

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

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

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

**Summary Report**

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

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

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

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

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

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

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

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

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

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

County Highway Authority and are considered to be acceptable.

## **The recommendation is Approve Subject to Conditions**

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### **Application details**

#### **Applicant**

SCC Property

#### **Date application valid**

27 April 2023

#### **Period for Determination**

27 July 2023

#### **Amending and Amplifying Documents**

Email received 12<sup>th</sup> June 2023 regarding SUDS

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

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

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

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

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

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

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

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

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

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### **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.

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

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

**Illustrative material**

Site Plan

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

Aerial Photographs

Aerial 1 – Surrounding Area

Aerial 2 – Application Site

Site Photographs

Photo 1 - Looking south towards the site

Photo 2 - Looking south across the site

Photo 3 - Site Relationship with Sunna Lodge

Photo 4 - Looking north across site from southern boundary

Photo 5 - Surrounding high-rise buildings looking east

**Background**

**Site Description**

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

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

## **Planning History**

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

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## **The proposal**

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

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## **Consultations and publicity**

### **District Council**

1. Spelthorne Borough Council – No objection

## Consultees (Statutory and Non-Statutory)

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

## Summary of publicity undertaken and key issues raised by public

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

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## Planning considerations

### **INTRODUCTION**

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

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

### ***PRINCIPLE OF DEVELOPMENT***

#### **Spelthorne Core Strategy and Policies Development Plan Document 2009**

##### **SP1 – Location of Development**

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

### ***NEED JUSTIFICATION***

#### **Spelthorne Core Strategy and Policies Development Plan Document 2009**

##### **SP2 – Housing Provision**

##### **CO1 – Providing Community Facilities**

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

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

### **HOUSING NEED**

#### **Spelthorne Core Strategy and Policies Development Plan Document 2009**

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

### **AFFORDABLE HOUSING**

#### **Spelthorne Core Strategy and Policies Development Plan Document 2009**

##### **HO3 – Affordable Housing**

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



## **HOUSING MIX**

### **Spelthorne Core Strategy and Policies Development Plan Document 2009**

#### **HO4 – Housing Size and Type**

#### **Spelthorne Housing Type and Size SPD**

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

## **FLOOD RISK**

### **Spelthorne Core Strategy and Policies Development Plan Document 2009**

#### **LO1 – Flooding**

#### **Spelthorne Flooding SPD 2012**

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



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

### ***DESIGN AND VISUAL APPEARANCE***

#### **Spelthorne Core Strategy and Policies Development Plan Document 2009**

##### **EN1 – Design of New Development**

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

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

## **DENSITY**

### **Spelthorne Core Strategy and Policies Development Plan Document 2009**

#### **HO5 – Density of Housing Development**

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

## **STANDARD OF ACCOMMODATION**

### **Design of Residential Extensions and New Residential Development 2011**

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

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

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

## **IMPACT ON RESIDENTIAL AMENITY**

### **Spelthorne Core Strategy and Policies Development Plan Document 2009**

EN1 – Design of New Development

### **Design of Residential Extensions and New Residential Development SPD 2011**

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

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

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

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

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

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

#### 1-13 Lime Lodge, Forest Drive

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

#### Crownage Court

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

#### Sunna Lodge



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

#### Ashton Lodge

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

#### Other dwellings

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

### **TREES, ECOLOGY AND LANDSCAPING**

#### **Spelthorne Core Strategy and Policies Development Plan Document 2009**

EN1 – Design of New Development

EN8 – Protecting and Improving Landscape and Biodiversity

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



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

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

### ***DRAINAGE***

#### **Spelthorne Core Strategy and Policies Development Plan Document 2009**

##### **LO1 – Flooding**

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

### ***EMPLOYMENT DEVELOPMENT***

#### **Spelthorne Core Strategy and Policies Development Plan Document 2009**

##### **EM1 – Employment Development**

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

### ***HIGHWAYS, ACCESS AND PARKING***

#### **Spelthorne Core Strategy and Policies Development Plan Document 2009**

##### **SP7 – Climate Change and Transport**

##### **CC2 – Sustainable Travel**

##### **CC3 – Parking Provision**

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

v ) highway safety.

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

## **SUSTAINABILITY AND LOCATION**

### **Spelthorne Core Strategy and Policies Development Plan Document 2009**

SP7 – Climate Change and Transport

CC1 – Renewable Energy, Energy Conservation, Sustainable Construction

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

## **CONTAMINATED LAND**

### **Spelthorne Core Strategy and Policies Development Plan Document 2009**

EN15 – Development of Land Affected by Contamination

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

## **WASTE AND REFUSE**

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

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

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

### **CRIME PREVENTION**

#### **Spelthorne Core Strategy and Policies Development Plan Document 2009**

EN1 – Design of New Development

SP6 – Maintaining and Improving the Development

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

be achieved to approve the proposal.

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

### **Human Rights Implications**

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

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### **Conclusion**

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

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

conditions.

## Recommendation

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

### Conditions:

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

1. The development hereby approved shall be carried out in all respects in accordance with the following plans/drawings:
  - 60642784-ACM-XX-XX-DR-AB-TCP001 TREE CONSTRAINTS PLAN Rev B dated 27th February 2020
  - 60642784-ACM-XX-XX-DR-AB-TPP001 Tree Constraints Plan Rev B dated 3 MARCH 2023
  - 20-117 SCH MHA XX ZZ DR A 0021 Proposed Streetscenes South (C-C) & East (D-D) dated Rev P07 30 March 2023
  - 20-117 SCH MHA XX ZZ DR A 0022 Proposed Elevation North (A-A) Rev P04 dated 30 March 2023
  - 20-117 SCH MHA XX ZZ DR A 0023 Proposed Elevation West (B-B) Rev P04 dated 30 March 2023
  - 20-117 SCH MHA XX ZZ DR A 0024 Proposed Elevation South (C-C) Rev P04 dated 30 March 2023
  - 20-117 SCH MHA XX ZZ DR A 0025 Proposed Elevation East (D-D) Rev P04 dated 30 March 2023
  - 20-117 SCH MHA XX ZZ DR A 0030 Proposed Sections 01 & 02 Rev P05 dated 30 March 2023
  - 20-117 SCH MHA XX ZZ DR A 0001 Proposed Site Plan Rev P09 dated 30 March 2023
  - 20-117 SCH MHA XX ZZ DR A 0002 Site Location Plan & Block Plan Rev P02 dated 30 March 2023
  - 20-117 SCH MHA XX DR A 0020 Proposed Streetscenes North (A-A) & West (B-B) Rev P07 dated 30 March 2023
  - 20-117 SCH MHA XX ZZ DR A 0010 Proposed plan arrangements Ground Floor Level Rev P11 dated 27 April 2023
  - 20-117 SCH MHA XX ZZ DR A 0011 Proposed plan arrangements First Floor Level Rev P12 dated 27 April 2023
  - 20-117 SCH MHA XX ZZ DR A 0012 Proposed plan arrangements Second Floor Level Rev P10 dated 27 April 2023



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

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

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

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

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

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



10. No development shall take place until:-

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

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

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

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

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

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

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

b) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk

reducing features (silt traps, inspection chambers etc.). Confirmation is required of a 1m unsaturated zone from the base of any proposed soakaway to the seasonal high groundwater level and confirmation of half-drain times.

c) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected from increased flood risk.

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

e) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.

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

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

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

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

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

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

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

**Reasons:**

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

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

**Informatives:**

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

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

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

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

5. If proposed site works affect an Ordinary Watercourse, Surrey County Council as the Lead Local Flood Authority should be contacted to obtain prior written Consent. More details are available on our website.

If proposed works result in infiltration of surface water to ground within a Source Protection Zone the Environment Agency will require proof of surface water treatment to achieve water quality standards.

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

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

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

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



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

7. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
8. The developer is advised that as part of the detailed design of the highway works required by the above condition(s), the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
9. Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.
10. The developer would be expected to agree a programme of implementation of all necessary statutory utility works associated with the development, including liaison between Surrey County Council Streetworks Team, the relevant Utility Companies and the Developer to ensure that where possible the works take the route of least disruption and occurs at least disruptive times to highway users.
11. The applicant is expected to ensure the safe operation of all construction traffic in order to prevent unnecessary disturbance obstruction and inconvenience to other highway users. Care should be taken to ensure that the waiting, parking, loading and unloading of construction vehicles does not hinder the free flow of any carriageway, footway, bridleway, footpath, cycle route, right of way or private driveway or entrance. Where repeated problems occur the Highway Authority may use available powers under the terms of the Highways Act 1980 to ensure the safe operation of the highway.
12. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Electric Vehicle Charging Points shall be provided in accordance with the Surrey County Council Vehicular, Cycle and Electric Vehicle Parking Guidance for New Development 2022. Where undercover parking areas (multi-storey car parks, basement or undercroft parking) are proposed, the developer and LPA should liaise with Building Control Teams and the Local Fire Service to understand any additional requirements. If an active connection costs on average more than £3600 to install, the developer must provide cabling (defined as a 'cabled route' within the 2022 Building Regulations) and two formal quotes from the distribution network operator showing this.
13. The proposed development is located within 15 metres of Thames Waters underground assets and as such, the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures.  
<https://www.thameswater.co.uk/developers/larger-scaleddevelopments/planning-your-development/working-near-our-pipes> Should you require further information please contact Thames Water. Email: [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk) Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB



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