existing and proposed building and to access the existing building site area are proposed to be finished in block paving. Each of the three facilities rear gardens will contain raised growing beds for resident's use, with three proposed for the Trainer Flats and the Children's Home and two proposed for the NWDF. Officers consider the proposed hard landscaping is congruent with the local character and is suitable for the proposed development in accordance with Saved Policy ENV25 of the MLP2000.
105. The CLO raises no objection to the proposed landscaping subject to a hard and soft landscaping condition. The CAO also raises no objection subject to a hard and soft landscaping condition.
106. Officers are satisfied in principle with the proposed landscaping and consider that the site will be appropriately landscaped to provide an attractive environment for the occupiers and a positive contribution to the local landscape character in accordance with Policies CS13 and CS14 of the MVCS2009 and Saved Policies ENV22, ENV25 and CF2 of the MLP2000.

Matters raised in representations

107. Residents' comments have been received raising concerns that the design is out of keeping with the residential area and that the design is large, imposing and institutional and not 'homely' thereby going against the aim for the proposed development. Officers note these representation concerns. However, as detailed above, Officers consider the design is in keeping and appropriate for the proposed uses. The proposed new building will be the same scale and massing as the other two-storey residential properties along Marlborough Hill and will support the intended Children's Home and NWDF uses. Furthermore, the proposed building materials of brick with stone lintels and white windows are also in keeping with the local character. In regard to the existing building, no changes are proposed to the scale and design with the exception of improving the external finish and visual impact through removing the office block extension and external fire escape and restoring the brick facing and extending the existing flint wall.

Conclusion

108. MVDC raises no objection to the proposed development. In regard to design, MVDC states that *"the new building would have a traditional scale and appearance, with hipped roofs and traditional materials. Furthermore, the site at present contributes very little to local amenity due to its unused and run-down condition. Retaining the existing building is seen as a positive element to the proposal given its design features and strong presence on the junction of Dene Street and Marlborough Hill. The layout of the proposal, with frontage parking, buildings fronting their respective highways and private amenity space to the rear is considered to respect the locality. The new building is of appropriate scale and mass, with the hipped roof forms drawing on the form of the existing building on the site and reducing bulk from the adjacent dwellings on Marlborough Hill. As such, there is no objection raised in terms of character and appearance in relation to the above policies."*
109. The CLO raises no objection to the proposed landscaping subject to a soft landscaping condition. The EHO also raises no objection to the proposed development in terms of contamination subject to three conditions for a detailed scheme of contamination assessment, a scheme of decontamination and a contamination verification report.

110. As detailed above, Officers consider the proposed scale, design, layout and landscaping is of a high quality, respects and enhances the local character, and provides a secure and appropriate environment for the site users. Accordingly, Officers consider that the proposed development satisfies Policies CS13, CS14 and CS19 of the Mole Valley Core Strategy 2009 and Saved Policies ENV22, ENV23, ENV24, ENV25, ENV29, ENV69, and CF2 of the Mole Valley Local Plan 2000 (saved policies).

IMPACT ON HERITAGE ASSETS

Mole Valley Core Strategy 2009 (MVCS2009)

Policy CS13 – Landscape Character

Policy CS14 – Townscape, Urban Design and the Historic Environment

Mole Valley Local Plan 2000 (saved policies) (MVLP2000)

Policy ENV22 – General Development Control Criteria

Policy ENV39 – Development in Conservation Areas

Policy ENV57 – Lighting Proposals

Emerging Future Mole Valley Local Plan 2020-2037 (EFMVLP)

Emerging Policy S4 – Dorking Town Centre

Emerging Policy EN6 – Heritage Assets

Emerging Policy DS32 – Former Institute Of Further Education, Dene Street, Dorking

Built up Areas Character Appraisal Supplementary Planning Document (SPD): Dorking, North Holmwood and Pixham (2010)

Dorking Conservation Area Appraisal and Management Plan (2010)

111. Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 states that ‘in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses’.

112. One of the core principles of the NPPF is that heritage assets should be conserved in a manner appropriate to their significance. Paragraphs 189-199 sets out the framework for decision making in relation to heritage assets and this application takes account of the relevant considerations in these paragraphs. Paragraph 195 sets out that ‘local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including development affecting the setting of a heritage asset) taking into account the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal’.

113. Paragraph 199 of the NPPF states that ‘when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance’. Paragraph 200 goes on to note that ‘any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification’.

114. Paragraph 202 of the NPPF outlines that where a proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

115. The NPPF defines the setting of a Heritage Asset within the glossary, as the surroundings in which a Heritage Asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to

appreciate that significance or may be neutral. Guidance on the setting of Heritage Assets can be found in the Historic Environment Good Practice Advice for Planning Note 3: The Setting of Heritage Assets, Historic England (December 2017). Paragraph 9 of this document makes clear that setting is not itself a Heritage Asset and its importance lies in what it contributes to the significance of the Heritage Asset or to the ability to appreciate that significance.

116. Policy CS13 of the MVCS2009 states that all new development must respect and, where appropriate, enhance the character and distinctiveness of the landscape character area in which it is proposed.
117. Policy CS14 of the MVCS2009 requires that all new development respects and enhances the character of the area in which it is proposed whilst making the best possible use of the land available, and states that areas and sites of historic or architectural importance will be protected and, where appropriate enhanced in accordance with the legislation, national and regional guidance.
118. Saved Policy ENV22 of the MVLP2000 states that where the principle of proposed development accords with the other policies of this Plan a design and layout will be required which, inter alia, respects the character and appearance of the locality, has regard to attractive features of the site such as walls or buildings that contribute to the character of the locality, and provides any necessary screening and landscaping suitable to the character of the locality.
119. Saved Policy ENV39 of the MVLP2000 requires development in Conservation Areas, or adjacent to and affecting their setting, to preserve or enhance the character and appearance of the Area. Within this context: (i) developments must be of a high standard of design and well detailed such as to reflect the local historic character, scale, quality of buildings, settlement form, and materials; (ii) features which contribute to local character, including significant spaces, trees, walls and traditional architectural details, shall be retained; (iii) the design of spaces between buildings, and their surfacing shall be sensitively treated; and (iv) significant views into and out of Conservation Areas will be safeguarded. Saved Policy ENV39 goes on to state that the rigorous application of general planning and highway policies may be relaxed where they would be in conflict with the preservation or enhancement of the Area's character or appearance.
120. Saved Policy ENV57 of the MVLP2000 is clear that proposals for the illumination of buildings, golf driving ranges, sports pitches, swimming pools, tennis courts, sand schools, car parks and other facilities will not be permitted where they would significantly and adversely affect the amenities of residential properties, Conservation Areas or Listed Buildings, or the character and appearance of the countryside. Where permission is granted, consideration will be given to imposing conditions to limit the impact of the illumination.
121. Emerging Policy S4 of the EFMVLP seeks to ensure the character and heritage assets of Dorking Town Centre Conservation Area are conserved and, where possible, enhanced including built heritage assets, both designated and non-designated, by ensuring that all development incorporates the guidance set out in the Dorking Conservation Area Character Appraisal and Management Plan, and that necessary maintenance of heritage assets, including curtilage structures such as boundary walls, is carried out.
122. Emerging Policy EN6 of the EFMVLP states that when conserving and enhancing designated and non-designated heritage assets, the Council will have regard to the impact of new development on their fabric, integrity and significance, and their settings. Some of the factors that need to be taken into consideration when assessing the impact of any development proposals are: (i) the contribution to local identity and

distinctiveness, including their wider significance to the architectural, cultural, artistic, social, economic life of the community; (ii) the degree to which proposals conserve and enhance heritage assets and their settings; and, (iii) the cumulative impact of the proposals on heritage assets having regard to other relevant developments past and present.

123. Emerging Policy EN6 goes on to state that development proposals affecting Listed Buildings and Structures, as set out in Appendix 8 and 10 of the EFMMLP, and their setting must be accompanied by a well-informed heritage statement that sets the proposals in the context of the history of the buildings or structures, their significance, architecture, construction and materials. Emerging Policy EN6 is clear that proposals that result in harm to a Grade I and II* Listed Building or Structure, whether substantial or less than substantial, will only be permitted in exceptional circumstances where a clear justification is provided and there are substantial public benefits. Emerging Policy EN6 is also clear that proposals resulting in less than substantial harm to Grade II Listed Buildings or Structures must ensure that the harm is clearly justified and that any alterations are sensitive to the significance and character of the building or structure and its setting. Proposals that result in substantial harm or loss will only be permitted in exceptional circumstances where the public benefit outweighs the harm caused. Emerging Policy EN6 requires applicants to make a record of significant architectural details and structures in circumstances where their loss is permitted and ensure that the record is made publicly available as part of the Surrey Historic Environment Record.
124. Emerging Policy EN6 reiterates the Town and Country Planning Act 1990 and states that the Council will keep the boundaries of designated Conservation Areas, as set out in Appendix 11 of the EFMMLP, under regular review and revise boundaries and designate new Conservation Areas in line with national legislation and guidance, and the Council will keep under regular review the boundaries of areas covered by Article 4 directions in Conservation Areas and consider their application to new areas in line with national policy guidance.
125. Emerging Policy EN6 is clear that proposals resulting in the partial or total demolition of buildings or structures in a Conservation Area will only be permitted where: (i) they are considered not to make a positive contribution to the Conservation Area; and (ii) the replacement buildings or structures will contribute positively to the special character and appearance of the Conservation Area in which it is set. Emerging Policy EN6 is also clear that proposals for new development, extensions and alterations to existing buildings, applications for changes of use and advertisements within Conservation Areas will: (i) be of high design quality; (ii) make a positive contribution to and respect the character and appearance of the conservation in which it is set; (iii) respect important views into and out of the conservation area; (iv) respect local traditions of design, form and massing, scale and use of materials; (v) have regard to the traditional patterns of plot and road layouts; (vi) protect trees and open spaces that reinforce local distinctiveness; (vii) conserve or restore features such as boundary walls and hedges, doors, windows and chimneys; and (viii) have regard to published conservation area appraisals and management plans.
126. Emerging Policy DS32 of the EFMMLP requires any developer of the Former Institute of Education, Dene Street, Dorking to, inter alia: (i) retain and convert the existing building which is identified as making a positive contribution to the Conservation Area in the Dorking Conservation Area Appraisal; (ii) ensure that any new build accommodation on the remainder of the site is of a design, character and scale which complements the architecture of the existing building; (iii) conserve and, where possible, enhance the character and setting of heritage assets including the Dorking Conservation Area and nearby listed buildings along Chart Lane; (iv) undertake recording of any existing architectural and historic features affected by the works for inclusion in the Surrey Historic Environment Record.

127. Historic England has published a series of guidance notes² to assist in the determination of planning applications that could have an impact on Heritage Assets. Advice note 3: The Setting of Heritage Assets, recognises that conserving or enhancing heritage assets by taking their settings into account need not prevent change. In this respect, some settings have capacity to accommodate change without harm to the significance of the Heritage asset or the ability to appreciate it. This capacity may vary between designated assets of the same grade of the same type according to the nature of the asset. This requires the implications of development affecting the setting of Heritage Assets to be considered on a case by case basis. Historic England recommends the following broad approach to assessment, undertaken as a series of steps that apply proportionately to the complexity of the case:

- 1) Identify which heritage assets and their setting are affected
- 2) Assess the degree to which these setting make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.
- 3) Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it.
- 4) Explore ways to maximise enhancement and avoid or minimise harm.

Heritage assets and setting

128. The application site is partially located within the Dorking Conservation Area (DCA) and is also located within the setting of nearby listed buildings: Pear Tree Cottage (Grade II); Cotmandene House (Grade II); 35-38 Dene Street (Grade II); and 41 and 42 Dene Street (Grade II). Therefore, regard must be had for the character and appearance of the conservation area and the setting of nearby listed buildings in accordance with sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The existing building within the application site is an undesignated heritage asset and consideration must also be given to the impact on this building in line with paragraph 203 of the NPPF.

Existing building

129. The applicant has submitted a Heritage and Setting Assessment Rev R1 dated February 2023 (HSA) in support of this application. The HSA details that the existing IFE building is a good quality Victorian brick building dating between the 1869 and 1895 OS maps. Externally, the building has a high degree of architectural significance owing to its features typical of Victorian buildings including polychrome brickwork, elaborate chimneys and neo-Gothic window openings. The boundary wall also makes a particularly positive contribution to the setting of the building. The IFE is established as a significant building in a very prominent location within the DCA and is identified as a 'positive contribution building' in the Dorking Conservation Area Character Appraisal. It is therefore worthy of preservation as a non-designated heritage asset. As the IFE has been vacant and unused for some time, without a new use the building and site will quickly deteriorate and become an eyesore.

130. Therefore, finding a viable use for the building would be a benefit to the DCA and nearby listed buildings. Work to the building will have a considerable impact on the character of this part of the Conservation Area heritage asset. Where a new use for a designated or undesignated heritage assets which does not harm the intrinsic character

² [Good Practice Advice in Planning 2: Managing Significance in Decision-Taking in the Historic Environment](#) and [Good Practice Advice in Planning 3: The Setting of Heritage Assets](#)

of the building is found, the remaining external changes can be balanced against the positive reuse of the redundant building.

131. The HSA finds that the significance of the conservation area's setting is limited due to the nature and extent of modern development which does not represent an historic context or appreciation for the place and therefore does not inform the historic environment here. The conservation area boundary simply distinguishes between areas of historic and modern development. The exception to this is the area to the rear of the school which is part of the historic environment.
132. The HSA concludes that the refurbishment and reuse of the IFE building is positive for the building but also beneficial to the DCA and setting of nearby listed buildings. The refurbishment of the IFE building will retain an architectural feature of Dene Street that has been part of the scene for over 120 years and reinforce the historic grain of the Dene Street character area and maintain its role as a focal building. Therefore, the proposed development will not cause harm to the heritage assets.
133. The proposed development also includes the removal of two-storey office block addition visible from Dene Street and restoring the existing building to its original footprint and brickwork. Officers consider that while the office block removal and existing building remediation works will have a temporary impact on the DCA and setting of the nearby listed building, the benefits of bringing the building back into community use and restoring the building to its original shape with completed brickwork and better condition will improve and prolong the buildings contribution to the DCA, and therefore on balance outweighs the temporary harm.

Proposed building

134. The area to the rear of the existing building is not within the DCA and much of Marlborough Road to the north consists of 20th century housing which does not contribute to the setting of the DCA. The proposed new building within this area will comprise of a two-story, red brick finished Children's Home and NWDF. The HAS explains that despite the new building being on rising ground, the existing building will remain dominant within its setting due to its own scale and massing. This is unique in this part of the conservation area.
135. The proposed staggered two-storey, semi-detached, brick finished building will be located to the rear of the existing building and in close proximity to DCA boundary, but outside the DCA and with views largely screened by the IFE building, boundary walls, other residential properties and proposed tree planting. The proposed development also comprise of new parking, access, footway and planting.
136. The HSA finds that there will be significant harm to the setting of the conservation area, the existing building as a non-designated heritage asset and the nearby listed buildings. This is due to the limited scale, nature and design of the development which is in-keeping with previous development on the site and the scale of the domestic surroundings. The HSA further explains that owing to the domestic scale and design of the proposed Children's Home and NWDF building, it will be largely invisible from the nearby listed buildings apart from Cotmandene House. Where it will be visible, the HSA concludes that it will blend in with the modern housing and will not challenge the existing IFE building owing its domestic scale and subservient nature.

Boundary walls and fencing

137. The proposed development seeks to retain the existing partial flint wall along the Dene Street frontage, and the application site southeastern and -west boundaries with 32 Dene Street, the rear hardens of Cleardene and 15 Marlborough Hill. The proposal also seeks to extend the flint wall along Marlborough Hill up to the DCA boundary, thereby surrounding the Trainer Flat site. The Children's Home and NWDF new building

Marlborough Hill boundary is proposed to be a new brick finished wall. A mix of flint, brick, concrete, and CBT fencing is proposed across the application site as detailed on drawing ref: 60668943-AEC-ST-00-DR-A-100105 Rev P11 Boundary Treatments and Fencing dated 17 February 2023.

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138. The Listed Buildings Officer (LBO) explains that the boundary walls are a vitally important part of Dene Street character area and contribute to the setting of the nearby listed buildings and the IFE. The LBO supports the retention and extension of the flint wall subject to details condition and considers that this will prevent harm to the DCA and setting of nearby listed buildings. The LBO also has no objection to the proposed buildings brick boundary along Marlborough Hill and consider that it would be of no harm to the Conservation area subject to details of the bond, capping and materials condition.
139. Officers concur with the LBO and consider the extension of the flint wall will help maintain and improve the contribution the application site makes to the DCA. Officers are also satisfied with the proposed brick walls along the new buildings boundary with Marlborough Hill to the rear of the application site as this part of the application site is outside the DCA, views are largely screened from nearby listed buildings, and the high quality design is in keeping with the proposed building and other residential properties along Marlborough Hill. Accordingly, Officers consider that the proposed boundary walls and fencing will not result in harm to the DCA or setting of listed buildings subject to condition.

Matters raised in representations

140. Representations raised concerns that the proposed development would have a significant adverse impact to the character and appearance of the Dorking Conservation area and heritage assets. Officers, the LBO and the applicant recognised the concerns raised within this representation, and since this representation was received, the proposal has been amended to incorporate the recommendations of the VIAS to remove the office block extension and fire escape stairs, and to extend the flint wall within the DCA. The LBO has also proposed a number of conditions to ensure the detailed design of the replacement windows will not harm the DCA and setting of nearby listed buildings. In view of the details within the heritage assets section above, Officers are satisfied that the proposed development will not harm the DCA and nearby listed building setting.
141. Representations also raised concern that the proposed walls will be very visible from Dene street and Marlborough Hill as they will be quite high, these in particular should have a flint facia in keeping with the surrounding area. Officers, the LBO and the applicant recognised this concerns, and since this representation was received, the proposal has been amended to include the extension of the flint within the DCA and to change the material types, heights and locations of fencing within the application site. The LBO and Officers are satisfied with these changes and that the boundary walls and fences will not result in harm to the DCA and nearby listed buildings. Officers consider that the representations concerns have been addressed in this regard.
142. In addition, representations raised that the layout and density of the proposed building is out of character for Dorking Conservation area, where residents are only allowed limited residential developments. The LBO disagrees with this comment as the proposed building will be outside of the Conservation Area. The LBO also notes that the proposed building is being constructed in the grounds of the Institute of Further Education which is not a residential building and has a very different character to the surrounding dwellings. Whilst Officers recognise the concern raised by residents, Officers concur with the LBO in this case. The proposed building will be located outside of the DCA and as discussed above, Officers are satisfied that the proposed layout is in keeping with the locality and will not result in harm to the DCA.

143. The final representation comment in relation to heritage assets raised the need to condition the design materials to be used for the new buildings so that it is in keeping with the local area, such as red brick, slate or red clay tile roofs, flint walls and permeable block paving. The LBO has commented on the roof tile part of this comment, explaining that to make the roof a clay tile roof would require its pitch to be increased and therefore its massing which would result in harm. Taking into account that the building is outside the Conservation Area, it is in the grounds of the building with a slate roof and opposite a building with a slate roof the LBO does not consider that the roofing material would cause harm. In addition, Officers recognise residents concerns and have included an external surfaces condition.

Conclusion

144. The HAS concludes that the proposed development is considered positive in conserving an historic building, that might otherwise be at risk. In doing so it has the potential to preserve and enhance the conservation area whilst avoiding harm to the setting of a number of designated heritage assets. This fulfils the requirements of the National Planning Policy Framework to conserve designated heritage assets and their settings and in this instance conserves a non-designated heritage asset, providing both a sustainable and optimum viable use for its future.

145. Mole Valley District Council Planning Officer and Historic Officer raise no objection to the proposed development in respect of the Dorking Conservation Area or setting of the nearby listed buildings subject to the same conditions proposed by the SCC HBO.

146. The LBO has assessed the proposal and is satisfied with the conclusions of the HSA and considers it is sufficient to meet the requirements of paragraph 194 of the NPPF. The LBO concludes that there will be no harm to the heritage assets in the vicinity of the site as a result of the proposal. The LBO supports the refurbishment of the existing building to enhance it as a valuable and imposing feature within the DCA. The LBO raises no objection to the proposed development subject to several conditions to ensure sufficient detail on design, remediation of wall following the office block extension demolition, windows, boundary walls, raingoods, and external surfaces. Officers concur with the proposed conditions to secure further design detail and have included them accordingly.

147. As detailed above, Officers support the reuse and refurbishment of the existing building which will enhance the buildings contribution to the DCA. The proposed works will have a temporary impact to the setting of nearby listed buildings, but the outcome will be a positive impact on their setting and will not cause harm. The proposed building will be largely obscured from the view and setting of the nearby listed buildings and is similarly not considered to cause harm. The design of the proposed building is in keeping with the local character and scale of other residential properties along Marlborough Hill and will not impede the imposing nature of the existing building or its contribution to the conservation area and will not harm the conservation area by virtue of its proximity, scale or design. Therefore and in view of the paragraphs within the Impact on Heritage Assets section above, Officers consider that the proposed development satisfies Policies CS13 and CS14 of the Mole Valley Core Strategy 2009 and Saved Policies ENV22, ENV39 and ENV57 of the Mole Valley Local Plan 2000 (saved policies).

ECOLOGY, TREES AND BIODIVERSITY

Mole Valley Core Strategy 2009 (MVCS2009)

Policy CS14 – Townscape, Urban Design and the Historic Environment

Policy CS15 – Biodiversity and Geological Conservation

Mole Valley Local Plan 2000 (saved policies) (MVLP2000)

Policy ENV15 – Species Protection

Policy ENV22 – General Development Control Criteria

Emerging Future Mole Valley Local Plan 2020-2037 (EFMVLP)

Emerging Policy S2 – Combatting the climate emergency

Emerging Policy EN9 – Natural assets

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148. Policy CS14 of the MVCS2009 is clear that development must, inter alia, incorporate appropriate landscaping with particular attention to the use of trees and hedges native to the locality.
149. Policy CS15 of the MVCS2009 states that biodiversity will be protected and enhanced in accordance with European and National legislation / guidance including that set out in Planning Policy Statement 9 (Biodiversity and Geological Conservation), the South East Plan Policy NRM5 (Conservation and Improvement of Biodiversity) and the Surrey Biodiversity Action Plan. Furthermore, Policy CS15 is clear that mature hedges and trees within development sites should be, as far as practicable, retained. Only where no realistic alternatives are available or replacement of such features elsewhere in the site would result in biodiversity enhancements above what already exists, will Policy CS15 allow removal of such features. In these cases Policy CS15 expects the replacement to result in biodiversity enhancements to what previously existed and where possible should seek to contribute to a network of green infrastructure and the objectives of the Surrey Biodiversity Action Plan. In addition, Policy CS15 expects planting and other schemes to promote biodiversity as part of all development schemes, focusing on native species from the locality and particularly trees, a key feature of the environment across Surrey. Policy CS15 details requirements in the case of water courses within the development site, areas of geological importance, and development within 800m of the Mole Gap to Reigate Escarpment Special Area of Conservation (SAC), however as the application site does not fall within these areas or has a water course within it, these parts of the policy are not relevant.
150. Saved Policy ENV15 of the MVLP2000 is clear that where a proposed development would be likely to result in harm to a protected species or its habitat, a thorough site investigation will be necessary by the applicant and the relevant nature conservation bodies will be consulted and that development that would materially harm a protected species or its habitat will not be permitted.
151. Saved Policy ENV22 of the MVLP2000 states that where the principle of proposed development accords with the other policies of this Plan a design and layout will be required which, inter alia: has regard to attractive features of the site such as trees, hedges, walls or buildings that contribute to the character of the locality.
152. Emerging Policy S2 of the EFMVLP states that to ensure that the Mole Valley District is future proofed for climate change, the Council will expect, inter alia, all development, where practicable and with reference to local character, to retain or provide soft landscaping to create natural cooling measures, biodiversity habitats or promote local food growing.
153. Emerging Policy EN9 of the EFMVLP states that where development proposals are likely to affect natural assets, planning applications will be required to include an assessment of the impact of their proposals on native biodiversity, protected or otherwise endangered or vulnerable, species and habitats in line with the British Standard for Biodiversity: Code of Practice for Planning and Development BS42020. Emerging Policy EN9 supports development proposals where they, inter alia: (i) demonstrate that consideration has been given to the conservation and enhancement of biodiversity at an early stage in the design process and measures to conserve and enhance native habitats and species are included as an integral part of the proposed development; (ii) include measures to retain, protect and enhance significant habitats, species and geological interest; (iii) take opportunities to create new natural areas alongside the restoration of existing habitats and geological features; (iv) integrate wildlife habitats into

built structures and their curtilages, for example through the incorporation of bird nest-boxes, bats' roosting features and, where appropriate, ponds; e. Include natural buffers to protect important adjacent habitats; (v) design their integral open spaces so as to maintain or create external wildlife corridors and to strengthen ecological networks beyond their boundaries; (vi) seek to minimise light disturbance; (vii) employ soft landscaping measures that reflect the characteristic ecology of the area; (viii) realise opportunities to control or eradicate non-native invasive species; (ix) realise opportunities to develop wildlife corridors between habitats and properties, where possible linking habitats and including passages to facilitate the movement of mammals, such as badgers and hedgehogs; and, (x) take due note of the biodiversity within established gardens, including their importance as wildlife corridors Biodiversity Net Gain.

154. Emerging Policy EN9 also requires planning applications other than those relating to a change of use, house extensions, alterations to buildings, or where their limited scale presents demonstrable viability problems, to be accompanied by a Biodiversity Net Gain Plan, using the Defra-recommended Biodiversity Metric version current at the time. Emerging Policy EN9 is clear that the Biodiversity Net Gain Plan must include, inter alia: (i) an appraisal of the baseline biodiversity habitat value of the site; (ii) a clear demonstration of the application of the Mitigation Hierarchy, to show first how the most important habitat(s) have where possible been retained on site; (iii) that any loss of remaining habitat(s) has next been mitigated using all measures available; (iv) how any net remaining habitat loss is to be compensated that will result in an actual net gain of biodiversity at a minimum 20% over the baseline value; (v) a clear statement as to where and how this required biodiversity net gain is to be achieved, preferably within or adjacent to the development site as far as possible, but if demonstrably not practical to do so, provide details of the proposed use of a suitable and appropriate off-site solution (as an 'off-set' project); and (vi) a management strategy that will ensure the realisation and eventual maintenance of the measures to achieve the required biodiversity net gain for a period of at least 30 years from the date that planning permission is granted.
155. Emerging Policy EN9 further requires new developments to, inter alia: (i) maximise opportunities to protect existing and increase tree cover and extend or introduce new hedgerows, where appropriate, setting it within the context of a plan for biodiversity net gain and having regard to the prevalent tree species and landscape character; (ii) incorporate well-designed soft and hard landscaping within a coherent and long-term management plan for private and communal spaces; (iii) allow sufficient space for existing and newly planted trees to grow to maturity, both above and below ground; and (iv) have regard to the changing climate and prevalent tree diseases when selecting tree species, which should preferably be native species and be sourced in accordance with the national strategy for biosecurity. Emerging Policy EN9 is clear that where woodland, trees and hedgerows are present on a proposed development site, inter alia: (i) the planning application will be accompanied by a detailed appraisal of their condition, location and ecological and landscape significance both at the time of the application and with an assessment of their potential future value if retained, including an Arboricultural method statement and tree protection plan to be followed during construction, reflecting the latest Arboricultural standards for any tree works or development near to trees and demonstrating adequate root protection areas; and (ii) support will be given to development proposals that retain existing woodland, trees and hedgerows, and where woodland, trees and hedges are to be removed they should be accurately identified, with a clear justification set out for their loss, together with details of any mitigation or replacement planting as part of an overall approach to achieving biodiversity net gain. Lastly, Emerging Policy EN9 states that when considering applications for the felling or surgery to trees protected by a Tree Preservation Order or trees in conservation areas, account will be taken of the health and stability of the trees, their public amenity value and overriding practical problems that may be caused by retaining them. Where felling is unavoidable, replacement native planting will be required unless there are exceptional circumstances.

Ecology

156. The applicant has submitted the Ecological Impact Assessment Report Rev 04 dated 23 February 2023 (EIAR) in support of this planning application. The EIAR outlines a desk study which identified international nature conservation designations within 10km of the Site, other statutory nature conservation designations within 2km of the application site and local non-statutory nature conservation designations and protected and notable habitats and species within 2km of the application site.

Bats

157. The desk study also returned records of six bat species within 2km of the application within the last 10 years; common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*), Nathusius' pipistrelle (*Pipistrellus nathusii*), Leisler's bat (*Nyctalus leisleri*), serotine (*Eptesicus serotinus*) and *Myotis* species (*Myotis* sp.).
158. Accordingly, a bat roost suitability assessment was undertaken for the existing building and site trees and EIAR concludes that the existing building is considered to contain a small summer non-breeding day roost of common pipistrelle bats. Based on the presence of bat droppings, the existing building is also considered to contain a summer non-breeding day roost of serotine bats.
159. Whilst the existing building will be retained as part of the proposed development, works will be undertaken to refurbish the building which will include adding insulation to the existing roof void floor, potential timber replacement, and removing the lower of a double ceiling that is currently present beneath the roof void. As such, mitigation is proposed within the submitted Construction Environmental Management Plan dated March 2023 (CEMP) to prevent disturbance impacts to the roost. This includes ensuring works within the roof void of existing building are undertaken over winter when bats are least likely to be present within the building (i.e. works between November and March inclusive) and the existing bat access points are retained. The CEMP also details other general mitigation measures for the construction phase to ensure bat protection across the application site, including clear rules on construction lighting and the cessation of works to contact an ecologist for advice should a hibernating bat be discovered within the existing building.
160. In terms of trees within the application, all were found to have negligible suitability to support roosting bats due to a lack of potential roost features. Nonetheless, replacement tree, hedge and shrub planting around the application site boundary will provide some replacement foraging and commuting habitat for bats once mature. Furthermore, the EIAR proposes the installation of two bat boxes (Schwegler 2F or equivalent) within the application site on the proposed urban trees once they are sufficiently mature and not subject to directional lighting.

Birds

161. The EIAR details that trees and other dense vegetation within and in close proximity to the application site have the potential to support common nesting birds. Feral pigeon (*Columba livia*) and swift (*Apus apus*) were recorded at the existing building and are considered likely to be using the building as a nest site. Swift is listed on the UK Birds of Conservation Concern Red List.
162. Whilst the existing building will be retained, works will be undertaken to refurbish the building which will include adding insulation to the existing roof void floor. As such, mitigation has been suggested to ensure access to existing swift nest sites is not blocked. Furthermore, works within the roof void of existing building will be undertaken over winter when birds, particularly swifts, are unlikely to be present on site and nesting.

163. The EIAR is clear that if other habitat suitable to support nesting birds is to be cleared between March and September inclusive, an ecologist will be required to confirm the absence of active bird nests immediately prior to works commencing. Moreover, if a nest is discovered, clearance or other construction works should be stopped immediately within an exclusion zone. The nest will subsequently be monitored, typically on a weekly basis, by a suitably qualified person. Once it is confirmed that all fledglings have flown and that no other nests are in use within the exclusion zone, vegetation clearance or construction can continue. Further detail on bird protection during the construction phase of the proposed development is detailed within the submitted CEMP and Swift Mitigation Enhancement Strategy dated February 2023 (SMES).
164. To enhance the existing site's existing bird nesting provisions, the application also proposes to install ten 'swift bricks' on the proposed new building. These will be installed as high as possible, ideally at a height of at least 5m, avoiding direct sunlight and at least at 1m distances from one another. Although primarily designed for use by swifts, 'swift bricks' may be used by other small species of bird. The landscape design also includes native tree and shrub planting which will provide nesting opportunities for common nesting birds.

Other

165. Red fox (*Vulpes vulpes*) dens were identified within the grassland in the south of the application site. Whilst this species not subject to any specific protection, the Wild Mammals (Protection) Act 1996 makes it an offence to intentionally cause all wild mammals unnecessary suffering by certain methods (e.g. crushing, suffocation). The EIAR is clear that works to construct the proposed new building will require the removal of this den or it may cause collapse of the dens. Therefore, the dens will be 'closed' prior to works commencing and between July and January, outside of the period the den is most likely to be in use. This would involve the installation of a one-way gate across the den that allows animals to leave, but not re-enter. The one-way gate would be left in-situ for a period of 7 days. An excavator with a small, toothed bucket should then be used to widen the entrance and tunnel in order to identify the end of the den. The tunnel can then be collapsed. In addition, measures are incorporated within the CEMP such as not leaving excavations open overnight or including an escape ramp in excavations to ensure mammals do not become trapped in excavations.
166. The EIAR states that no records of great crested newt (*Triturus cristatus*) within 2km of the application site were returned during the desk study. Furthermore, habitats within the application are largely unsuitable for great crested newt, with the very small areas of potentially suitable habitat (e.g. semi-improved grassland) being of low quality and lacking connectivity to suitable habitat off-site. As such, the application site is considered highly unlikely to contain great crested newt. However, should a newt be discovered, the CEMP is clear that works will cease within the affected area and an ecologist will be contacted for advice.
167. Similarly, the EIAR explains that limited habitat was present within the application site suitable for reptiles, and the application site is isolated from larger areas of suitable reptile habitat. A dead slow worm (*Anguis fragilis*) was present in the northern end of the building, recorded during the internal bat roost suitability survey in August 2021. Due to the location of the slow worm it is considered unlikely to have entered the building of its own accord and is considered unlikely to have originated from within the application site. More extensive areas of suitable reptile habitat are present within the Cotmandene SNCI, located approximately 0.1km from the application site. Nonetheless, should a reptile be discovered, the CEMP is clear that works will cease within the affected area and an ecologist will be contacted for advice.
168. The EIAR is clear that no evidence of badger (*Meles meles*) was identified during the Phase 1 habitat survey and as such badgers are considered to be absent from the

application site. The CEMP details that works will cease within the affected area and an ecologist will be contacted for advice if a badger is discovered on site.

169. Lastly, one record of hazel dormouse (*Muscardinus avellanarius*) within 2km of the application site in 2017 was returned by the desk study. However, the EIAR explains that connectivity to the application site is poor and suitable habitat within the application site is limited, so it is considered unlikely that dormice are present within the application site. As with other unexpected protected species, should a hazel dormouse be discovered on site, works will cease within the affected area and an ecologist will be contacted for advice.

Conclusion on ecology

170. The County Ecological Consultant (CEC) raises no objection to the proposed development and is satisfied that the EIAR is sufficiently robust to ensure the safety and protection of protected species during the construction and operation of the proposed development. The CEC recommends planning conditions to secure the EIAR commitments, and compliance with the CEMP and SMES. The CEC also recommends an informative reminding the applicant of their requirement to obtain a mitigation licence from Natural England. Officers concur with the CEC's condition and informative recommendations and have attached this accordingly.
171. MVDC and the CLO raise no objection in regard to the proposed impact, mitigation measures and enhancement of ecology proposed as part of this planning application.
172. Officers consider that the submitted EIAR includes a robust survey and site investigation of protected species and their habitats. Officers are also satisfied that the proposed mitigation measures within the EIAR, CEMP and SMES is sufficient to ensure protected species will not be harmed as a result of the proposed development. Officers support the proposed bat boxes and swift bricks to further enhance the site's habitat provision of bats, swifts and other birds. Accordingly, Officers are satisfied that the proposed tree removal, retention and planting accords with Saved Policy ENV15 of the MLP2000.

Biodiversity

173. The applicant has submitted a Biodiversity Net Gain Assessment (BNGA) dated February 2023 which details the methodology, results and recommendations from the assessment, and includes several appendices including the completed Natural England Biodiversity Metric 3.0 Calculation at Appendix E. The BNGA has been amended during the determination process in response to consultee comments regarding the initially proposed Biodiversity Net Loss. As detailed below, the proposal now results in Biodiversity Net Gain (BNG).

Baseline and proposed impact

174. The application site covers a total area of 0.21 ha. The BNGA identifies that habitats on the application site prior to development vary in ecological value, ranging from very low to medium distinctiveness. The most dominant habitat present on the application is existing buildings and hardstanding (0.11 ha), followed by modified grassland (0.05 ha), immature broadleaved woodland (0.03 ha) bramble scrub (0.02 ha), ruderal/ephemeral (0.01 ha), introduced shrub (0.01 ha) and ten urban trees. All habitats are shown on the Baseline habitat plan in Appendix A of the BNGA. The BNGA summarises that the total baseline biodiversity value of the habitats present are calculated as 0.37 habitat units.
175. The BNGA details that all baseline habitats are proposed to be lost with the exception of the building, which is retained, and the hardstanding area which will be partially retained (0.03 ha building and 0.01 ha hardstanding, a total of 0.04 ha). Officers understand that due to the small scale of the site and need for the three facilities, the

calculated biodiversity loss is unavoidable and that the existing habitats are ranging from medium to very poor quality.

Onsite BNG

176. To mitigate the loss, the proposed development includes new habitat development. The BNGA details the habitats proposed to be created including: modified grassland (0.03 ha); urban introduced scrub (0.02ha); the new building (0.02 ha); hardstanding (0.09 ha); urban tree (0.04ha); and mixed scrub (0.01 ha). Eleven urban trees are proposed to be planted, with nine trees assumed to be medium sized, and two have been assumed to be small sized (due to their proximity to the fence/building). All proposed urban trees have been assumed to be 'moderate' condition. The BNGA explains that the total post-development biodiversity value of the habitats (including retained and created) are calculated as 0.35 habitat units. Therefore, based on the current Post-Development Plans, the Proposed Development is predicted to result in a net gain of 0.01 habitat units (+3.40%).
177. In terms of trading rules, which are a set of rules to prevent a 'trading down' of habitats, the submitted Biodiversity Metric is clear that these are currently not satisfied for medium distinctiveness habitats. The BNGA explains that in order to appease the trading rules for medium distinctiveness habitats such as bramble scrub and other woodland; broadleaved, they should be replaced with the same broad habitat or a higher distinctiveness habitat. However, using professional judgement, the BNGA argues that due to the immature and self-seeded nature of the woodland present on site, the provision of 11 urban trees is deemed sufficient compensation, and that the cumulative broad habitat change for scrub habitats is 0.00 units (due to Metric 3.0 rounding), therefore the loss is negligible and is sufficiently offset by creation of mixed scrub. In response to comments from the County Ecological Consultant concerning the unsatisfied trading rules, the Ecological Impact Assessment Report also commits to some ecological enhancement around the urban trees, including the provision of two bat boxes on trees not subject to directional lighting.

Conclusion on biodiversity

178. The CEC is clear that as the secondary legislation of the Environment Act (2021) has not been passed, nor has the Emerging Mole Valley Local Plan been adopted, a 10% or 20% BNG, in the case of the emerging local plan, cannot be enforced as mandatory. Therefore, to comply with existing planning policy, at least no net loss or a 1% net gain must be demonstrated. The CEC is satisfied that this requirement has been met and recommends securing the BNG delivery through planning condition. The CEC is satisfied that their concerns regarding unsatisfied trading rules in the biodiversity metric have been addressed as the applicant has sufficiently presented how the newly proposed tree canopy habitat (through tree planting) will offset the function of the poor-quality self-seeded woodland, and the acceptance to maximise the under-canopy habitat. Accordingly, the CEC raises no objection to the proposed development in regard to biodiversity subject to planning condition.
179. MVDC and the CLO raise no objection to the proposed development in regard to biodiversity.
180. Officers consider that the BNGA includes a robust assessment of the application site's biodiversity levels and proposes appropriate mitigation through onsite planting to achieve BNG for the proposed development. Officers recognise that given the limited scale of the site it is not possible to deliver the proposed development without impacting existing biodiversity on site, therefore it is not possible to protect all biodiversity on the application site as part of the proposed development. Officers also understand that it is not possible to satisfy the trading rules as it is not possible to provide like-for-like tree habitat replacement, and whilst this is unfortunate, Officers consider that the proposed ecological enhancement helps to minimise this change and that the provision of

additional, higher quality replacement trees provides other biodiversity enhancement to the site that is also beneficial.

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181. Officers are satisfied that the proposed development will result in BNG and an enhancement on the existing biodiversity at the site through BNG with planting of native species and therefore Officers consider the proposed development accords with Policy CS15 of the MVCS2009 in this regard. Furthermore, Officers consider that it is not practicable to retain all existing biodiversity (specifically mature hedges and trees) and all realistic alternatives have been considered. Officers are satisfied that the proposed development will result in BNG. Accordingly, Officers consider that the proposed development accords with Policy CS15 of the MVCS2009 in this regard.

Trees

182. The submitted Arboricultural Impact Assessment Rev 05 dated 16 February 2023 (AIA) identifies a total of six tree features on the application site, consisting of one individual tree, four tree groups and one section of hedging. The trees on the application site are predominantly young to semi-mature and in good to fair condition. They include rowan (*Sorbus aucuparia*), ash (*Fraxinus excelsior*), goat willow (*Salix caprea*), English elm (*Ulmus procera*), sycamore (*Acer pseudoplatanus*) and cherry laurel (*Prunus laurocerasus*).
183. The AIA explains that to the rear of the property the tree features identified are all likely to be self-sown and have grown up as a result of minimal maintenance being carried out in the recent past. The only tree of any individual note is the off-site ash, T6, which has the potential to become a valuable individual tree if it is not impacted by the rapidly spreading disease, Chalara Ash Dieback. The AIA summarises that collectively the tree features identified provide very little in terms of constraint to the development of the application site. All trees within the application site have a stem diameter of less than 150mm and as such are designated as low quality (Category C).
184. The AIA details that there are no Tree Preservation Orders (TPO) on the application site. However, as half of the application site is located within the Dorking Conservation Area (DCA), all trees with a stem diameter greater than 75mm (measured at a height of 1.5m) within this area are subject to statutory protection, equivalent to that of a Tree Preservation Order. This includes trees within G2 and G3. The locations of the tree, hedge and tree groups are illustrated on drawing ref: 60668943-ACM-XX-XX-AB-TCP-001 Rev P02 Tree Constraints Plan dated June 2022 at Appendix A of the AIA.

Removal/loss and retained

185. Table 2 of the AIA summaries the removals, incursions and pruning to facilitate the proposed development. The AIA details the removal of one hedge (H1) and four tree groups (G2, G3, G4 and G5), to facilitate the proposed development. All of the existing trees and hedge have a stem diameter of less than 150mm and are classified as low quality (Category C). The AIA explains that the removal of the three groups is necessary to achieve the construction proposals for the application site, whilst the removal of H1 and G2 is to allow for new landscaping of the application site.
186. The AIA notes that photographs of the application site indicate that G2, G3, the majority of G4 and G5 have already been removed, presumably prior to the commencement of the bird nesting session. Following visits to the site, Officers confirm this is the case.
187. One tree (T6) is to be retained and is identified as a tree which may require some incursion into their construction exclusion zone to facilitate the proposed development. The AIA is clear that works within the RPAs will be carried out by hand and under the supervision of the appointed Site Arboriculturist to mitigate the potential for any damage to the roots and canopies of these trees. The AIA also states that the RPA for T6, an off-site tree to the rear of the application site, extends into an area of proposed hedge and

shrub planting and a new close-board timber fence to 1.8m in height is proposed along the boundary and directly beneath this tree. Therefore, the AIA is clear that the receiving holes for the fence posts should be hand-dug within the RPA of this tree under the supervision of an appointed Site Arboriculturist and lined with impermeable sheeting to prevent leaching of cement which is toxic to tree roots.

188. No trees, hedges or tree groups are identified as needing pruning to facilitate the proposed development.
189. The AIA is clear that any tree surgery recommendations contained within the AIA are to be undertaken in accordance with BS3998: 2010 Tree work – Recommendations (BS3998) by suitably qualified and insured contractors. Significant pruning works are best undertaken when trees are dormant or outside periods of high functional activity to reduce the overall impact on energy available to the tree for growth and processes. In general, the optimum period for works is between November to February and July to August (subject to the presence of protected species) when the tree is less active and better placed to respond to wounding and a reduction in leaf area.
190. The CAO concurs with the conclusions in the AIA that the Arboricultural impact is low as the site has a limited and rather poor existing tree stock arising from a lack of maintenance and consisting of ‘self-sets’ in and around the site of which have low Arboricultural potential. Accordingly, the CAO raises no objection to the proposed tree removal.
191. As detailed above, the proposed development will result in BNG. It is not practicable to retain all existing biodiversity (specifically mature hedges and trees) and deliver the proposed development, and all realistic alternatives have been considered. Therefore, Officers consider that, on balance, the proposed tree and hedge removal is acceptable in accordance with Policy CS15 of the MVCS2009. Officers also propose a planning condition to secure the removal of the proposed trees only.
192. The CAO notes the proposed protective fencing to ensure RPA protection and states that this fencing must be retained throughout the build and all protective measures relating to ground protection must be adhered to as per Appendix F of the Arboricultural Impact Assessment. Officers concur with the CAO’s recommends and propose a tree protection condition to secure the tree protection fencing and methods detailed in the AIA.
193. The AIA explains that the retained trees will require periodic inspection to assess their structural condition and safety as they increase in size, and occasional removal of dead wood or other remedial works to address significant defects. The AIA proposes the provision of further information as part of an Arboricultural Method Statement (AMS). Officers concur with the need for an AMS and propose for these requirements, including the maintenance and management of proposed tree planting, to be included within the Hard and Soft Landscaping Condition.

Proposed trees and planting

194. Initially, the applicant proposed one new tree but the CAO, CEC and CLO raised whether it was possible to include more trees on top of this to increase canopy cover, tree stock diversity and biodiversity provision. The proposal was amended and now includes the provision of eleven new trees.
195. The Proposed Site Plan illustrates the location of eleven new trees: three along the Trainer Flats Dene Street frontage to replace H1 and G2; one within the Trainer Flats building Marlborough Hill frontage area; three within the Trainer Flats rear garden area; two in the Children’s Home frontage area with Marlborough Hill; one in the Children’s Home rear garden; and one in walled-off boundary securing slope to the east of the NWDF rear garden. The retained T6 is also located within the Children’s Home rear

garden. These new trees, along with the other proposed hedge and shrub planting will be native species.

196. Regarding tree planting, the AIA is clear that existing areas of unsurfaced ground must be protected during the demolition and construction phases if they are to be re-used for new plantings. Protection will be achieved using fit for purpose ground protection measures as set out in BS5837:2012 Section 6.2.3 or by creating a fenced exclusion zone. Where protection is not feasible, soil amelioration or replacement works will be required to ensure suitable growing conditions for new trees to fully establish.

197. Furthermore, the AIA details that where new trees are to be planted, the minimum planting distances detailed in Annexe A, Table A.1 of BS5837:2012 will be adhered to, to prevent direct damage to services and structures from future tree growth, and new tree planting will be implemented in accordance with the guidance set out in BS8545: 2014 Trees: from nursery to establishment in the landscape – Recommendations.

198. The CAO is satisfied with the proposed tree planting but recommends further information on the tree species, height and quality be submitted as part of a landscaping condition. Officers concur with the CAO's comments and propose to include a landscaping condition.

Conclusion on trees

199. The CAO raises no objection to the proposed tree removal due to their current low quality and the proposed replacement planting across the application site. The CAO supports the proposed tree planting and is satisfied that the retained trees will be protected during the construction and the use of the development. The CAO recommends a planning condition to secure the proposed tree protection, tree removal and additional AMS details. Officers concur with the CAO and have included such conditions.

200. Mole Valley District Council and the CLO raise no objection to the proposed removal and replacement tree planting on the application site.

201. Officers recognise that due to the current location of existing tree planting, it is not possible to retain and protect all trees on the application site. Furthermore, Officers understand that the existing tree stock is of low quality. Officers consider that the proposal removal of these low quality trees to facilitate the proposed development is acceptable in this case. Officers support the retention of T6 and the proposed tree protection measures. Officers also support the proposed eleven trees as part of the proposed development and consider that these new trees provide sufficient replacement and enhancement to the current tree stock. Accordingly, Officers are satisfied that the proposed tree removal, retention and planting accords with Policies CS14 and CS15 of the MVCS2009 and Saved Policy ENV22 of the MLP2000 in this regard.

Matters raised in representations

202. A number of concerns have been raised through submitted representations throughout the consideration of this application with regard to ecology, trees and biodiversity. These included concerns with regard to the impact of the proposed development on swifts and the inadequate provision for swifts. Officers note these concerns and that the majority of representations received were in relation to swifts. In response to these concerns, the applicant provided additional swift brick provision than originally proposed and produced the SMES. Furthermore, details of the swifts protection and access to the existing building are clearly detailed within with submitted EIAR, CEMP and SMES. As discussed above, the CEO and Officers are satisfied that swifts will be protected and their habitat enhanced as part of the proposed development. Therefore, Officers consider these concerns to have been addressed.

- 203. Residents also requested bat box provision as none were proposed when this planning application was initially submitted. Officers note that, as bat boxes are now proposed to be provided as part of this planning application, they consider this request to be addressed.
- 204. Concerns were also received with regard to the proposed impact to ecology and biodiversity. Officers note these concerns and as discussed above, the CEO and Officers are satisfied with the proposed provision of biodiversity net gain and ecological protection measures and enhancement of provision on the site.
- 205. Lastly, residents request more and/or as much vegetation as possible and stated that the loss of hedge and tree groups is unacceptable in Surrey Hills ANOB. Officers note these concerns and that the site is not located within the ANOB. In addition, Officers have noted much revision and increase in provision of trees from when this planning application was first submitted and consider that the currently proposed provision of eleven trees meets this request. Furthermore, whilst the loss of the existing hedge and tree groups is unfortunate, Officers understand that these are low quality and must be removed to facilitate the proposed development. Officers are also satisfied with the proposed replacement tree planting to mitigate the loss.

Conclusion

- 206. As detailed within each section above, MVDC, the CEO, the CLO and the CAO raise no objection on the proposed application with regard to ecology, biodiversity and tree matters and relevant planning conditions have been proposed and agreed.
- 207. As detailed within the concluding paragraphs of each of the three sections above, Officers are satisfied with the proposed development in that it will ensure sufficient protection and provision for protected species, will deliver biodiversity net gain, and will provide a net increase in trees across the application site. Accordingly, Officers consider that the proposed development satisfies Policies CS14 and CS15 of the Mole Valley Core Strategy 2009 and Saved Policies ENV15 and ENV22 of the Mole Valley Local Plan 2000 (saved policies).

FLOOD RISK AND DRAINAGE STRATEGY

Mole Valley Core Strategy 2009 (MVCS2009)

Policy CS20 – Flood Risk Management

Mole Valley Local Plan 2000 (saved policies) (MVL2000)

Policy ENV65 – Drainage

Emerging Future Mole Valley Local Plan 2020-2037 (EFMVL2037)

Emerging Policy S2 – Combatting the climate emergency

Emerging Policy INF3 – Flood Risk

Emerging Policy EN9 – Natural assets

Emerging Policy EN12 – Pollution control

- 208. Policy CS20 of the MVCS2009 expects the use of appropriate sustainable drainage systems (SUDS) as part of any development proposals. Policy CS20 also makes requirements for development within or adjacent to Flood Zone 2, 3a and 3b but as this application site is in Flood Zone 1 these are parts of the policy are not relevant in this case.
- 209. Saved Policy ENV65 of the MVL2000 states that development will normally be permitted where foul sewers and sewage treatment works of adequate capacity and design are available or will be provided in time to serve the development.

210. Emerging Policy S2 of the EFMVLP states that to ensure that the Mole Valley District is future proofed for climate change, the Council will expect, inter alia, all development to, where practicable and with reference to local character, incorporate sustainable drainage systems.
211. Emerging Policy INF3 of the EFMVLP requires all development to avoid, reduce or mitigate flood risk by directing development towards the areas of lowest flood risk by using the Sequential Test and Exception Test, and undertaking a Flood Risk Assessment for all developments over 1ha in Flood Zone 1 and all developments in Flood Zones 2, 3a and 3b. Emerging Policy ENF3 further requires the adoption, incorporation and design of appropriate flood mitigation measures, and the prevention of groundwater and local ecosystem pollution. Emerging Policy INF3 expects the incorporation of Sustainable Drainage Systems into all major developments, where feasible, and these should: (i) be designed as an integral part of the development; (ii) ensure, through management, surface run-off does not increase on- and off-site flood risk; (iii) follow the surface water hierarchy; (iv) seek opportunities to incorporate water quality, biodiversity and amenity enhancements, and additional green infrastructure as part of the drainage solution; and (v) ensure the risk of pollution to local ecosystems and groundwater are not increased. Emerging Policy ENF3 includes further requirement detail for development in Flood Zones 3a and 3b and Areas of Critical Drainage, but as the application site is located within Flood Zone 1, these parts of the emerging policy are not relevant.
212. Emerging Policy EN9 of the EFMVLP supports development proposals where they, inter alia, utilise sustainable drainage opportunities to create biodiverse wetland areas where for example balancing ponds or other flood alleviation measures are required.
213. Emerging Policy EN12 of the EFMVLP requires developers to, inter alia: (i) maintain or improve the environmental quality of any watercourses, groundwater and drinking water supplies, and prevent contaminated run-off. Where impacts of a development on water; (ii) connect to mains foul sewage systems, wherever possible; (iii) ensure that, for any additional demand for water supply, surface water drainage, foul drainage and sewerage treatment capacity arising from additional dwellings, the applicant, together with the relevant statutory undertaker, has demonstrated that sufficient capacity exists to serve the development and that the development would not lead to shortages for existing users.

Flood Risk and Drainage

214. The application site is wholly located within Flood Zone 1, which means it has a low risk (less than 1 in 1,000 annual probability) of flooding, and the site is within a zone with negligible risk from groundwater flooding. The development boundary also falls within a Source Protection Zone (SPZ). SPZs constrain development that may impact on groundwater abstraction to safeguard drinking water quality.

Surface Water Drainage Strategy

215. The applicant has submitted a Utility, Flood Risk and Drainage Strategy dated 17 February 2023 (UFRDS) which details that ground investigation and soil infiltration rate testing for possible soakaway design in accordance with BRE Digest 365 and SCC Guidance³ was completed in January 2022.
216. The results of the soakaway tests indicate that infiltration will be possible for the Children's Home and NWDF part of the site and that an existing soakaway manhole is located on this part of the site, which suggests that the site has been able to discharge

³ [Sustainable Drainage System Design Guidance](#)

surface water successfully in the past. Groundwater was not encountered at any time during the ground investigation exploratory holes including boreholes and soakaway trial pits. Therefore, the rear gardens of the proposed children's home and NWDF are proposed to be used as a suitable location for a soakaway.

217. For the existing building part of the site, the existing asphalted areas and artificial made ground means that infiltration is unlikely to be possible for this part of the site. Therefore, if following further investigation it is found that infiltration is not possible, it is proposed to connect to an existing drainage connection, subject to a CCTV condition survey, as this is considered the next most suitable method of discharge for surface water. It is noted that confirmation from the sewage undertaker, in this case Thames Water, would be required to carry out the connection and confirm if there is available capacity within the sewers.

218. As separate surface water drainage strategies are proposed for the two parts of the application site, the UFRDS contains two separate assessments for the impermeable area flow and volume control. Both assessments confirm that the inclusion of permeable paving and the inclusion of attenuation tanks will mitigate the risks of surface water flooding and enable filtration of the surface water runoff before it leaves the site, and that the proposal will not result in an increased risk of flooding on site or elsewhere.

Foul Water Drainage Strategy

219. The UFRDS details that foul water drainage from the Children's Home and NWDF is proposed to discharge via a new gravity connection into the existing 150mm diameter foul water sewer to the west of the site located in the Marlborough Hill carriageway, and that the foul water drainage from the proposed trainer flats development will discharge via the existing connection into the existing 225mm diameter foul water sewer to the north east of the site located in the Dene Street carriageway (subject to CCTV condition survey verifying its suitability). The UFRDS explains that if the existing foul connection is found to be unsuitable, a new connection will need to be made.

220. New foul water drains within the proposed development will be sized using the discharge unit method contained within BS EN 752, the current Building Regulations requirements and guidance from the British Water Flows and Loads. The system will be designed to flow not more than three-quarters full and will be laid at gradients that allow self-cleansing velocities to be achieved. The maximum design velocity within the system will be no greater than 3m/s.

221. Officers are satisfied that the proposed foul water drainage will ensure sufficient and appropriate management of foul water arising from the proposed trainer flats development, and Children's Home and NWDF in accordance with Saved Policy ENV65 of the MFLP2000.

Matters raised in representations

222. Representation comments have been received raising concern that the proposed development will increase drainage pressure and lead to problems, particularly as drains on Dene Street/Chart Lane have previously overflowed. Officers note residents' concerns. Officers are satisfied that the proposal will not increase flood risk to local residents and that Thames Water have confirmed that there is sufficient waste water infrastructure capacity (see paragraph 266 below).

Conclusion

223. MVDC raises no objection to the proposed development in regard to flood risk and drainage.

224. The Lead Local Flood Authority is satisfied with the proposed drainage scheme and that it meets the relevant drainage requirements. The LLFA therefore raises no objection subject to a pre-commencement condition for a detailed surface water drainage strategy and a pre-occupation for a verification report.
225. SES Water raises no objection to the proposal subject to three informatives on safe digging and SES Water responsibilities. SES Water also encourages the use of water efficient conversion for example, fitting water efficient devices such as tap aerators, water efficient shower heads, dual flush toilets (clearly showing which is the small/large flush), and strongly recommends consideration of rainwater harvesting or grey water recycling. Officers propose to include an informative drawing the applicants attention to SES Water's recommendations. SES Water also strongly recommend the inclusion of landscaping which allows for recharge to groundwater and any plants being used would be drought resistant to minimise the need for watering. The UFRDS explains that opportunities to include SuDS features that offer enhancement to water quality, amenity or biodiversity are limited on this site due to the size of the plot. However, the UFRDS explains that further opportunities to introduce SuDS planters/SuDS tree pits/rain gardens into the landscape design will be considered. The submitted Sustainability Statement also details the proposed use of water-efficient equipment to reduce water usage. Officers are satisfied that SES Water's recommendations will be addressed and where necessary further explored within the detailed SuDS design submission, to be secured by planning condition.
226. Thames Water raise no objection to the proposed development in regard to waste water network and sewage treatment works infrastructure capacity. Thames Water also raise no objection subject to the developer following the sequential approach to the disposal of surface water.
227. In view of paragraphs within the Flood Risk and Drainage Strategy section above, Officers consider that the proposed development satisfies Policy CS20 of the Mole Valley Core Strategy 2009 and Saved Policy ENV65 of the Mole Valley Local Plan 2000 (saved policies).

IMPACT ON RESIDENTIAL AMENITY

Mole Valley Local Plan 2000 (saved policies) (MVL2000)

Policy ENV22 – General Development Control Criteria

Policy CF2 – Provision of New Community Facilities

Emerging Future Mole Valley Local Plan 2020-2037 (EFMVL2037)

Policy EN4 – Character and Design

Emerging Policy EN12 – Pollution control

228. Saved Policy ENV22 of the MVL2000 states that where the principle of proposed development accords with the other policies of this Plan a design and layout will be required which, inter alia, does not significantly harm the amenities of the occupiers of neighbouring properties by reason of overlooking or its overshadowing or overpowering effect, noise, traffic or other adverse environmental impact.
229. Saved Policy CF2 of the MVL2000 states that planning permission for the development, expansion or change of use of premises for community facilities will be granted where, inter alia, the development would not have an adverse impact on the amenities of the locality, especially those of neighbouring properties.
230. Emerging Policy EN4 of the EFMVL2037 is clear that all new development should, inter alia, ensure the amenity of future occupiers or those currently occupying adjoining or nearby properties is not significantly affected or have an unacceptable impact on the residents of the surrounding area by: (i) overlooking, causing a loss of privacy; (ii) unacceptable visual impact; (iii) loss of sunlight, daylight, overshadowing or the need for

artificial light; (iv) unacceptable traffic movements, to, from and within the site and car parking; (v) lack of outlook or a sense of enclosure; (vi) noise and vibration levels and the times when such disturbances are likely to occur; (vii) odour, smoke, fumes, dust, litter accumulation, poorly located and designed refuse storage, exterior lighting and servicing. Emerging Policy EN4 is also clear that new development should, inter alia: (i) take into account its suitability and compatibility with nearby uses and attempt to mitigate any adverse impacts through appropriate layout, design and management of the site; (ii) ensure the reasonable enjoyment of the use of buildings, gardens and other spaces is not significantly affected due to the adverse impact on amenity from nearby uses; and, (iii) where appropriate, be conditioned to prevent the ability to change use (as set out in the Town and Country Planning (General Permitted Development Order) 2015) without the need for planning permission to a use that would affect the amenity of those occupying nearby properties or residents of the surrounding area.

231. Emerging Policy EN12 of the EFMVLP requires development to minimise exposure to, and the emission of, pollutants including noise, odour, air and light pollution. Emerging Policy EN12 is clear that proposals must ensure that they mitigate or avoid any adverse site specific or environmental impact that arises as a consequence of the development. In particular, proposals should, inter alia, be supported by a preliminary risk assessment to determine the likelihood of contamination if the proposed development is located on or near to potentially contaminated sites. The scope of the preliminary risk assessment should be agreed with the Council and carried out by a suitably qualified person. Where necessary, proposals should be supported by a detailed site investigation, undertaken prior to construction, to assess the nature and extent of contamination and any potential associated risks. Where unacceptable risks are identified, proposals must ensure the appropriate remediation of land, agreed with the Council. Emerging Policy EN12 is also requires developers to: (i) take account of and address adverse ground conditions and land instability; (ii) avoid increasing exposure to poor air quality, including odour; (iii) incorporate measures to minimise the intrusiveness of artificial lighting and thus the potential adverse impacts on residential amenity, character, public safety, protected wildlife, watercourses and quality of life; (iv) minimise the impacts of air pollution, dust, odour, noise, vibration, water pollution, soil contamination and CO₂ emissions on nearby sensitive locations arising from demolition and construction; and (v) mitigate or avoid any other adverse site specific or environmental impact that arises as a consequence of the development.

Noise

232. Officers consider that the nature of the development is similar to other residential uses along Dene Street and Marlborough Hill, with residents spending most of their time within the properties and will not result in any increased impacts relative to those properties. The main potential impact of external noise source is from the external plant enclosure which will include air source heat pumps. The submitted Sustainability Statement dated June 2022 states that when specifying plant equipment, consideration will be given to the acoustic performance of the equipment to ensure that noise levels do not exceed the requirements set out in BS 4142. To further ensure this, the EHO has proposed an appropriate noise condition to secure noise limit controls for the external plant. Officers concur with the proposed condition and are satisfied that the proposed air source heat pumps will not result in adverse noise impacts. Accordingly, Officers are satisfied that the proposal will not result in any significantly adverse impacts in terms of noise once complete and in use, and therefore accords with Saved Policies ENV22 and CF2 of the MMLP2000.
233. Officers recognise that the nature of construction work means there will be some temporary impact in terms of noise to local residents. The applicant proposes construction hours of 08:00 to 18:00 Mondays to Fridays and 08:00 to 13:00 Saturdays, which Officers consider to be appropriate. Officers will secure these construction hours by condition and also limit construction working on public and bank holidays. The

applicant has also included noise and emission mitigation measures in the CEMP including keeping vehicles and plant switched off when not in use. Officers are satisfied that proposed measures will mitigate the impact of noise to residents during the construction phase such that they are not significantly adverse in accordance with Saved Policies ENV22 and CF2 of the MLVP2000.

Construction activities

234. The submitted Construction Traffic Management Plan (CTMP) includes details of a Good Neighbour Policy, which comprises of regular liaison with local stakeholders on forthcoming construction activities and progress. To minimise any impacts from construction activities on local residents and businesses, the project manager endeavours to fully inform the affected parties in advance of known activities which may cause inconvenience. Communication and liaison with these parties will take place prior to works commencing and will be ongoing throughout the project to ensure good relations are maintained. Furthermore, all incidents or complaints received from the general public or local businesses will be reported to the project manager immediately. Details of incidents are logged together with the measures implemented to prevent any reoccurrence or reason given. This log will always be available for inspection by the Health and Safety Executive (HSE), company & health and safety advisers and considerate contractor monitors. Officers support the proposed Good Neighbour Policy during the construction phase to ensure residents are informed and complaints are managed to assist with minimising construction phase impacts on residential amenity in accordance with Saved Policies ENV22 and CF2 of the MLVP2000.

Overlooking, overshadowing and loss of outlook

235. The proposed building is a two storey semi-detached style building to the rear of the application site. Due to the application site's sloping nature, the building will be staggered so the ground floor of the NWDF will be in line with the first floor of the Children's Home. Therefore, the total height of the Children's Home is proposed to be 9.0m from the finished floor level and the total height of the NWDF is proposed to be 10.8m. Officers are satisfied that the proposed scale and massing is in keeping with and will not overshadow or overpower the other existing two storey residential properties moving up the gradient of Marlborough Hill in accordance with Saved Policies ENV22 and CF2 of the MLVP2000.

236. The separation distances between the application site and residential buildings along Cleardene are approximately 25m. Further, the proposed building is located centrally within the application site, with a minimum 5m distance from the site boundary, and a number of boundary walls and fencing with a maximum height of 1.8m. In addition, tree planting is proposed towards the rear of the proposed building close to the boundary with the rear gardens of properties along Cleardene. Given the separation distance, moderate scale of the proposed development, and screening from proposed fencing and planting, Officers are of the view that there will be no unacceptable direct overlooking between windows of the Cleardene properties and the proposed building in accordance with Saved Policies ENV22 and CF2 of the MLVP2000.

237. The separation distances between the proposed building and the neighbouring number 15 Marlborough Hill property to the south west of the application site is approximately 5m. Due to the gradient nature of the topography, 15 Marlborough Hill ground floor level is located at a higher elevation to the proposed building, specifically the NWDF ground floor which is the facility located closest to the application site boundary. To provide security and screening, a 1.8m high CMT fence is proposed along the site boundary. In addition, a supporting embankment is proposed to maintain the stability of the existing site boundary thereby providing further screening between the proposed building and 15 Marlborough Hill. In addition, no windows are proposed along the south western elevation of the first floor of the NWDF and while windows are proposed along the

ground floor level of the NWDF and first floor of the adjacent Children's Home, these will be at a lower level due to the gradient of the site. Therefore, Officers are satisfied that the proposed building will not result in any unacceptable direct overlooking between windows of 15 Marlborough Hill and the proposed building nor result in any adverse overshadowing or overpowering in accordance with Saved Policies ENV22 and CF2 of the MMLP2000.

238. In response to concerns raised by residents regarding overlooking and the need for obscured glazing, the applicant submitted the Amplifying Window Condition Letter dated 25 January 2023 (AWCL) which details the separation distances and proposed visual screening between the surrounding residential properties and proposed new Children's Home and NWDF. The AWCL concludes that the separation distances and visual screening between existing properties and the proposed development exceed any reasonable requirement by some margin and are well above any reasonable minimum threshold for introduction of privacy countermeasures, such as obscure glazing.

239. The AWCL further notes that it would be unacceptable to have all windows obscured within a habitable room, and that at least one window with clear glazing is required. Failure to achieve this would have a severe impact for the applicant, and it may render the development unfit for purpose, on the basis there would likely be noncompliance with regulatory bodies requirements for a Children's Home.

240. Officers concur with the details outlined within the AWCL and are satisfied that the proposed building does not require obscured glazing nor will result in any unacceptable overlooking, overshadowing or overpowering impacts to the neighbouring residential properties in accordance with Saved Policies ENV22 and CF2 of the MMLP2000.

Lighting

241. Down lit, external lighting is proposed for the Trainer Flat, Children's Home and NWDF. The proposal includes recessed lighting under the front canopies for the Children's Home and NWDF main entrances and a total of 6 mounted lighting on external building walls by the four doors accessing the Children's Home and NWDF rear gardens and by the two main entrances of the Trainer Flats. Low-level lighting bollards are also proposed to be located along the onsite pedestrian pathways and parking areas of three facilities, totalling 22 bollards. The CLO recommends that the lighting is downward focussed to avoid light spill. Officers are satisfied with this and recommend imposing a condition to secure the proposed lighting. Therefore, Officers are satisfied that the proposed lighting will not have a significantly adverse impact to residential amenity and consider the proposal accords with Saved Policies ENV22 and CF2 of the MMLP2000 in this regard.

242. During the construction phase of the development, the submitted CEMP is clear that no works will be undertaken at night but where works will be undertaken over winter there is a potential for lighting to be required at the start and end of each construction day. The CEMP states that any lighting will be designed to follow best practice, balancing the need for users safety and potential impact on bats. Therefore, no lighting will be directed at the existing building and the lighting will be downward facing and of a spectrum to avoid disturbing bats and residents. The security lighting will also be set on a motion sensor with a 1 minute timer. The use of lighting will be limited to the hours of construction. Officers are satisfied that the proposed lighting and mitigation measures will ensure the proposal will not result in significantly adverse impacts in terms of lighting during the construction phases and therefore accords with Saved Policies ENV22 and CF2 of the MMLP2000.

Matters raised in representations

243. Representations have been received raising concerns with regards to noise, which Officers consider have been addressed within the noise section above. Further,

residents have raised concern with lighting, overlooking and loss of privacy and daylight which Officers are also satisfied have been addressed within the above sections.

244. Concern for environmental pollution. Officers note this concern. The EHO has proposed a number of contamination conditions to ensure the remediation of the site and ensure any existing contamination is safely removed from site and does not enter the local environment.
245. Residents have raised concern for an increase in smells from industrial catering and increase waste bin storage. Officers note residents' concerns. However, the proposed development is in scale with other residential development in the locality and does not pose a risk of significant increase in odour or waste bin storage. Food preparation will take place inside the three facilities, thereby minimising any odour impacts, and in considering the proposed number of residents and staff, Officers are satisfied that this will not amount to industrial sized catering. As detailed in the scale, design, layout and landscaping section above, separate, secure external bin storage is proposed for each of the three facilities. Therefore, Officers consider the proposed development will not result in an adverse odour impact.
246. Representations have also requested the inclusion of planning conditions to control construction hours and minimise impact to local residents. Officers confirm that an hours of construction planning condition is proposed in this regard.

Conclusion

247. Mole Valley District Council (MVDC) raises no objection to the proposed development. As part of their consultation response, MVDC raised that whilst there is no planning policy reason to assess the proposal on this basis, MVDC feel it is imperative that local concerns are addressed to assure residents that their safety is being considered. The management and operation of the facility should be conveyed openly with the local community who it would seem, at present, have little information on the intended occupants of the buildings and how they will be 'parented' by staff to ensure that issues such as anti-social behaviour and noise are controlled/managed. Furthermore, MVDC state that given the concerns of local residents in relation to the operation of the facility, they requested that more detail on the occupation and management of the facility is provided to the local community, with conditions as may be reasonable to ensure that no harm is caused to residential amenities.
248. In response to this, the applicant submitted the Management of Site Information agent email dated 10 October 2022, which clarified queries from received representations on the management of the proposed development once operational. Officers consider that the submitted information has addressed the queries raised by residents and has helped to provide clarity on operation of the site, including the number and presence of staff overnight, and that the sites will be owned and operated by Surrey County Council. Officers are satisfied that the submitted Planning Statement also includes clear information on the proposed number of residents and nature of the three facilities. Furthermore, the CTMP proposes a Good Neighbour Policy to help keep residents informed of construction related activities and effectively manage complaints. In addition, Officers are satisfied that the proposed development will not result in adverse impacts to residential amenities. Therefore, Officers consider that MVDCs comments have been incorporated and addressed accordingly as part of this planning application.
249. The EHO also raises no objection subject to conditions, including a noise condition to control the noise impacts of the proposed external plant. Officer concur with the proposed condition to help control the noise levels from the site and ensure no adverse impacts on local residential amenity.

250. Officers are satisfied that the proposed development will not result in any significantly adverse impacts in terms of residential amenity and that appropriate mitigation measures are proposed for impacts during the construction phase of the development.

251. In view of paragraphs within the Residential Amenity section above, Officers consider that the proposed development satisfies Policies ENV22, MOV5, MOV15 and CF2 of the Mole Valley Local Plan 2000 (saved policies).

TRAFFIC, PARKING AND ACCESS

Mole Valley Core Strategy 2009 (MVCS2009)

Policy CS18 – Transport Options and Accessibility

Mole Valley Local Plan 2000 (saved policies) (MLP2000)

Policy ENV22 – General Development Control Criteria

Policy MOV2 – The Movement Implications of Development

Policy MOV5 – Parking Standards

Policy MOV15 – Provision for Cyclists in Development Proposals

Policy CF2 – Provision of New Community Facilities

Emerging Future Mole Valley Local Plan 2020-2037 (EFMLP)

Emerging Policy S2 – Combatting the climate emergency

Emerging Policy EN4 – Character and Design

Emerging Policy EN5 – Inclusive Environments

Emerging Policy EN13 – Standards And Targets For Combatting The Climate Emergency

Emerging Policy INF1 – Transport

Emerging Policy INF2 – Parking

Emerging Policy INF4 – Community Facilities

Surrey County Council Vehicular, electric vehicle and cycle parking guidance for new developments 2022⁴ (SCCVCPG2022)

252. Policy CS18 of the MVCS2009 states that availability of travel options and access will be given significant weight in considering development proposals and supports transport schemes that lead to improvements in accessibility and give priority to the needs of pedestrians, cyclists and users of public transport. Policy CS18 requires development proposals to be consistent with and contribute to the implementation of the Surrey Local Transport Plan. Policy CS18 also discusses the requirements for a Travel Plan, and all new housing and commercial development, but as this proposal does not meet the thresholds for a Travel Plan or CIL as established through the Development Management Policies Development Plan Document, neither CIL nor a Travel Plan is required in this case.

253. Saved Policy ENV22 of the MLP2000 states that where the principle of proposed development accords with the other policies of the MLP2000, a design and layout will be required which, inter alia, does not significantly harm the amenities of the occupiers of neighbouring properties by reason of traffic and provides safe access to the site and adequate parking to adopted standards.

254. Saved Policy MOV2 of the MLP2000 is clear that development will normally only be permitted where it can be demonstrated that it is or can be made compatible with the transport infrastructure and the environmental character of the area, having regard to all forms of traffic generated by that development. The rest of Saved Policy MOV2 relates to requirements for major development so, as this planning application is for minor development, it is superfluous.

⁴ [Surrey County Council Vehicular, electric vehicle and cycle parking guidance for new developments 2022](#)

255. Saved Policy MOV5 of the MVLP2000 states that the Surrey County Council's current car parking standards will be applied as a maximum, subject to: road safety or traffic management implications; the accessibility of the location; the possibility of payments in lieu of car parking spaces being made to assist in public transport provision; and in facilities for pedestrians and cyclists.
256. Saved Policy MOV15 of the MVLP2000 requires new developments to provide for the needs of cyclists, including secure parking facilities.
257. Saved Policy CF2 of the MVLP2000 states that planning permission for the development, expansion or change of use of premises for community facilities will be granted where, inter alia, the parking and access requirements can be satisfactorily accommodated and the amount of traffic generated would not adversely affect highway safety or the residential amenities of the locality.
258. Emerging Policy S2 of the EFMVLP states that the Council seeks to reduce carbon emissions in the transport sector by, inter alia, working with developers, partners and funding agencies to create new walking or cycling routes or seek improvements to walking and cycling routes, such as upgrading public footpaths, new pedestrian crossings and footway widening to reduce conflict between cyclists and pedestrians.
259. Emerging Policy EN4 of the EFMVLP requires new development to, inter alia, improve movement by creating safe and attractive access points, internal and egress routes for pedestrians, cyclists and motor vehicles, where practicable; and create a legible internal circulation for all transport modes within larger sites. Emerging Policy EN4 is also clear that new development should ensure that car and cycling parking does not dominate the development and does not cause safety issues.
260. Emerging Policy EN5 of the EFMVLP states that, inter alia, vehicular parking for people with disabilities is required to be provided in accordance with Policy INF2. Parking bays for people with disabilities should be located as close as practicable to an accessible entrance to the building served and the route between the parking bay and entrance should be designed to avoid uneven surfaces, obstructions, steep gradients or other features likely to impair access.
261. Emerging Policy EN13 of the EFMVLP states that to reduce carbon emissions in the transport sector, the Council will permit developments which, inter alia, create new walking and cycling routes or result in improvements to existing walking and cycling routes.
262. Emerging Policy INF1 of the EFMVLP states that development should be located so as to minimise any adverse impact on the highway network. Emerging Policy INF1 is also clear that new developments should contribute to the delivery of an integrated, accessible and safe transport network, and maximise the use of sustainable transport modes, such as walking, cycling and public transport. This includes: (i) providing high-quality, well-designed, safe and direct walking and cycling routes, with priority over other traffic; (ii) improving existing walking and cycling routes to local facilities, services, bus stops and railway stations; (iii) providing opportunities to establish car clubs and cycle rental schemes; and (iv) providing facilities that will increase the uptake of electric and other zero emission vehicles. Emerging Policy INF1 provides detail on travel plans and safeguarded land but as the proposal does not fall within the requirements of these, the policy details are not relevant in this case.
263. Emerging Policy INF2 of the EFMVLP is clear that a minimum number of off-street vehicular parking spaces for residents and visitors will be provided for residential development, and a maximum number will be provided for non-residential development, in accordance with Appendix 18: Local Parking Standards. Emerging Policy INF2 further details the requirements for electric vehicle charging point provision and minimum

number of cycle parking spaces both in accordance with Appendix 18: Local Parking Standards. Emerging Policy INF2 also provides detail on school parking requirements for educational establishments, garages and car clubs but as this proposal is for residential development without garages or car clubs, this part is not relevant here.

264. Emerging Policy INF4 of the EFMMLP supports the provision of new or improved community facilities or services where the proposed development is in accordance with other relevant policies in the plan, and subject to, inter alia, the site being accessible to the community it is intended to serve by public transport, walking and cycling, and the site having sufficient parking to ensure there is not significant on-street parking.

Traffic

265. Traffic from this proposal would be generated both from the construction phase and the operational phase.

Construction traffic

266. For the construction phase, the applicant has submitted a Construction Transport Management Plan (CTMP) which details the proposed construction programmes, methodology and management including a vehicle routing strategy, vehicle movements and monitoring of the CTMP. The aim of the CTMP is to reduce construction traffic related impacts on the highway network and to the local community.

267. The CTMP states that construction workers will generally travel outside of the peak network traffic hours for the highway network and the 'school-run'. The scale of the project means that the number of construction staff on site is likely to be limited, thereby meaning that the impact of this movement type will be minimal. An initial estimate for the site based on construction value, suggests approximately 20 staff are likely to be based at the premises. The CTMP is also explains that several vehicular movements to and from the site will be required during construction, with a maximum of two to four vehicles a day (equivalent to four or eight movements), during peak construction months. Deliveries will also typically take place between 9:00 and 15:00hrs, also to avoid peak highway network and school drop-off and pick-up times. Officers consider that the proposed construction traffic will not be significant and will be for a temporary period, and Officers are satisfied that appropriate measures are proposed to minimise the impact of construction traffic on the local highway in accordance with Saved Policies EN22, MOV2, and CF2 of the MMLP2000.

268. To ensure the safety of construction phase staff, the applicant is committed to ensuring all contractor and sub-contractor vehicles comply with sufficient safety measures and requirements relating to Work Related Risk, and to ensure the safety of all highway users, the applicant will require all vehicles and driver management practices to comply with the Freight Operators Recognition Scheme and Construction Logistics and Community Safety. The CTMP is clear that temporary signage will be installed at Dene Street leading to the site entrance to control the movement of traffic. The signage will be used to inform general traffic of works at the site and to direct construction traffic to appropriate routes. Officers are satisfied with the proposed measures to ensure highway safety and construction staff safety on site in accordance with Saved Policies EN22, MOV2, and CF2 of the MMLP2000.

269. The CTMP proposes dust suppression measures, and air quality, noise and vibrations controls including damping down materials to control dust and requiring all stationary vehicles and plant to turn off their engines when practicable. Measures are also proposed to keep the highway clean and free from debris, including ensuring all vehicles departing the site with spoil or surplus materials have their loads fully covered, and the periodic patrol of a road sweeper. Officers consider that sufficient measures are proposed to minimise the environmental impacts of the construction phase of the

proposed development on local residents and ensure the local highway is kept clear and free from debris for highway safety purposes in accordance with Saved Policies EN22, MOV2, and CF2 of the MLP2000.

270. The CTMP sets out a vehicle routing strategy which proposes use of the most direct and strategic roads available in order to ensure that construction vehicles are restricted to the most appropriate roads on the main road network through the area and that the impact upon local areas is managed. If the vehicle route becomes unavailable during the construction programme, the CTMP is clear that alternative revised routes will be identified and implemented. Furthermore, while abnormal loads are not expected as part of the construction works, the CTMP commits to agreeing routes for such deliveries with Mole Valley District Council and Surrey County Council in advance. Officers are satisfied with the proposed vehicle routing strategy and consider it will ensure the impact of construction vehicles on the local highway is minimised and therefore accords with Saved Policies EN22, MOV2, and CF2 of the MLP2000.

Operational traffic

271. With regards to the operational phase of the development, as detailed above each of the facilities will have their own separate vehicular and pedestrian accesses and parking facilities. Vehicle movements generated from the site will be from the site staff and visitors as residents would not have vehicles. Officers note that the nature of the development is very similar to any other residential property within the locality, therefore Officers consider the proposed development will not result in a significant increase in vehicle movements on the local highway above and beyond any other residential property within the surrounding area.

272. Accordingly, Officers consider that the number of vehicle movements proposed during both the construction and operational phases are not so significant for the vehicle movements to have a significant impact on highway safety or capacity, or pedestrian safety in accordance with Saved Policies EN22, MOV2, and CF2 of the MLP2000.

Parking

Vehicular parking

273. The Planning Statement explains that the four residents in the Children's Home and two emergency residents in the NWDF will be between the ages of 12 and 17, therefore they will not be in a position to own a car. Similarly, the four Trainer Flat residents will also not be able to keep cars within the development. Therefore parking provision is only required for the three facilities staff and visitors.

274. A total of ten standard parking spaces and one accessible parking bays are proposed across all three facilities: five parking spaces and one accessible parking bay at the Trainer Flats; three parking spaces at the Children's Home, and two parking spaces at the NWDF. The DAS explains that three facilities will each include two electric vehicle charging points, totalling four EV charging bays across the application site. A drop-off and pick-up area is also proposed for the Trainer Flats.

275. The proposed three facilities fall under Use Class C2 (Residential Institutions). The SCCVECPG2022 recommends a maximum of one car space per two residents or individual assessment / justification. The SCCVECPG2022 refers to national guidance on parking for disabled drivers. Officers are satisfied that the proposed number of parking spaces and accessible parking bays accords with the recommendations in the SCCVECPG2022 and therefore accords with Policy CS18 of the MVCS2009 and Saved Policy MOV5 of the MLP2000

276. The SCC VECPG2022 does not specify required EV charging for C2 Trainer Flats but does recommend that for C2 Care and Nursing Homes that 20% of available spaces are

fitted with a fast charge socket. The SCCVEVCPG2022 further specifies that these charging points should have a 7 kilowatt Mode 3 with Type 2 Connector and require 230 volts AC 32 Amp Single Phase dedicated power supply. Officers propose to secure this requirement as part of the electric vehicle charging condition. Officers are satisfied that the proposed EV charging accords with the recommendations in the SCCVEVCPG2022 and therefore accords with Policy CS18 of the MVCS2009 and Saved Policy MOV5 of the MLP2000.

277. The DAS details that refuse collection will take place on street similar to the operation of neighbouring properties, and that small delivery vans will be able to park in the car parking areas. The DAS and Proposed Site Plan detail that the vehicle parking areas will be finished in vehicle grade tarmac across the three facilities with the exception of the Trainer Flats accessible parking bay which will be finished in block paving. Officers consider the proposed materials are appropriate for the site and uses and will be in keeping with the surrounding area. Officers also consider sufficient space has been allocated for deliveries and Officers are satisfied with the proposed street side waste collection which is in keeping with neighbouring properties and will not result in adverse impacts to highways users or highway safety. Accordingly, Officers consider the proposal accords with Saved Policy ENV22 of the MLP2000 in this regard.

278. The layout of the three facilities parking and EV charging is illustrated on the Proposed Site Plan. The proposed car park locations are setback from Dene Street and Marlborough Hill by proposed walls and are located within the semi-public entrance areas of each facility. Officers consider that the setback location of the car park minimises the impact of noise and pollution from site traffic and parking for users of Dene Street and Marlborough Hill and are therefore satisfied that the proposal accords with Saved Policies ENV22 and MO2 of the MLP2000 in this regard.

279. Officers consider the proposed parking is sufficient for the needs of the site and therefore will not impact on neighbouring properties through on-street parking in accordance with Saved Policy ENV22 of the MLP2000. Officers are also satisfied that the parking can be satisfactorily accommodated across the three facilities in accordance with Saved Policy CF2 of the MLP2000.

Cycle Parking

280. A total of 16 secure, covered cycle parking spaces are proposed for the three facilities for use by both residents, staff and visitors, with eight Sheffield stands⁵ collectively located to the rear of the Trainer Flats building as illustrated on the Proposed Site Plan.

281. The SCCVEVCPG2022 does not provide a minimum cycle parking supply standard for Use Class C2 Residential Institutions and leaves it to individual assessment. The SCCVEVCPG2022 draws attention to current guidance which suggests that cycle parking should be undercover, lit, secure, adequately signed and as close to the destination as possible (within 20m).

282. Officers consider that the proposed cycle parking provision is secure, suitable and sufficient for the three facilities and will improve accessibility to cycle parking on the site. Consequently, Officers are satisfied that the proposal accords with Policy CS18 of the MVCS2009 and Saved Policies MOV15 and CF2 of the MLP2000 in regard to cycle parking provision.

Access

Site accesses

⁵ One Sheffield stand provides two cycle parking spaces.

283. The application site has four former gated accesses, two on Dene Street and two on Marlborough Hill. The proposal includes utilising the two of former accesses for the Trainer Flats development; one off Dene Street will be a pedestrian access and the other off Dene Street will be a gated vehicle access into the drop off area and accessibility bay parking space for the Trainer Flats. One of the former gated access off Marlborough Hill will be converted to pedestrian access and the other one will be closed off by replacement flint boundary wall.
284. In addition to the existing former gates accesses, four additional combination vehicular and pedestrian accesses off Marlborough Hill are proposed for the three facilities: one for the Trainer Flats; one for the Children's Home; and two for the NWDF due to an existing telegraph pole and stay cable to be retained. Accordingly, it will not be possible for vehicles to both enter and leave the NWDF site in forward gear.
285. The CHA's initial response requested additional information in the form of a visibility plan be submitted showing splays from the proposed accesses onto Marlborough Hill which is subject to a 30mph speed limit. To address this, a speed survey was undertaken which showed 85th Percentile Speeds to be 24.0mph and 23.4mph. The applicant also submitted drawing ref: 60668943-AEC-XX-XX-DR-C-0007 P3 Site Access Visibility Splays 1 of 2 dated 17 February 2023 and drawing ref: 60668943-AEC-XX-XX-DR-C-0008 P3 Site Access Visibility Splays 2 of 2 dated 17 February 2023, which shows the visibility splays for the four vehicle accesses onto Marlborough Hill. Based on a 24.0mph speed from the speed survey, a visibility splay of 27m is detailed for each access looking north along Marlborough Hill and 32m visibility splay looking south along Marlborough Hill with the exception of the NWDF's two accesses which have a 21m and 31m visibility splays looking south along Marlborough Hill.
286. In view of the survey, the CHA considers the proposed visibility splays to be acceptable and is satisfied with the proposed accesses and recommends the imposition of three, prior to occupation, access conditions. The conditions are to ensure the construction of the accesses to, and new footway along, Marlborough Hill in accordance with the application plans, and to ensure that the existing accesses from the site to Marlborough Hill have been permanently closed and any kerbs, verge, footway, fully reinstated. Officers concur with the proposed prior to occupation conditions.
287. Officers are satisfied that the proposed accesses are sufficient to meet the needs of the site as they allow each part of the application site (Trainer Flats, Children's Home and NWDF) to be kept separate with separate accesses. Officers consider the submitted information demonstrates that the proposed development will provide safe accesses to the site and will not significantly harm local amenity as there is sufficient distance from and visibility of neighbouring properties. Accordingly, Officers are satisfied that the proposal accords with Saved Policies ENV22 and CF2 of the MLP2000.

Footway

288. There is a partial footway at the western end of the application site side onto Marlborough Hill which is largely obscured by vegetation. This application proposes a new 1.5m wide public footway along the full length of the site on Marlborough Hill, illustrated on the Proposed Site Plan.
289. The CHA raised as part of their initial consultation response the requirement for the new public footway to be 2m wide, as it would ultimately be adopted by the CHA and a 2m width would be in line with the CHA aim to provide wider footways within the county⁶.

⁶ [Surrey Local Transport Plan \(LTP4\) 2022 – Improvement for pedestrians in our local transport plan](#)

290. However, following discussions with the applicant, the CHA deemed it acceptable for the proposed footway along Marlborough Hill to have a width of 1.5m as this matches the existing footway and any additional width provided would impact the proposed parking and turning spaces.
291. Officers consider the provision of a full length 1.5m footway will be a positive improvement of the existing footway and will ensure safe pedestrian access to and around the application site in accordance with Policy CS18 of the MVCS2009.

Travel options

292. As noted in the proposal section above, seven bus stops are located within a 10 minute walk of the site and Dorking Deepdene and Dorking West Train stations are within a 15 minute walk of the site. The application site is also between a 5 and 10 minute walk of Dorking commercial town centre, a 10 minute walk of two parks/recreational grounds and two public sports facilities, and a 15 minute walk of two secondary schools. Furthermore, as noted in the parking section above, the proposal includes the provision of multiple residents, staff and visitor cycle parking spaces and 6 electric charging points across the three facilities.
293. As the application site is located in sufficient proximity for public transport to be accessible and to other key local amenities for walking and cycling to be a suitable option and includes the provision of multiple cycle parking space and electric charging points, Officers are satisfied that the site offers sufficient availability and improves accessibility to sustainable travel options in accordance with Policy CS18 of the MVCS2009.

Matters raised in representations

294. Residents have raised concerns that access on Marlborough Hill and new pavement will impede traffic flow on an already narrow, congested route used by supermarket lorries and residential parking. In response, the CHA states that the development does not propose to narrow the carriageway width of Marlborough Hill. The proposed footway will be dedicated from the land within the site. If the proposed accesses on Marlborough Hill can be shown to have sufficient visibility, then the development is deemed to unlikely prejudice the existing highway network and current traffic flows along Marlborough Hill.
295. Residents also raise concerns that the proposal includes inadequate space for parking, loading and turning. The CHA has confirmed that the parking and turning layout are in accordance with the SCC design guidance. Furthermore, as detailed above Officers are satisfied that the proposal includes sufficient parking provision. Officers note that it will not be possible for vehicles to turn on the NWDF parking area but Officers understand that this is not possible due to the existing telegraph pole, and the CHA and Officers are satisfied that the proposed access design is suitable for the proposed development.
296. Further concerns have been raised regarding the increased traffic from the proposed development. The submitted CTMP confirms that construction deliveries will be outside of the network's peak hours to minimise the traffic impact. Furthermore, the proposed development does not propose operational vehicle movements above and beyond that of any other residential property within the locality, particularly as residents will not own vehicles. Therefore, Officers are satisfied that the proposed development will not result in an adverse increase in traffic.
297. Concerns have also been received regarding a decrease in road access for residents. Officers note residents' concerns. However, as discussed above, the submitted CTMP is clear that construction deliveries will be outside of the network's peak hours. Furthermore, Officers are satisfied that the proposed parking and access layout is suitable for the site and will not result in a decrease in residents road access.

298. Residents have raised concern for children's safety on busy, narrow Marlborough Hill. Officers note residents' concerns. The CHA has confirmed that the proposed footway along Marlborough Hill will provide safe access for children to the site via Marlborough Hill. Furthermore, as discussed above, Officers and the CHA are satisfied that the proposed site layout and access design will not result in adverse impact to highway users and highway safety.
299. Finally, residents have concern for construction vehicles travelling on Chart Lane, which is already busy, fast and tight. Officers note residents' concerns. However, Officers consider that construction vehicles will not result in an adverse impact to the local highway, as construction deliveries will be outside of the network's peak hours and the CTMP proposes a routing strategy to minimise impact of construction vehicles in the locality. The CTMP is being secured by planning condition.

Conclusion

300. MVDC raises no objection to the proposed development and refers to the CHA in respect of whether they consider the proposal acceptable in terms of highway safety, capacity and policy grounds. MVDC considers the quantum of parking spaces is appropriate for the location and proximity to local services and facilities.
301. The CHA has assessed the application on safety, capacity and policy grounds and raises no objection to the proposed development subject to the imposition of seven conditions and six informatives.
302. Officers recognise that there may be temporary highway and traffic impacts during the construction phase of the proposed development, however Officers are satisfied that the applicant has proposed sufficient mitigation measures to minimise the impact of the development during construction on the local highway and traffic. Officers consider that the proposed operational traffic movements are not significant and will be similar and in keeping with other residential properties in the locality. Officers consider that the proposed site accesses, and vehicular and cycle parking provision are sufficient for the proposed site uses and will not result in adverse impact to local residents, highway users or highway safety. Officers support the extension of the footway along Marlborough Hill and the further highway safety benefits it will provide.
303. In view of paragraphs within the Traffic, Parking and Access section above, Officers consider that the proposed development satisfies Policy CS18 of the Mole Valley Core Strategy 2009 and Saved Policies ENV22, MOV5, MOV15 and CF2 of the Mole Valley Local Plan 2000 (saved policies).

Human Rights Implications

304. 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.
305. While there is a potential impact in terms of minor noise disruption during the construction and operation phase of the development the proposed mitigation measures and noise control condition will ensure that these impacts would be negligible and it is Officer's view that the scale of any potential impacts are not considered sufficient to engage Article 8 or Article 1. As such, this proposal is not considered to interfere with any Convention right.

Conclusion

306. The proposal is for the conversion of the former Adult Education Centre building and the erection of a new building to provide residential accommodation falling within Class C2 (residential institutions) and Class C3 (dwellinghouses) with associated parking, access and landscaping.

307. Officers consider that there is an identified need for the proposed development in Dorking and Officers are satisfied that the principle of the proposed development is acceptable as brownfield land within the Dorking Town Centre Area and where there are sustainable travel options. Officers are satisfied that the proposed scale and layout of the development is appropriate to the site and is in keeping with surrounding properties in terms of scale and mass. Officers consider that the proposed design integrates into the local character, is sustainable and supports the nature of the development. Officers are satisfied that the proposed landscaping enhances the site in terms of biodiversity, amenity, and design. Officers recognise that there are several heritage assets in proximity to the application site and the applicant has assessed the impact of the proposal on these. The proposed development will not result in harm to the heritage assets and the removal of the existing structures will offer an enhancement to the area.
308. Officers consider that the proposed removal of trees is acceptable and are satisfied that the retained tree will be protected during and following the construction of the development. Officers also support the proposed planting of eleven new native species trees across the application site. Officers are satisfied that the impacts to protected species has been appropriately considered and that suitable mitigation measures are proposed to ensure ecology is not harmed during the construction phase and their habitats will be enhanced through the development. Officers are satisfied with the proposed biodiversity net gain and that it mitigates the biodiversity lost from the proposed tree removal and vegetation clearance. Officers consider the proposed ecological enhancements help to address the unsatisfied trading rules in this case.
309. Officers consider that the proposed surface water drainage strategy will accommodate the site surface water and not increase the risk of flooding at the site or in the locality. Officers are satisfied that the proposed development will not result in any significantly adverse impacts in terms of residential amenity and that appropriate mitigation measures are proposed for impacts during the construction phase of the development.
310. Officers consider that the proposed parking and access design, scale and layout is appropriate for the nature of development and will not compromise the safety of residents, staff and visitors of the development and other highway users. Officers are satisfied that the applicant has proposed sufficient mitigation measures to minimise the impact of the development during construction.
311. Mole Valley District Council Planning Officer, Environment Health Officer, and Historic Environment Officer, County Arboriculturist, County Ecological Consultant, County Highway Authority, County Landscape Officer, Listed Buildings Officer, Lead Local Flood Authority, Southern Gas Network, Sutton and East Surrey Water, Thames Water, and UK Power Networks raise no objection to the proposed development subject to a number of planning conditions and informatives.
312. 48 letters of representations have been received, with a majority of objections raising concerns on loss of ecology, biodiversity and trees, the design of the proposal and impact to residential amenity, traffic and highway matters, and impact to heritage assets. The majority of objections were concerning the need to protect and enhance the sites nesting swifts. These concerns have been addressed throughout the report.
313. In view of the details in paragraphs 36 to 312 above, Officers are satisfied that the proposal accords with the relevant development plan policy and therefore should be approved.

Recommendation

314. That, pursuant to Regulation 3 of the Town and County Planning General Regulations 1992, planning application ref: **MO/2022/1248** be **permitted** subject to the following conditions:

Conditions:

Commencement

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.

Approved Plans

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

Drawing ref: 60668943-AEC-XX-XX-DR-C-0007 Rev P3 Site Access Visibility Splays 1 of 2 dated 17 February 2023

Drawing ref: 60668943-AEC-XX-XX-DR-C-0008 Rev P3 Site Access Visibility Splays 2 of 2 dated 17 February 2023

Drawing ref: 60668943-AEC-NB-XX-DR-A-100300 Rev P9 GA Elevations dated 17 February 2023

Drawing ref: 60668943-AEC-NB-XX-DR-A-100400 Rev P9 GA Sections dated 17 February 2023

Drawing ref: 60668943-AEC-NB-ZZ-DR-A-100100 Rev P9 GA Floor Plans 1 dated 17 February 2023

Drawing ref: 60668943-AEC-NB-ZZ-DR-A-100101 Rev P4 GA Floor Plans 2 dated 17 February 2023

Drawing ref: 60668943-AEC-ST-00-DR-A-100105 Rev P11 Boundary treatments and Fencing dated 17 February 2023

Drawing ref: 60668943-AEC-ST-XX-DR-A-100411 Rev P6 Proposed Site Elevations dated 17 February 2023

Drawing ref: 60668943-AEC-EX-ZZ-DR-A-100300 Rev P6 Existing Building - Existing Elevations dated 17 February 2023

Drawing ref: 60668943-AEC-EX-ZZ-DR-A-100310 Rev P6 Existing Building - Proposed Elevations dated 17 February 2023

Drawing ref: 60668943-AEC-ST-00-DR-A-100101 Rev P6 Existing location plan dated 23 December 2022

Drawing ref: 60668943-AEC-ST-00-DR-A-100102 Rev P6 Existing Site Plan dated 23 December 2022

Drawing ref: 60668943-AEC-ST-00-DR-A-100103 Rev P6 Existing Topographical Survey dated 23 December 2022

Drawing ref: 60668943-AEC-EX-ZZ-DR-A-100100 Rev P5 Existing Building - Existing Floor Plans dated 23 December 2022

Drawing ref: 60668943-AEC-EX-XX-DR-A-100110 Rev P7 Existing Building - Proposed Floor Plans dated 23 December 2022

Drawing ref: 60668943-AEC-EX-XX-DR-A-100400 Rev P7 Existing Building Sections 1 dated 17 February 2023

Drawing ref: 60668943-AEC-EX-XX-DR-A-100401 Rev P6 Existing Building Sections 2 dated 17 February 2023

Drawing ref: 60668943-AEC-ST-00-DR-A-100104 Rev P16 Proposed Site Plan dated 14 February 2023

Drawing ref: 60668943-AEC-ST-00-DR-A-100106 Rev P3 Phasing Plan dated 17 February 2023

Drawing ref: Figure 2 P06 Post Developments UK Habitats - Biodiversity Net Gain dated 17 February 2023

Hours of Construction

3. In carrying out the development hereby permitted, no construction activities shall take place except between the hours of 0800 to 1800 Monday to Friday and 0800 to 1300 on Saturdays. There shall be no working on Sundays, Bank, National or Public Holidays.

Construction

4. The development hereby permitted shall be carried out strictly in accordance with the approved Construction and Environment Management Plan dated March 2023.
5. The development hereby permitted shall be carried out strictly in accordance with the approved Construction Traffic Management Plan Rev 002 dated June 2022.

Contamination

6. No above ground development shall take place, until a scheme that includes the following components to deal with the risks associated with contamination of the site has been submitted to and approved in writing by the County Planning Authority. The scheme shall be based on the findings and principles of the CGL report dated April 2022 ref CG/38634A and as a minimum shall consist of the following elements:
 - i. An options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken; and
 - ii. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in i) are complete.

The development shall proceed in accordance with the approved scheme.

7. Prior to commencement of the conversion of the existing building, a scheme of decontamination shall be submitted to and approved in writing by the County Planning Authority. The scheme shall be based on an assessment, including consideration of asbestos, and laboratory results, provided as numeric values in accordance with the standards of the Government Guidance for Land affected by Contamination. The development shall proceed in accordance with the approved scheme.
8. Prior to the first occupation of the Trainer Flats hereby permitted, a contamination verification report shall be submitted to and approved in writing by the County Planning Authority. The report must demonstrate how decontamination of the existing building has been completed in accordance with the approved decontamination scheme and confirm any issues arising during decontamination have been addressed.

Ecology

9. The development hereby permitted shall be carried out strictly in accordance with the approved Swift Mitigation and Enhancement Strategy dated February 2023.

10. The development hereby permitted shall be carried out strictly in accordance with the Ecological Impact Assessment Report Rev 04 dated 23 February 2023, including the provision of two bat boxes (Schwegler 2F or equivalent).

Biodiversity

11. Biodiversity Net Gain shall be delivered in a phased manner in accordance with Biodiversity Net Gain Assessment Rev P06 Redacted, Appendix E Biodiversity Net Gain Metric 3.0 dated 20 January 2023, Figure 2 P06 Post Developments UK Habitats - Biodiversity Net Gain dated 17 February 2023, drawing ref: 60668943-AEC-ST-00-DR-A-100106 P3 Phasing Plan dated 17 February 2023, and the Soft Landscaping Scheme as required by Condition 12 prior to the first occupation of the development within the two respective phases.

Trees and Landscaping

12. Within 3 months of the commencement of development, a Hard and Soft Landscaping Scheme shall be submitted to and approved in writing by the County Planning Authority. The scheme shall include details of:

- a) a plan showing where soft landscaping shall be provided;
- b) a planting schedule of what planting shall be carried out in the form of species, density of planting, proposed numbers, sizes of plant and management arrangements;
- c) Location and measurements of the raised growing beds;
- d) Schedule of tree maintenance and watering as a matrix;
- e) Annual weeding and re-application of mulch around each tree;
- f) Formative pruning as necessary;
- g) The regular adjustment of tree ties and stakes and their eventual removal when the tree becomes self-supporting. The ties between the tree and the double stakes should ideally be biodegradable hessian material (or similar);
- h) Details of the phased delivery of the soft landscaping; and
- i) Details of a timeframe for the implementation of the landscaping.

Such maintenance shall also include the replacement of any tree or shrub which is removed, uprooted, destroyed, dies or becomes in the opinion of the County Planning Authority seriously damaged, defective or not to BS 8545:2014. The replacement shall be of the same species and size and in the same location as that originally planted.

Each maintenance site visit is to be recorded in a template, recording date, type of works undertaken, photographs of works to be included within the template report and report signed off by the operative. This is to be supplied to the County Planning Authority on completion of works.

In the event of the failure of any soft landscape planting in the first five years of planting, such planting shall be replaced with an equivalent number of live specimens of the same species by not later than the end of the first available planting season following the failure, damage or removal of the planting. The development shall be implemented and managed strictly in accordance with the approved scheme.

13. The development shall proceed in accordance with the details, including tree protection fencing and construction exclusion zone, contained within the approved drawing ref: 60668943-ACM-XX-XX-AB-TPP-001 Rev P08 Tree Protection Plan (Sheet 01) dated 16 February 2023 and Appendix F Outline Tree Protection Measures of the approved

Arboricultural Impact Assessment Rev P05 dated 16 February 2023, and retained during the construction phase of the development.

14. No trees shall be removed except for those identified within Table 2: Summary of Removals, Incursions and Pruning to Facilitate the Proposed Development and Section 5.2 Trees to be Removed within the approved Arboricultural Impact Assessment Rev P05 dated June 16 February 2023. All trees identified for removal shall be removed in accordance with the approved Arboricultural Impact Assessment Rev P05 dated June 16 February 2023.

Conservation Area and Building Materials

15. Prior to commencement of the conversion of the existing building, a drawn, written and photographic record of the Institute of Further Education building to level 2 of 'Understanding Historic Buildings' by Historic England (2016) shall be submitted to and approved in writing by the County Planning Authority. This shall include items 2-6 of the drawn record (including the existing windows), items 1, 2 and 4 of the photographic record and items 1, 2, 3 and 6 of the written record.
16. Prior to commencement of the conversion of the existing building, a sample of the proposed rainwater goods for the Trainer Flats building shall be submitted to and approved in writing by the County Planning Authority, and the development shall be implemented in accordance with the approved details.
17. Prior to the commencement of above ground works of the development hereby permitted, a sample of the proposed materials, including brickwork, to be used in the construction of the external surfaces of the Children's Home and No Wrong Door facility shall be submitted to and approved in writing by the County Planning Authority, and the development shall be implemented in accordance with the approved details.
18. Prior to the installation of any new boundary walls to the north and west boundaries hereby permitted, an enlarged detail of the proposed boundary walls shall be submitted to and approved in writing by the County Planning Authority, and the development shall be implemented in accordance with the approved details.
19. Prior to any window or door replacement on the existing building, details of all external joinery shall be submitted to and approved in writing by the County Planning Authority including materials, method of opening and depth of reveal, and the development shall be implemented in accordance with the approved details.
20. Prior to commencement of demolition of the extension to the existing building, a methodology for the making good of external wall fabric following the proposed demolition work of the proposed development hereby permitted shall be submitted to and approved in writing by the County Planning Authority. The development shall thereafter be implemented in accordance with the approved details.

Noise

21. Prior to installation of any external plant, an assessment of the acoustic impact arising from the operation of all internally and externally located plant shall be undertaken in accordance with BS 4142: 2014 together with a scheme of attenuation measures (if necessary) to demonstrate the rating level of noise emitted from the proposed plant does not exceed the typical LA90 background sound level by more than +3dB(A) at the nearest noise sensitive receptors. The assessment shall be carried out by an appropriately competent person, as required by BS4142:2014. The details as approved shall be implemented prior to occupation of the development and thereafter be permanently retained.

Lighting

22. External lighting as part of the development hereby permitted shall be installed in accordance with approved drawing number: 60668943-AEC-ST-00-DR-A-100104 P16 Proposed Site Plan dated 14 February 2023.

Drainage

23. Prior to installation of any drainage measures for the development hereby permitted, details of the design of a 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) 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.).
 - b) 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.
 - c) Details of drainage management responsibilities and maintenance regimes for the drainage system.
 - d) 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 and managed strictly in accordance with the approved scheme.

24. Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer shall be submitted to and approved by the County Planning Authority. The report 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.

Access and Parking

25. Prior to the first occupation of the development hereby permitted, the proposed vehicular accesses to Marlborough Hill shall be constructed and provided with visibility zones in accordance with the approved drawing ref: 60668943-AEC-XX-XX-DR-C-0007 P3 Site Access Visibility Splays 1 of 2 dated 17 February 2023 and drawing ref: 60668943-AEC-XX-XX-DR-C-0008 P3 Site Access Visibility Splays 2 of 2 dated 17 February 2023 and thereafter the visibility zones shall be kept permanently clear of any obstruction over 0.6m high.
26. Prior to the first occupation of the development hereby permitted, the proposed footway along Marlborough Hill must be constructed and dedicated as public highway in accordance with the approved drawing number: 60668943-AEC-ST-00-DR-A-100104 P16 Proposed Site Plan dated 14 February 2023.

27. Prior to the first occupation of the development hereby permitted, the existing accesses from the site to Marlborough Hill must be permanently closed and any kerbs, verge, footway, fully reinstated.
28. Prior to the first occupation of each facility hereby permitted, space must be laid out within the site in accordance with the approved drawing ref: 60668943-AEC-ST-00-DR-A-100104 P16 Proposed Site Plan dated 14 February 2023 for vehicles to be parked and for vehicles to turn within the two northern car parks so that they may enter and leave the site in forward gear.
29. Prior to the first occupation of each facility hereby permitted, at least 4 of the available parking spaces shall be provided with a fast charge socket (current minimum requirement: 7kw Mode 3 with Type 2 connector - 230 v AC 32 amp single phase dedicated supply) in accordance with the locations illustrated on approved drawing ref: 60668943-AEC-ST-00-DR-A-100104 P16 Proposed Site Plan dated 14 February 2023.
30. Prior to the first occupation of the development hereby permitted, the secure, covered facilities for the parking of bicycles have been provided within the development site in accordance with the approved drawing ref: 60668943-AEC-ST-00-DR-A-100104 P16 Proposed Site Plan dated 14 February 2023.

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. In order that the development does not prejudice highway safety, nor cause inconvenience to other highway users, nor adversely impact residential amenity, in accordance with Saved Policies MOV2, MOV5, and CF2 of the Mole Valley Local Plan 2000 (saved policies).
4. To prevent pollution to the environment, to protect species of conservation concern, and to protect residential amenity in accordance with Policies CS14 and CS15 of the Mole Valley Core Strategy 2009 and Saved Policies ENV15 and ENV22 of the Mole Valley Local Plan 2000.
5. To ensure that the development does not prejudice highway safety nor cause inconvenience to other highway users in accordance with Saved Policies ENV22, MOV2, MOV5, and CF2 of the Mole Valley Local Plan 2000
6. To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial and commercial use in accordance with the NPPF and Saved Policy ENV69 of the Mole Valley Local Plan 2000.
7. To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial and commercial use in accordance with the NPPF and Saved Policy ENV69 of the Mole Valley Local Plan 2000.
8. To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial and commercial use in accordance with the NPPF and Saved Policy ENV69 of the Mole Valley Local Plan 2000.
9. To ensure the protection and enhancement of existing swift habitats on site during the construction and operation of the development in accordance with Policy CS15 of the Mole Valley Core Strategy 2009 and Saved Policy ENV15 of the Mole Valley Local Plan 2000.

10. To ensure the protection and enhancement of existing bat and other wildlife habitats on site during the construction and operation of the development in accordance with Policy CS15 of the Mole Valley Core Strategy 2009 and Saved Policy ENV15 of the Mole Valley Local Plan 2000.
11. To ensure the delivery of biodiversity net gain in accordance with Policy CS15 of the Mole Valley Core Strategy 2009
12. To ensure that the development integrates well with its surroundings and protects the amenity of the locality in accordance with Policies CS14 and CS15 of the Core Strategy 2009 and Saved Policies ENV15 and ENV22 of the Mole Valley Local Plan 2000.
13. To safeguard existing trees and landscape features and to ensure their contribution to the character of development and the character of the local area in accordance with Policies CS14 and CS15 of the Mole Valley Core Strategy 2009 and Saved Policy ENV22 of the Mole Valley Local Plan 2000.
14. To safeguard existing trees and ensure only the approved trees are removed from the site in accordance with Policies CS14 and CS15 of the Mole Valley Core Strategy 2009 and Saved Policy ENV22 of the Mole Valley Local Plan 2000.
15. To prevent harm to the character and appearance of the Conservation Area in accordance with paragraph 205 of the National Planning Policy Framework and Policies CS13 and CS14 of the Mole Valley Core Strategy 2009 and Policies ENV22 and ENV39 of the Mole Valley Local Plan 2000.
16. To prevent harm to the character and appearance of the Conservation Area in accordance with Policies CS13 and CS14 of the Mole Valley Core Strategy 2009 and Saved Policies ENV22 and ENV39 of the Mole Valley Local Plan 2000.
17. To prevent harm to the setting of the Conservation Area and listed buildings in accordance with Policies CS13 and CS14 of the Mole Valley Core Strategy 2009 and Saved Policies ENV22 and ENV39 of the Mole Valley Local Plan 2000.
18. To prevent harm to the setting of the Conservation Area and listed buildings in accordance with Policies CS13 and CS14 of the Mole Valley Core Strategy 2009 and Saved Policies ENV22 and ENV39 of the Mole Valley Local Plan 2000.
19. To prevent harm to the setting of the Conservation Area and listed buildings in accordance with Policies CS13 and CS14 of the Mole Valley Core Strategy 2009 and Saved Policies ENV22 and ENV39 of the Mole Valley Local Plan 2000
20. To prevent harm to the setting of the Conservation Area and listed buildings in accordance with Policies CS13 and CS14 of the Mole Valley Core Strategy 2009 and Saved Policies ENV22 and ENV39 of the Mole Valley Local Plan 2000.
21. To protect the amenity of the local area and ensure a satisfactory environment for neighbouring properties in the area of the new development in accordance with Policy CS14 of the Mole Valley Core Strategy and Saved Policy ENV22 Mole Valley Local Plan.
22. To safeguard residential amenity and minimise impact on bats in accordance with Policy CS15 of the Mole Valley Core Strategy 2009 and Saved Policies ENV15, ENV22 and CF2 of the Mole Valley Local Plan 2000.
23. 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 CS18 of the Mole Valley Core Strategy 2009.

24. To ensure the Drainage System is constructed to the national Non-Statutory Technical Standards for SuDS and in accordance with Policy CS18 of the Mole Valley Core Strategy 2009.
25. To ensure the development does not prejudice highway safety nor cause inconvenience to other highway users and provides safe access to the site in accordance with Saved Policies ENV22, MOV2 and CF2 of the Mole Valley Local Plan 2000 (saved policies).
26. To ensure the development does not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy CS18 of the Mole Valley Core Strategy 2009 and Saved Policies ENV22, MOV2, and CF2 of the Mole Valley Local Plan 2000 (saved policies).
27. To ensure the development does not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy CS18 of the Mole Valley Core Strategy 2009 and Saved Policies ENV22, MOV2, and CF2 of the Mole Valley Local Plan 2000 (saved policies).
28. To ensure the development does not prejudice highway safety nor cause inconvenience to other highway users in accordance with Saved Policies ENV22, MOV2, MOV15 and CF2 of the Mole Valley Local Plan 2000 (saved policies).
29. To ensure electric vehicle charging points are provided in recognition of Section 9 'Promoting Sustainable Transport' in the National Planning Policy Framework 2021 and in accordance with Saved Policy MOV2 of the Mole Valley Local Plan 2000.
30. To ensure safe and secure cycle parking is provided in accordance with Section 9 'Promoting Sustainable Transport' in the National Planning Policy Framework 2021 and Saved Policies ENV22, MOV2, MOV15 and CF2 of the Mole Valley Local Plan 2000 (saved policies).

Informatives:

1. 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 2021.
2. 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.
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. 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.

5. The procurement, planting, establishment and aftercare of all new trees with a distinct crown shall be in general accordance with British Standard BS 8545:2014 Trees: From nursery to independence in the landscape – Recommendations.
6. Growing media used for the soft landscaping should not contain peat.
7. Procurement of planting stock is recommended from a supplier who is a member of the Plant Healthy Certification Scheme (or equivalent).
8. Biosecurity is very important to minimise the risks of pests and diseases being imported into the UK and introduced into the environment. It is recommended that all trees grown abroad, but purchased for transplanting, shall spend at least one full growing season on a UK nursery and be subjected to a pest and disease control programme. Evidence of this control programme, together with an audit trail of when imported trees entered the UK, their origin and the length of time they have been in the nursery should be requested before the commencement of any tree planting. If this information is not available, alternative trees sources should be used. You are advised to consult the relevant UK Government agencies such as the Animal and Plant Health Agency (APHA) and the Forestry Commission for current guidance, Plant Passport requirements and plant movement restrictions. Quality Assurance Schemes followed by nurseries should also be investigated when researching suppliers. For larger planting schemes, you may wish to consider engaging a suitably qualified professional to oversee tree / plant specification and planting.
9. The developer is advised that they will be required to:
 - Obtain a mitigation licence from Natural England following the receipt of planning permission and prior to any works which may affect bats commencing.
 - Undertake all the actions which will be detailed in the Method Statement which must support a mitigation licence.
10. The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, or verge to form a vehicle crossover to install dropped kerbs.
<https://www.surreycc.gov.uk/roads-and-transport/permits-and-licences/vehicle-crossovers-or-dropped-kerbs>
11. In the event that the access works require the felling of a highway tree not being subject to a Tree Preservation Order, and its removal has been permitted through planning permission, or as permitted development, the developer will pay to the County Council as part of its licence application fee compensation for its loss based upon the tree's CAVAT valuation to compensate for the loss of highway amenity.
12. The permission hereby granted shall not be construed as authority to carry out any works (including Stats connections/diversions required by the development itself or the associated highway works) on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of

the highway. All works (including Stats connections/diversions required by the development itself or the associated highway works) on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see <https://www.surreycc.gov.uk/roads-and-transport/permits-and-licences/traffic-management-permit-scheme>. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/floodingadvice.

13. 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.
14. The applicant is expected to ensure the safe operation of all construction traffic to prevent unnecessary disturbance obstruction and inconvenience to other highway users. Care should be taken to ensure that the waiting, parking, loading and unloading of construction vehicles does not hinder the free flow of any carriageway, footway, bridleway, footpath, cycle route, right of way or private driveway or entrance. The developer is also expected to require their contractors to sign up to the "Considerate Constructors Scheme" Code of Practice, (www.ccscheme.org.uk) and to follow this throughout the period of construction within the site, and within adjacent areas such as on the adjoining public highway and other areas of public realm.
15. 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.
16. The developer is advised that as part of the detailed design of the highway works required by the above conditions, the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
17. Safe digging practices, in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. This documentation is available at <http://www.hse.gov.uk/pubns/priced/hsg47.pdf>

It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas plant, electricity assets,
18. There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system.
19. Please visit ww.sgn.co.uk/Safety/Dig-safely/ for safety information and links to www.linesearchbeforeudig.co.uk, where the developer can register for Southern Gas Networks online service and view their gas pipe locations.

20. Damage to Southern Gas Network pipes can be extremely dangerous for your employees and the general public. The cost to repair our pipelines following direct or consequential damage will be charged to your organisation.
21. Please note SES Water Plc has no responsibility for any underground drainage or sewerage infrastructure. Enquiries about sewerage should be directed to the relevant sewerage service provider. Enquiries about drainage should be directed to the relevant local authority.
22. Sutton East Surrey (SES) Water encourage a water efficient conversion for example, fitting water efficient devices such as tap aerators, water efficient shower heads, dual flush toilets (clearly showing which is the small/large flush). Additionally depending on the extent of work being completed SES Water would like rainwater harvesting or grey water recycling to be seriously considered and installed where feasible.
23. Management of surface water from new developments should follow guidance under sections 167 & 168 in the National Planning Policy Framework. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to Thames Waters website: <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/workingnear-our-pipes>
24. The applicant is advised that their development boundary falls within a Source Protection Zone for groundwater abstraction. These zones may be at particular risk from polluting activities on or below the land surface. To prevent pollution, the Environment Agency and Thames Water (or other local water undertaker) will use a tiered, risk-based approach to regulate activities that may impact groundwater resources. The applicant is encouraged to read the Environment Agency's approach to groundwater protection (available at <https://www.gov.uk/government/publications/groundwater-protection-position-statements>) and may wish to discuss the implication for their development with a suitably qualified environmental consultant.

Contact Stephanie King

Tel. no. 020 8541 9525

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 Mole Valley District Council planning register for this application can be found under application reference MO/2022/1248.

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

[Mole Valley Core Strategy 2009](#)

[Mole Valley Local Plan 2000 \(saved policies\)](#)

[Dorking Town Area Action Plan 2012](#)

[Designing Out Crime SPD \(2011\)](#)

[Dorking Conservation Area Appraisal and Management Plan \(2010\)](#)

[Dorking, North Holmwood and Pixham Built-up Areas Character Appraisal SPD \(2010\)](#)

[Landscape SPD \(2013\)](#)

[Surrey Waste Local Plan 2019-2033](#)

Other Documents

[Good Practice Advice in Planning 2: Managing Significance in Decision-Taking in the Historic Environment](#)

[Good Practice Advice in Planning 3: The Setting of Heritage Assets](#)

[Sustainable Drainage System Design Guidance](#)

[Surrey County Council Vehicular, electric vehicle and cycle parking guidance for new developments 2022](#)

[Surrey Local Transport Plan \(LTP4\) 2022 – Improvement for pedestrians in our local transport plan](#)

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