

ITEM 4.3

Application: 2022/1659

Location: 63 To 78 Featherstone, Blindley Heath, Lingfield, Surrey, RH7 6JY

Proposal: Demolition of 2 existing buildings containing 16 no. apartments.
Erection of 7 houses and 1 building containing 9 apartments.

Ward: Godstone

Constraints – Area of high archaeological potential, ASAC, Bigginhill Safeguarding, Defined Village in the Green Belt, Green Belt, Gatwick Bird Strike Zone, Gatwick Safeguarding, Road_local d – Featherstone.

RECOMMENDATION:

PERMIT subject to conditions

1. This application is reported to Committee as the application site is Council owned land and the application has been submitted on behalf of the Council.

Summary

2. The application site lies within Blindley Heath, a defined village within the Green Belt. The development would accord with the requirements of Policy DP12 and Paragraph 149 (e) of the NPPF and therefore considered to be not inappropriate within the Green Belt
3. The proposal would alter the position and scale of built form within the area however is considered to be of a high quality and will not detract from the character of the area or street scene.
4. The development is considered to accord with the relevant policies in relation to residential amenity, highway safety, trees, renewable energy and archaeology.
5. The proposal would not result in an unacceptable impact on protected species and will secure a biodiversity net gain through 'off-site' habitat enhancements.
6. Consequently it is considered that the proposal would accord with the requirements of the NPPF and with the policies contained in the Development Plan. Accordingly it is recommended that permission is granted subject to conditions as outlined.

Site Description

7. The application site consists of 16 no apartments, their associated amenity space, parking and turning areas. The site is located to the south-east corner of Featherstone. The apartments are broken down into 2 blocks arranged in an L-shape, one orientated facing north and the other facing west.
8. The site is designated as Green Belt and falls within the confines of Blindley Heath which is a designated settlement within the Green Belt. Residential properties border the site to the west and the south. The communal open space associated with Featherstone lies to the north and the A22 to the east. Access to the site is gained via the Featherstone Road which runs to the west of the site.

Relevant History and Key Issues

9. The relevant planning history for the site is as follows:

- GOR/2941 - ERECTION OF 3 BLOCKS OF 4 FLATS AND 2 BLOCKS OF 8 AGED PERSONS FLATS Approved 24/06/1957
- GOR/2941A - ERECTION OF TWO BLOCKS OF FOUR FLATS AND TWO BLOCKS OF EIGHT FLATS Approved 18/10/1957

10. The key issues for this application are the principle of development within the Green Belt, acceptability in terms of character and appearance, impact on neighbouring amenity and highway safety. Other considerations include renewable energy and ecology. Each of these will be addressed in the report below.

Proposal

11. This application seeks approval for the demolition of the 2 existing buildings containing 16 no. apartments and the erection of 7 houses and 1 building containing 9 apartments.
12. The proposal seeks to erect 16 residential units on the site, consisting of 9 apartments contained within a single block and 7no houses broken up into 2 blocks of terrace properties. The mix of the development is to provide 1 no. 1-bed 2 persons apartment, 2 no. 2-bed 3 persons apartments, 6 no. 2-bed 4 persons apartments, 3 no. 2-bed 4 persons houses, and 4 no. 3-bed 5 persons houses.
13. Each of the dwellings are to have their own private amenity space. The scheme will provide 30 car parking space, 26 of which are unallocated, and 4no visitor spaces.

Development Plan Policy

14. Tandridge District Core Strategy 2008 – Policies CSP1, CSP2, CSP7, CSP12, CSP14, CSP17, CSP18, CSP19
15. Tandridge Local Plan: Part 2 – Detailed Policies 2014 – Policies DP1, DP5, DP7, D10, DP12, DP19, DP20
16. Limpsfield Neighbourhood Plan 2019 – Not applicable
17. Woldingham Neighbourhood Plan 2016 – Not applicable
18. Caterham, Chaldon and Whyteleafe Neighbourhood Plan – referendum version (Regulation 18) (2020) – Not applicable
19. Emerging Tandridge Local Plan 2033 – Policies – TLP01, TLP02, TLP04, TLP06, TLP10, TLP12, TLP18, TLP19, TLP35, TLP45, TLP47, TLP50

Supplementary Planning Documents (SPDs), Supplementary Planning Guidance (SPGs) and non-statutory guidance

20. Tandridge Parking Standards SPD (2012)
21. Tandridge Trees and Soft Landscaping SPD (2017)
22. Surrey Design Guide (2002)

National Advice

23. National Planning Policy Framework (NPPF) (2023)
24. Planning Practice Guidance (PPG)
25. National Design Guide (2019)

Statutory Consultation Responses

26. County Highway Authority –The proposed development has been considered by THE COUNTY HIGHWAY AUTHORITY who having assessed the application on safety, capacity and policy grounds, recommends the conditions be imposed in any permission granted.
27. Godstone Parish Council – Godstone Parish Council supports this application.
28. Surrey County Council Flood and Water Services Team (LLFA): We are satisfied that the proposed drainage scheme meets the requirements set out in the aforementioned documents and are content with the development proposed, subject to our advice below.

Our advice would be that, should planning permission be granted, suitably worded conditions are applied to ensure that the SuDS Scheme is properly implemented and maintained throughout the lifetime of the development.

29. Surrey County Council Archaeology: A pre-application trial trench evaluation was carried out by the applicant's archaeological consultants the Surrey County Archaeological Unit. A report detailing the results of the evaluation, dated January 2023, has been submitted in support of the application.

The single trench evaluation revealed a ditch of uncertain date but most likely Roman in origin. The purpose and a definitive date for the feature could not be confirmed during the evaluation. The location of the ditch beneath made ground associated with the construction of the modern buildings that are to be demolished indicate it is of some antiquity. The evaluation results are of local significance and require further work to establish if the feature is an isolated feature or whether it forms part of a wider pattern of utilisation or settlement in the near vicinity. The possibility that such evidence may be present and that it will be compromised or destroyed by the planned development work means that there is the need for further targeted archaeological work in relation to the development.

The report recommends that further work should take the form of a programme of archaeological monitoring (a watching brief) of the groundworks associated with the proposed development. I agree with this recommendation as it will allow any further Heritage Assets of archaeological significance that may be present to be identified and recorded before they are destroyed by the development.

The extent of the archaeological monitoring will need to be defined based on the impacts of the proposed development but should include as a minimum, the monitoring of the foundation and service trenches. The access and car park areas should also be monitored unless it can be clearly evidenced that the groundworks and construction activities associated with their construction will not impact the expected archaeological horizon.

The scope of the archaeological monitoring will need to be defined in a Written Scheme of Investigation (method statement) that has been submitted to and approved in writing by the Local Planning Authority.

To ensure the required archaeological work is secured satisfactorily, the following condition is appropriate and should be attached to any planning permission that may be granted.

30. Surrey Wildlife Trust: Summary recommendation:

Planning Stage	Recommendation
Prior to determination	<ul style="list-style-type: none">• Further information to demonstrate a biodiversity net gain
Prior to commencement	<ul style="list-style-type: none">• Biodiversity enhancement plan
Prior to occupation	<ul style="list-style-type: none">• n/a
General recommendations	<ul style="list-style-type: none">• Consideration of breeding birds

TDC advice

32. Principal Tree Officer: There are six trees to be removed in order to facilitate development of the proposal, but they are all either low quality or unremarkable BS5837 'C' category trees and considering the scope for compensatory planting I agree with the submitted impact assessment's conclusions and I am satisfied that their loss will not represent any significant loss of amenity.

There will be some incursions into RPAs, including a footpath coming into very close proximity to a large, and mature oak tree (T12). Whilst the principle of no dig surfacing near trees is sound, the devil is frequently in the detail, and as such we will need a detailed arboricultural method statement to be submitted under condition, which gives existing and proposed levels, edge retention and surfacing details, and with sections where the footpath crosses the RPA of the tree. Details of any necessary pruning would also be required.

My assumption is that services would not need to cross RPAs and would connect to the existing services within Featherstone, but this will also need to be confirmed as we would not wish any trenches to cross the RPA of T12 in particular.

A landscape masterplan has been submitted, which outlines the general arrangement, but we will require a detailed landscaping scheme under condition, which includes specific planting details.

I have no objections subject to the conditions.

33. Contaminated Land: No comments re contamination. The site is at low risk from contamination and no further action is required.

34. Asset Management: No objection

Third Party Comments

35. Neighbour Letters and Site Notice. No representations received.

Assessment

Procedural note:

36. The Tandridge District Core Strategy and Local Plan Detailed Policies predate the NPPF as published in 2019. However, paragraph 213 of the NPPF (Annex 1) sets out that existing policies should not be considered out-of-date simply because they were adopted prior to the publication of the Framework document. Instead, due weight should be given to them in accordance to the degree of consistency with the current Framework.
37. In the absence of a five year supply of housing, it is necessary to apply the presumption in favour of development as set out in paragraph 11 of the NPPF. For decision making, this means that where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. 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.
38. With regards to paragraph 11 (d) (i), footnote 7 explains the concept of “specific policies” in the NPPF indicating that development should be restricted. This includes development relating to sites within the Metropolitan Green Belt. It is therefore necessary to assess whether the proposal would be appropriate within the Green Belt before applying an assessment under Paragraph 11 (d) (i) which will be undertaken at the end of this report.

Green Belt

39. The NPPF 2023 supports the protection of Green Belts and the restriction of development within these designated areas. Paragraph 137 of the NPPF states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open, the essential characteristics of the Green Belt being its openness and permanence.
40. Paragraph 149 of the NPPF states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt and lists a number of exceptions. Exceptions to this include Limited infilling in villages.
41. Policy DP10 of the Local Plan reflects paragraphs 147-151 of the NPPF in setting out that inappropriate development in the Green Belt is, by definition, harmful and that substantial weight must be attributed to this harm. Permission should only be granted where very special circumstances can be demonstrated to outweigh the harm by reason of inappropriateness and any other harm identified.
42. The site is within a Defined Village in the Green Belt as defined by the policies of the Tandridge Local Plan: Part 2 – Detailed Policies. Policy DP12 set out that development will be permitted in the defined villages subject to the meeting a list of acceptable development. This list includes;

2. The partial or complete redevelopment of previously developed land, even if this goes beyond the strict definition of infilling;
 3. The development of sites within the villages boundaries following allocation for affordable housing;
43. It also set out that (b); in all circumstances, infilling, redevelopment and other forms of development must be in character with the village, or that part of it, and will be subject to any other relevant Development Plan policies.
44. Annex 2 of the NPPF (2023) sets out a number of definitions and includes the following as a definition of previously developed land;

Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

45. This application will see the demolition of the existing residential blocks and the re-development of the site. The site would meet the definition of previously development land, as outlined in annex 2 of the NPPF, as it contains existing permanent structures and the curtilage of those buildings. The proposal could therefore be considered acceptable in green belt terms under point 2 of Policy DP12. In addition as the site is to provide social/affordable housing it could also be considered under point 3 of Policy DP12. Section B of Policy DP12 requires that development must be in character with the village, or that part of it, and will be subject to any other relevant Development Plan policies. No concerns are raised with regards to character of other material planning consideration as will be discussed later in this report.
46. The development is therefore considered to accord with the requirements of Policy DP12 and Paragraph 149 (e) and is not inappropriate within the Green Belt.
47. In light of the above assessment the proposal will not conflict with any policies in the Framework as listed under footnote 7 (Green Belt) that protect areas or assets of particular importance provides. The presumption in favour therefore remains to be applied. An assessment of the tilted balance under Paragraph 11(d)(ii) will therefore be undertaken at the end of this report.

Housing Mix and density

48. Policy CSP7 of the Core Strategy requires housing developments of 5 units and above to contain an appropriate mix of dwelling sizes in accordance with current identified needs for particular areas of the District, as set out in future Housing Need Surveys and Strategic Housing Market Assessments. It continues that the Council will resist an undue concentration of any one type of dwelling in a location that would cause an imbalance and adversely affect the community. It also sets out that in assessing the proposed mix of dwellings the Council will have regard

to the density ranges set out in policy CSP19, the demand for affordable housing and the character of the area, and may require the mix to be modified accordingly.

49. Policy CSP19 of the Core Strategy required development within built up area to have a density between 30 to 55 dwellings per hectare, unless the design solution for such a density would conflict with the local character and distinctiveness of an area where a lower density is more appropriate; such character and distinctiveness may also be identified in Village Design Statements, Conservation Area Appraisals or Supplementary Planning Documents.
50. The proposal seeks to demolish the 16 residential units on the site and replace them with 16 units. The density of the site would therefore remain as current (57dph) which is considered acceptable.
51. In terms of mix the Strategic Housing Market Assessment (2018) provides an indication of implied housing size requirements in general across Tandridge. The table below an extract from that report.

Figure 3.4: Size of Affordable Housing Needed

	Bedrooms				Total
	1	2	3	4+	
Backlog housing need	87	64	20	1	172
Newly arising future need	57	123	87	17	284
Net annual affordable housing need	144	187	107	18	456
%	32%	41%	23%	4%	–

Source: Turley, 2015

52. This indicated a highest need for 1, 2 and 3 bed with a modest requirement for 4 bed houses. The proposed redevelopment will replace the existing 16no 1 bed flats with 8no 2-bed and 1no 1-bed flats. In addition 3no 2-bed and 4no 3-bed dwellings. Whilst this does not fully reflect the identified need the development would provide a far improved mix than the existing. Therefore, the proposal; would accord with the requirements of Policy CSP7.

Character and Appearance

53. Policy CSP18 of the Core Strategy requires that new development should be of a high standard of design that must reflect and respect the character, setting and local context, including those features that contribute to local distinctiveness. Development must also have regard to the topography of the site, important trees or groups of trees and other important features that need to be retained.
54. Policy DP7 of the Local Plan Part 2: Detailed Policies requires development to, inter alia, respect and contribute to the distinctive character, appearance and amenity of the area in which it is located, have a complementary building design and not result in overdevelopment or unacceptable intensification by reason of scale, form, bulk, height, spacing, density and design.

55. The NPPF sets out that design is integral to sustainable development and that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. This was bolstered by the publication of the National Design Guide in 2019.
56. The proposal seeks to demolish two existing buildings on site. These are two storey buildings with gable end front projections finished in a mix of brick and render with concrete tiled roofs. Whilst these buildings are not out of keeping, they add little to the character of the area. The proposal will replace these with a building containing the 9no apartments to the north of the site and 2 terraces of dwellings to the south.
57. The apartment building would have accommodation set over 3 storeys including 2 apartments within the roof space. The building contains the 9 apartments along with an integrated bin and cycle store. Materials for the building are to be facing brick at ground floor, hanging tiles at first floor and a tiled roof. Solar panels are to be located on the roof set behind a false pitch. The houses are proposed as two terraces of 3 and 4 dwellings respectively. These buildings are of a simple dual pitch roof design with front projecting gables shared between 2 dwellings with a smaller gable for the off dwelling on the terrace of three. Both these blocks are constructed of facing brick with tile hanging to the front elevations on the first floor. The terrace of 3 has tile hung front gables with the terrace of 4 proposing render. Solar panels are to be mounted to the south roof slopes. The general character and appearance of these buildings are considered to be appropriate for the character of the area.
58. With regards to scale, each of the buildings are to be taller than the adjacent built form in the region of 0.5m to the eaves and 2m to the ridges. Whilst taller the proposed properties would be set behind the adjacent built form when approaching Featherstone from the west and would not be prominent in views. The apartment building is to be located to the north of the site and differs from the existing built form in terms of its height (as above) and general form. It would however represent a high-quality proposal with materials proposed to reflect its village setting. Therefore, whilst different, it would not be out of keeping with the character of the area or the street scene.
59. Overall, the development is considered to be of a high quality and it will not detract from the character of the area or street scene. This accords with the requirements of Policies DP7 of the Tandridge Local Plan: Part 2 - Detailed Policies, Policy CSP18 of the Core Strategy and Paragraph 130 of the NPPF.

Residential Amenity

60. Policy CSP18 of the Core Strategy advises that development must not significantly harm the amenities of the occupiers of neighbouring properties by reason of overlooking, overshadowing, visual intrusion, noise, traffic and any adverse effect. Criteria 6-9 of Policy DP7 of the Local Plan Part 2: Detailed Policies seek also to safeguard amenity, including minimum privacy distances that will be applied to new development proposals.
61. The closest residential neighbours to the application site lie to the west along Featherstone or the south on St Johns Meadow. The terraces of dwellings are to sit in a similar position to one of the existing buildings. The applicant has included a sunlight study within their design and access statement which, due to the

orientation in relation to the closest residential neighbours shows a modest level of overshadowing. Taking this into account although the proposed houses, and the apartment building would be of a larger overall mass than the existing buildings, they would not result in a loss of light or overbearing impact to significantly impact on the residential amenity of the neighbours.

62. With regards to privacy as above the terrace of dwellings will sit in a similar position to one of the existing buildings. Whilst it would have windows facing south towards those neighbours this would not be materially different from what is currently experienced. The apartment building would introduce windows further west than at present however it would be some distance from the closest neighbours and would have an oblique angle to the front elevation of 61/62 Featherstone. The proposal is therefore not considered to result in a loss of privacy such that it would significantly or unacceptably impact on the residential amenity of the neighbours.
63. In summary, the proposal is not considered to result in a significant impact on the residential amenity of the adjoining neighbours in terms of loss of light, being overbearing or loss of privacy. The proposal would therefore accord with the requirements of Policy DP7 of the Local Plan (2014) and Policy CSP18 of the Core Strategy (2008).

Highways safety and parking

64. Policy CSP12 of the Core Strategy advises that new development proposals should have regard to adopted highway design standards and vehicle/other parking standards. Criterion 3 of Policy DP7 of the Local Plan also requires new development to have regard to adopted parking standards and Policy DP5 seeks to ensure that development does not impact highway safety.
65. The redevelopment of the site will result in a change to parking and access arrangements to the site. The existing parking/turning head to the east of Featherstone will be removed and replaced with a new parking courtyard retaining the same access point from the highways.
66. In terms of Parking the Councils Parking Standards SPD would require 1.5 unallocated spaces per 1 or 2-bed flats and 1.5 unallocated spaces per 2 and 3-bed house. The standards would also require 1 visitor parking space per 4 dwellings proposed. A total of 24 spaces plus 2 visitor spaces would therefore be required to meet the standard. The parking area is to provide 26 being unallocated, and 4 being visitor spaces and therefore will exceed the required standards.
67. Surrey County Councils Highways have been consulted on the application and, having assessed the application on safety, capacity and policy grounds, they are not raising any concerns subject to the imposition of conditions relating to provision of parking spaces, electric car charging, cycle parking and a the submission of a construction management plan. These conditions are considered to be reasonable and can be imposed if minded to approve.
68. Taking into account the above and with the conditions imposed as recommended by the Highways Authority the proposal is considered to accord with the access, parking and highway safety aspirations of policy CSP12 of the Core Strategy and policies DP5 and DP7 of the Local Plan.

Drainage

69. The application site lies within Flood Zone 1 and is therefore considered to have a low probability of flooding. A very small section of the site not proposed to be built on falls within an area identified by the Environment Agency as being at risk of surface water flooding in a 1 to 1000 year event. Although the site is therefore at low risk of flooding as a major development Paragraph 169 of the NPPF requires the development to provide a sustainable drainage system.
70. The applicant has provided a Flood Risk and Drainage Assessment Report dated 13th October 2023. This report has been updated to reflect the Lead Local Flood Authorities comments with an outline drainage strategy (and appendix) now also submitted. The above report acknowledges that the post development peak rate of discharge and volume of run-off would be greater than existing built form, so suggests mitigation in the form of attenuation and a control device to control the flow before continuing on to the existing drainage routes. These details have been reviewed by the LLFA who have now confirmed they are satisfied with the scheme subject to securing the schemes implementation and maintenance through a condition. This would be reasonable and the condition is recommended to be imposed.

Trees

71. The application site is not subject to any tree preservation orders nor are any of the trees on the site protected by way of any other statutory designation. Nonetheless, the proposed development has the potential to impact on the trees which could give rise to harm to the amenity of the area and therefore this needs to be considered.
72. Core Strategy Policy CSP 18 (Character and Design) requires that:
- Development must also have regard to the topography of the site, important trees or groups of trees and other important features that need to be retained.
73. Paragraph 13 of Policy DP7 of the Local Plan states:
- Where trees are present on a proposed development site, a landscaping scheme should be submitted alongside the planning application which makes provision for the retention of existing trees that are important by virtue of their significance within the local landscape. Their significance may be as a result of their size, form and maturity, or because they are rare or unusual. Younger trees that have the potential to add significant value to the landscape character in the future should also be retained where possible. Their retention should be reflected in the proposed development layout, allowing sufficient space for new and young trees to grow to maturity, both above and below ground. Where existing trees are felled prior to permission for development being sought, the Council may require replacement planting as part of any permission granted.
74. Further guidance on the consideration of trees in relation to development is provided within the Tandridge Trees and Soft Landscaping SPD (2017).
75. The application is accompanied by an Arboricultural Implications Report produced by SJA trees dated September 2022 which assesses the impact of the proposed development on the existing trees on and around the site and provides the authors view on the potential impact. This report states that none of the main arboricultural features of the site are to be removed. It acknowledges that the

proposed removal of individuals and groups of trees (6 trees in total) but concludes that this will represent no alteration to the main arboricultural features of the site and only a very minor alteration to the overall arboricultural character of the site. It considers that proposed removed trees will not have a significant adverse impact on the arboricultural character and appearance of the local landscape. It also comments that the incursions into the Root Protection Areas (RPAs) of trees to be retained are minor, and subject to implementation of the measures recommended on the Tree Protection Plan, no significant or long-term damage to their root systems or rooting environments will occur.

76. The Councils Principal Tree Officer has been consulted and considers that the six trees to be removed are all either low quality or unremarkable BS5837 'C' category trees and considering the scope for compensatory planting he agrees with the submitted impact assessment's conclusions and is satisfied that their loss will not represent any significant loss of amenity. He notes there will be some incursions into RPAs, including a footpath coming into very close proximity to a large mature oak tree (T12) and that the principle of no dig surfacing near trees is sound. However, he suggests that a detailed arboricultural method statement would be required by condition to establish further details. Confirmation will also be required in relation to services to ensure they do not impact on the RPAs of the retained trees.
77. Subject to the imposition of the suggested conditions the Councils Tree Officer is raising no objection. I would agree with these comments and consider that the conditions would be justified. Therefore subject to the condition the development is not considered to be contrary to Policy DP7 of the Local Plan (2014) and Policy CSP18 of the Core Strategy (2008) with regards to impact on trees.

Renewables

78. Policy CSP14 of the Core Strategy requires the installation of on-site renewable energy generation which would reduce the carbon dioxide emissions of the dwellings by a minimum of 10%.
79. The applicant has submitted an Energy Statement produced by SRE. This report sets out the energy strategy for the development including passive and active design measures to seek to achieve net zero carbon on site. Specifically with regards to renewable energy the scheme proposes to use maximised photovoltaic arrays to achieve in excess of the 10% required by Policy CSP14. As such, no objection would be raised in relation to Policy CSP14 of the Core Strategy.

Archaeology

80. Local Plan policy DP20 requires that; D) Any proposal or application which is considered likely to affect a County Site of Archaeological Importance, or an Area of High Archaeological Potential (AHAP), or is for a site larger than 0.4 hectares located outside these areas, must be accompanied by an archaeological desk-top assessment.
81. As the sites is located partially within an Area of High Archaeological Potential a pre-application trial trench evaluation was carried out with the result contained within a submitted within an Archaeological Trial Trench Evaluation report. Given the finds of this trench evaluation the report recommends that further work should take the form of a programme of archaeological monitoring of the groundworks associated with the proposed development.

82. Surrey County Councils Archaeological Officer has been consulted on the application and agrees with this recommendation within the report. He outlines that the extent of the archaeological monitoring will need to be defined based on the impacts of the proposed development but should include as a minimum, the monitoring of the foundation and service trenches. The access and car park areas should also be monitored unless it can be clearly evidenced that the groundworks and construction activities associated with their construction will not impact the expected archaeological horizon. He therefore suggests that the scope of the archaeological monitoring will need to be defined in a Written Scheme of Investigation (method statement) that has been submitted to and approved.
83. Subject to the suggested condition which is reasonably justified and is recommended the proposal is not considered to offend the requirements of Policy DP20.

Ecology/Biodiversity

84. Policy CSP17 of the Core Strategy requires development proposals to protect biodiversity and provide for the maintenance, enhancement, restoration and, if possible, expansion of biodiversity, by aiming to restore or create suitable semi-natural habitats and ecological networks to sustain wildlife in accordance with the aims of the Surrey Biodiversity Action Plan.
85. Policy DP19 of the Local Plan Part 2: Detailed Policies advises that planning permission for development directly or indirectly affecting protected or Priority species will only be permitted where it can be demonstrated that the species involved will not be harmed or appropriate mitigation measures can be put in place.
86. The applicant has provided various supporting information with the application including a Landscape Master Plan Strategy, Preliminary Ecological Appraisal, Arboricultural Impact Report, Bat Survey Report and Biodiversity Net Gain Metric. Comments received from Surrey Wildlife Trust indicate they are satisfied, subject to securing the mitigation measures outlined within the Preliminary Ecological Appraisal, that the development would not harm protected species. This can be secured by way of condition. However, Surrey Wildlife Trust are requesting further clarification on how biodiversity net gain will be achieved.
87. In terms of achieving biodiversity net gain the applicant has provided a revised site location plan (below) with a newly identified area shown in blue. The section on biodiversity net gain contained within the Preliminary Ecological Appraisal report outlines that whilst hedgerow enhancements are proposed an overall net gain would not be achievable on site (within the red line) and therefore an off-site habitat enhancement will be required. The land shown in blue has been identified to achieve this. It is proposed to enhance this area from its current condition as a 'modified grassland' to a 'rural trees' habitat which will achieve an enhancement in habitat units sufficient to achieve an overall net gain within the development.



Figure 1

88. The details submitted with this application do demonstrate that an off-site habitat enhancement from 'modified grassland' to 'rural trees' would achieve a net gain for the development however no details have been provided of the current condition of the land nor any proposed habitat maps or supporting statement to outline exactly what is required to achieve the identified net gain. Taking into account that a biodiversity net gain for the development is likely to be achievable to meet the requirements of the NPPF further details in the form of habitat maps and an enhancement plan can be required and secured by condition to ensure a net gain would be achieved for the development.
89. Subject to securing the mitigation measures outlined within the preliminary ecological appraisal reports and further details regarding the habitat enhancement to achieve net gain secured by way of condition the proposal is considered to accord with the requirements of Policy CSP17 of the Core Strategy and Policy DP19 of the Local Plan Part 2: Detailed Policies.

Planning Balance and Conclusion

90. In this case, the tilted balance that falls to be considered under Paragraph 11 of the NPPF does not need to be applied as the proposed development is in accord with the development plan in any case. The proposal is appropriate development within an existing settlement and on previously developed land albeit within the Green Belt. There are no adverse impacts of granting planning permission which cannot be mitigated by conditions which would significantly and demonstrably outweigh the benefits of this sustainable form of development.
91. The proposal does not seek to provide any additional units on the site but would provide some houses and larger flats to achieve a more appropriate mix of residential units within the site. This social benefit along with the economic benefits of the construction and additional occupation to the local economy should be given weight in the planning balance.

92. As such there are no adverse impacts of the proposed development which would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole. The presumption in favour of sustainable development applies. It is therefore recommended that planning permission be granted.
93. The recommendation is made in light of the National Planning Policy Framework (NPPF) and the Government's Planning Practice Guidance (PPG). It is considered that in respect of the assessment of this application significant weight has been given to policies within the Council's Core Strategy 2008 and the Tandridge Local Plan: Part 2 – Detailed Policies 2014 in accordance with paragraph 218 of the NPPF. Due regard as a material consideration has been given to the NPPF and PPG in reaching this recommendation.
94. All other material considerations, including third party comments, have been considered but none are considered sufficient to change the recommendation.

RECOMMENDATION: PERMIT subject to the following conditions

1. The development hereby permitted shall start not later than the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. This decision refers to drawings numbered 28120-PD-100 Rev E, 28120-PD-101, 28120-PD-110 Rev G, 28120-PD-111 Rev E, 28120-PD-112 Rev A, 28120-PD-115 Rev A, 28120-PD-116, 28120-PD-117, LLD2741-LAN-DWG-010 received 21st December 2023, 28120-PD-099 Rev B received 12th October 2023 and P21058-HZL- 00-DR-D- 2200 received 13th October 2023. The development shall be carried out in accordance with these approved drawings. There shall be no variations from these approved drawings.

Reason: To ensure that the scheme proceeds as set out in the planning application and therefore remains in accordance with the Development Plan.

3. The materials to be used on the external faces of the proposed development shall be in accordance with the details shown on the submitted application particulars.

Reason: To ensure that the new works harmonise with the existing building to accord with Policy CSP18 of the Tandridge District Core Strategy 2008 and Policy DP7 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.

4. No development shall start until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local

Planning Authority and these works shall be carried out as approved. These details shall include:

- proposed finished levels or contours
- means of enclosure
- car parking layouts
- other vehicle and pedestrian access and circulation areas
- hard surfacing materials
- minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc.).
- tree and hedgerow planting as compensation for those elements being removed.

Details of soft landscape works shall include all proposed and retained trees, hedges and shrubs; ground preparation, planting specifications and ongoing maintenance, together with details of areas to be grass seeded or turfed. Planting schedules shall include details of species, plant sizes and proposed numbers/densities.

All new planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the completion or occupation of any part of the development (whichever is the sooner) or otherwise in accordance with a programme to be agreed. Any trees or plants (including those retained as part of the development) which within a period of 5 years from the completion of the development die, are removed, or, in the opinion of the Local Planning Authority, become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. The hard landscape works shall be carried out prior to the occupation of the development.

Reason: To prevent damage to trees in the interest of the visual amenities of the area in accordance with Policy CSP18 of the Tandridge District Core Strategy 2008 and Policy DP7 of the Tandridge Local Plan: Part 2 Detailed Policies 2014

5. No development shall start until a tree protection plan and arboricultural method statement, in full accordance with sections 5.5 and 6.1 of BS5837:2012 Trees in relation to design, demolition and construction - Recommendations [appropriate and specific to the approved scheme], to include details of all works within the root protection area, or crown spread [whichever is greater], of any retained tree, has been submitted to and agreed in writing by the Local Planning Authority. Specific reference should be made to the no dig permeable surfacing within the root protection area of T12, with existing and proposed levels, sections within the RPA of T12, surfacing and edge retention. Thereafter, all works shall be carried out and constructed in accordance with the approved details and shall not be varied without the written consent of the Local Planning Authority.

Reason: To prevent damage to trees in the interest of the visual amenities of the area in accordance with Policy CSP18 of the Tandridge District Core Strategy 2008 and Policy DP7 of the Tandridge Local Plan: Part 2 Detailed Policies 2014

6. 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 to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purposes.

Reason: In the interest of highway safety and in accordance with the requirements of NPPF 2023.

7. The development hereby approved shall not be occupied unless and until each of the proposed dwellings 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) 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.

Reason: In recognition of Section 9 'Promoting Sustainable Transport' in the National Planning Policy Framework 2023.

8. The development hereby approved shall not be first occupied unless and until facilities for the secure, covered parking of bicycles and the provision of a charging point 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. Thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Reason: In recognition of Section 9 'Promoting Sustainable Transport' in the National Planning Policy Framework 2023.

9. No development shall commence until a Construction Transport Management Plan, to include details of:

- (a) parking for vehicles of site personnel, operatives and visitors
- (b) loading and unloading of plant and materials
- (c) storage of plant and materials
- (d) measures to prevent the deposit of materials on the highway has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason: In the interest of highway safety and in accordance with the requirements of NPPF 2023.

10. No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work, to be conducted in accordance with a written scheme of investigation which has been submitted to and approved, in writing, by the Local Planning Authority.

Reason: In the interest of archaeology to accord with the requirements of Local Plan policy DP20

11. Before the development hereby approved is occupied the photovoltaic arrays as specified in the application details shall be installed and this system shall thereafter be retained in perpetuity in accordance with the approved details.

Reason: To ensure on-site renewable energy provision to enable the development to actively contribute to the reduction of carbon dioxide emissions in accordance with CSP14 of the Tandridge District Core Strategy 2008.

12. The development hereby permitted shall not commence until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the planning authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non- Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS.

The required drainage details shall include:

- a) Evidence that the proposed final solution will effectively manage the 1 in 30 (+35% allowance for climate change) & 1 in 100 (+45% allowance for climate change) during all stages of the development. If infiltration is deemed unfeasible. Associated discharge rates and storage volumes shall be provided using a maximum discharge rate of 1.5l/s.
- 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.).
- 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.

Reason: 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.

13. Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the 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.

Reason: To ensure the Drainage System is designed to the National Non-Statutory Technical Standards for SuDS.

14. The development hereby permitted shall be carried out in accordance with the recommendations and mitigation measures set out in the Preliminary Ecological Appraisal update by Greenlink Ecology dated 11th October 2023.

Reason: To ensure the development does not cause undue harm to ecology in accordance with Policy CSP17 of the Core Strategy and Policy DP19 of the Local Plan Part 2: Detailed Policies.

15. Prior to the first occupation of the dwellings hereby approved full details of the proposed rural trees habitat and its maintenance shall be submitted to and approved by the Local Planning Authority. This should include existing and proposed habitat maps and a site-specific biodiversity net gain assessment to demonstrate how the identified net gain will be achieved. Such habitat enhancement should be implemented in accordance with these details prior to the first occupation of any dwelling on site and maintained in accordance with the approved details.

Reason: To ensure the development will achieve a net gain in accordance with Paragraph 174 of the NPPF.

Informatives

1. Condition 2 refers to the drawings hereby approved. Non-material amendments can be made under the provisions of Section 96A of the Town and Country Planning Act 1990 and you should contact the case officer to discuss whether a proposed amendment is likely to be non-material. Minor material amendments will require an application to vary condition 2 of this permission. Such an application would be made under the provisions of Section 73 of the Town and Country Planning Act 1990. Major material amendments will require a new planning application. You should discuss whether your material amendment is minor or major with the case officer. Fees may be payable for non-material and material amendment requests. Details of the current fee can be found on the Council's web site.
2. The development has been assessed against Tandridge District Core Strategy 2008 Policies CSP1, CSP2, CSP7, CSP12, CSP14, CSP17, CSP18, CSP19, Tandridge Local Plan: Part 2: Detailed Policies – Policies DP1, DP5, DP7, D10, DP12, DP19, DP20 and material considerations, including third party representations. It has been concluded that the development, subject to the conditions imposed, would accord with the development plan and there are no other material considerations to justify a refusal of permission.
3. The Local Planning Authority has acted in a positive and proactive way in determining this application, as required by the NPPF (2023), and has assessed the proposal against all material considerations including the presumption in favour of sustainable development and that which improves the economic, social and environmental conditions of the area, planning policies and guidance and representations received.