

ITEM 5.1

Application: 2021/636

Location: Garage Court, Auckland Road, Caterham, CR3 5TU

Proposal: Demolition of existing garages. Erection of 3 x 2-storey terraced dwellings and associated landscaping, parking and external works.

Ward: Queens Park

Decision Level: Planning Committee

Constraints - Urban, Legal Land Terrier (15/4 and 15/8), Class 'B' Road (Banstead Road), Class 'D' Road (Auckland Road), ROW FP (64), Biggin Hill Safeguarding (91.4m), Source Protection Zones 2 & 3

RECOMMENDATION: **PERMIT subject to conditions
(RESOLUTION SUBJECT TO FULL COUNCIL)**

This application is reported to Committee as the applicant is Tandridge District Council.

Summary

1. The proposal is for the demolition of existing garages and the erection of three residential dwellings of a 2-storey nature located within the Category 1 Settlement of Caterham where there is no objection in principle to new development. The proposal would respect the character and appearance of the prevailing area, its setting and local context and there would be no significant harm to neighbouring amenities. Furthermore, there would be no significant impact upon the wider highway network and the renewable energy provision would be acceptable. In the absence of any other harm being identified, it is therefore recommended that this application is granted planning permission.

Site Description

2. The site is located on land between no.2 Auckland Road and a block of flats known as nos.11-29 Banstead Road on the western side of Auckland Road close to the junction with Banstead Road to the north. The built form in Auckland Road is a mix of single storey and 2-storey residential buildings with dual pitched roofs and the built form in Banstead Road to the north is a mix of 2-storey and 3-storey massing; all with varied architectural detailing and design and predominantly in residential use.
3. The site is located within the urban area of Caterham and currently serves as two separate garage blocks with associated forecourt centrally within the site. The front boundary of the site is open to allow access to the garage blocks which are positioned against the north and south side boundaries of the site. To the rear of the site is an ash tree and close boarded fencing adjoining curtilages of properties on Oak Road.

Relevant History

4. PA/2020/186 – Erection of three dwellings – Advice given
5. CAT/7003 – Demolish existing buildings and erect 12 flats and garages – Approved 25th April 1966 (11-29 Banstead Road)

6. CAT/7665 – Demolition of existing buildings and erection of 16 flats and 16 garages – Approved 4th September 1967 (implemented) (11-29 Banstead Road and 2-4 Auckland Road)

Key Issues

7. The site lies within the built-up area and Category 1 Settlement of Caterham where development will take place in order to promote sustainable patterns of travel and in order to make the best use of previously developed land and where there is a choice of mode of transport available and where the distance to travel to services is minimised.
8. The key issues are whether the proposal would be appropriate with regard to the impact on the character of the area, impact on the adjoining properties, highways, trees, ecology and renewable energy provision.

Proposal

9. It is proposed to remove two garage blocks (16 garages in total) and the ash tree to the rear of the site. This would allow for the erection of a terrace of 3 x 2-storey dwellings (2 x 2-bed and 1 x 3-bed houses) with dual pitched roofs and gable ends to both sides of the terrace. The built form would be stepped to differentiate between the 2-bed and 3-bed properties. The eaves height of the terrace would be approximately 5 metres high and the building would have an overall ridge height of approximately 8.9 metres at its highest point which is consistent with the building form of the existing dwellings within Auckland Road.
10. The units would have a total of six car parking spaces (two spaces per unit) across the majority of the site frontage. The units would contain a shed within their respective gardens to provide storage. Each rear garden space would be adequately sized ranging between 43.5sqm and 47.95sqm.

Development Plan Policy

11. Tandridge District Core Strategy 2008 – Policies CSP1, CSP2, CSP3, CSP4, CSP7, CSP11, CSP12, CSP14, CSP15, CSP17, CSP18 and CSP19
12. Tandridge Local Plan: Part 2 – Detailed Policies 2014 – Policies DP1, DP5, DP7, DP8, DP9, DP19, DP21 and DP22
13. Woldingham Neighbourhood Plan 2016 – Not applicable
14. Limpsfield Neighbourhood Plan 2019 – Not applicable
15. Caterham, Chaldon and Whyteleafe Neighbourhood Plan 2021 – Policies CCW1, CCW2, CCW3, CCW4, CCW5, CCW6
16. Emerging Tandridge District Local Plan (2033) – Policies TLP01, TLP02, TLP06, TLP10, TLP11, TLP18, TLP19, TLP30, TLP35, TLP37, TLP44, TLP45, TLP47

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

17. Tandridge Parking Standards SPD (2012)

18. Tandridge Trees and Soft Landscaping SPD (2017)

19. Surrey Design Guide (2002)

National Advice

20. National Planning Policy Framework (NPPF) (2019)

21. Planning Practice Guidance (PPG)

22. National Design Guide (2019)

Statutory Consultation Responses

23. County Highway Authority – The County Highway Authority has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision and is satisfied that the proposed development would not have a material impact on the safety and operation of the adjoining public highway, subject to conditions.

24. Caterham on the Hill Parish Council – Objection: lack of engagement with the Parish Council, loss of trees, excessive hard landscaping, increased flood risk with no suitable mitigation being proposed. [OFFICER COMMENT: Flood risk mitigation and additional landscaping could be secured by condition]

Non-statutory Consultation responses

25. NATS Safeguarding – No objections

26. Surrey Wildlife Trust – No objection, subject to the mitigation measures detailed in the Preliminary Ecology Appraisal being secured

27. Lead Local Flood Authority – No objections subject to conditions being secured

TDC Advice

28. None requested or received

Other Representations

29. Third Party Comments: The main issues raised are as follows:

- Overlooking/loss of privacy to flats on Banstead Road [Considered under Paragraph 43-45]
- Loss of garaging/parking provision and inadequate provision to replace garaging [Considered under Paragraph 50-53]
- Increased parking stress [Considered under Paragraph 50-53]
- Increased traffic [Considered under Paragraph 50-53]
- Concern over access to Napier Court during construction [Considered under Paragraph 52]
- Pedestrian and highway safety compromised [Considered under Paragraph 50-53]
- Noise and disturbance from construction & impact on mental health [Considered under Paragraph 44-45]
- Loss of trees [Considered under Paragraph 55]

- Increased flood risk to nearby properties [Considered under Paragraph 58-59]
- Lack of services (schools, GPs and other community services) to serve the development [Considered under Paragraph 45]
- Loss of property value – OFFICER COMMENT: Not a material planning consideration

Assessment

Principle and location of development

30. Tandridge District Core Strategy 2008 Policy CSP1 identifies Caterham as a built-up area and a Category 1 Settlement where development should take place in order to promote sustainable patterns of travel and in order to make the best use of previously developed land and where there is a choice of mode of transport available and where the distance to travel to services is minimised. As such, there is no objection in principle to the location of the development and Core Strategy Policy CSP1 in this regard.
31. The proposed development seeks to provide all proposed units as affordable housing on an affordable rented tenure to those who are on the Council's Housing Register waiting list. Given the significant need for affordable housing within the District, the principle of affordable housing by the District Council is supported.
32. Whilst the proposal provides affordable housing, the development is under the threshold for requiring such units or contributions as set out in Policy CSP4 of the Tandridge District Core Strategy 2004. As such, a legal agreement cannot be reasonably entered into but the intention of the applicant, who is Tandridge District Council, is noted.
33. The site is currently a garage block and there is risk of land contamination. Details have been provided relating to potential contamination of the site and the Council's Environmental Health (Contaminated Land) Officer has confirmed they have no objection subject to conditions being secured in relation to a site investigation, a scheme for decontamination, suitable soft landscaping and validation (based on the recommendations of the submitted Ground Investigation Report). Subject to this being secured, the principle of the development would be acceptable subject to all other matters below being considered.

Impact upon the character and appearance of the area

34. Paragraph 124 of the National Planning Policy Framework (NPPF) 2019 states that sustainable development is a key aspect of the development process, seeking to create high quality buildings and places and creating better places in which to live and work and helps make development acceptable to communities. Even though Core Policy CSP18 predates the national policy, it is based on the same principles of sustainable development requiring that new development, within town centres, built up areas, the villages and the countryside be of a high standard of design that reflects and respects 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.

35. This is further expanded by Detailed Policy DP7 which expects development to be of a high-quality design, integrating effectively with its surroundings, reinforcing local distinctiveness and landscape character and does not result in overdevelopment or unacceptable intensification by reason of scale, form, bulk, height, spacing density and design. Policies CCW4 and CCW5 of the Caterham, Chaldon and Whyteleafe Neighbourhood Plan 2021 seek to further reinforce these design objectives.
36. The three separate plots for the proposed dwellings are currently used as garaging with an associated forecourt with an ash tree to the rear of the site. The site would provide 6 parking spaces across the site frontage with a replacement tree to the northern front boundary close to public footpath no.64.
37. The proposed terrace would be set back further into the site by 3.25 metres when compared to the building line of no.2 Auckland Road. The reason for this set back is to provide suitable parking provision to serve the proposed development. The built form would be of a 2-storey, gable ended nature which would reflect the massing of the built form in the immediate locality. The rear wall of the terrace would project approximately 2.1 metres beyond the rear wall of no.2 Auckland Road however it would ensure that spacing between the built form and the front and rear boundaries of the site is of a satisfactory nature. The building would be positioned up against the northern boundary of the site which adjoins public footpath no.64 however it would not involve the stopping up or diverting of this footpath.
38. There is a development to the west of the application site (namely no.3 Oak Road) which has a very similar arrangement in that it consists of a 2-storey dwelling with its flank wall built against the footpath boundary. The proposed building addresses the frontage of the site in a similar way as the built form in Oak Road. The proposed building alignment, with its set back in relation to no.2 Auckland Road, would not be so excessive that it would appear as an incongruous feature within the street scene. The height and massing of the terrace would be representative of the massing of the built form within the surrounding area. There are single storey properties further south along Auckland Road and 3-storey built form which addresses Banstead Road to the north however the predominant form in the immediate locality is 2-storeys in height and the proposed development would reflect that.
39. The rear gardens of the proposed units would provide similar size amenity spaces to other properties in Auckland Road. The proposed form and design would be of traditional styling and features with soldier course to the frontage of the building. The building would be constructed using multi buff brick with grey roof tiles, white uPVC casements, black rainwater goods and integrated solar panels on the roof. Initially, concern was raised over the large expanse of panels to the floor frontage however it has been clarified that these would be an integrated solar array rather than a 'hooked on' arrangement. Subject to the implementation of an integrated system, the proposed development would not be out of keeping with the prevailing area and the proposed materiality would integrate within the locality.
40. Based on the above assessment, it is not considered that the proposed scale, massing and positioning of the built form would result in a development which is unduly cramped or overdeveloped in this urban and built-up context. The design and materiality would also respect the character and appearance of the area and would conform to the provisions of Policy CSP18 of the Core Strategy,

Impact upon neighbouring amenity

41. Policy CSP18 of the Core Strategy seeks to ensure that development does not significantly harm the amenities of the occupiers of neighbouring properties by reason of overlooking, overshadowing, visual intrusion, noise, traffic and any other adverse effect. Policy DP7 of the Local Plan reflects the objectives of the Core Strategy but also includes privacy distances of 22 metres between habitable room windows of properties in direct alignment and, in most circumstances, 14 metres between principal windows of existing dwellings and the walls of new buildings without windows.
42. The proposed northernmost dwelling would be built upon the northern boundary with public footpath no.64. The proposed terrace would be approximately 2.96 metres from the southern flank boundary with no.2 Auckland Road and the built form would be approximately 9.3 metres from the western boundary with the rear gardens of nos.7-13 Oak Road. The dwellings serving the plots of nos.7-13 Oak Road would be between 29 and 33 metres from the proposed dwellings when taking into account the rear garden spaces which separate their respective dwellings. The separation distances combined with the scale, massing and juxtaposition of the built form will prevent the development from having any significant overbearing or overshadowing impact upon the neighbouring properties.
43. There are no flank windows proposed within the proposed terrace as all habitable rooms will be front and rear facing. The upper floor front and rear facing windows will serve bedrooms which is the same arrangement as the properties serving the properties on the western side of Auckland Road. The windows would be in excess of 22 metres of any habitable windows of the surrounding properties; with particular regard to those serving the neighbouring properties in Oak Road. As a result, the proposed development would not have any significant impact upon the amenities of the adjoining properties with regards to overlooking or loss of privacy.
44. With regards to third party comments, there is concern over noise from the construction works taking place. It would not be reasonable to refuse planning permission for the development based on temporary disturbance during construction works as this is an argument that could be replicated for all future development within the District. The hours of construction are restricted by separate, non-planning related, legislation which would prevent undue noise and disturbance during unsociable hours.
45. Nevertheless, it is not considered that the addition of three residential units on site would be likely to cause significant long-term noise and disturbance to the existing surrounding occupiers. Third party comments also raise the impact of additional residents upon school places, doctor's surgery appointments and other community facilities. Again, it is not considered that three additional family homes in this location would have a significantly detrimental impact upon school places, doctor's surgery appointment availability or any other community facility availability to sufficiently warrant the refusal of permission on these grounds.
46. It is considered that any further enlargement of these dwellings, given their positioning in relation to the adjacent and surrounding properties, would have

the potential to result in an impact upon neighbouring amenity. As such, it would be prudent and reasonable in this case to restrict the permitted development rights of all three units with regards to further enlargement.

47. As a result of the above assessment, it is considered that the separation distances combined with the overall size, scale, design and positioning of the proposed built form would not result in significant amenity impact upon any of the adjacent properties and would conform to the provisions of Core Strategy Policy CSP18 and Local Plan Policy DP7 in this regard.

Living conditions of future occupiers

48. The 3-bed, five person unit would have a gross internal floor space (GIA) of approximately 97sqm and the 2-bed, four person units would have a gross internal floor space (GIA) of approximately 83sqm. The space associated with these units would exceed the required space standards contained within the Nationally Described Space Standards with regards to internal floor space. In addition, the fenestration arrangements would be sufficient to provide natural light and adequate outlook for the all rooms, associated with all of the proposed units.
49. All three units being proposed would have individual private garden spaces and this would therefore result in suitable living conditions for future occupiers of the dwellings. As such, it is considered that the proposal would provide satisfactory living conditions for future occupants and would conform to the provisions of Local Plan Policy DP7 in this regard.

Parking, access, cycle and refuse storage

50. The proposal will involve the loss of 16 garages. Of these garages, the applicant has confirmed that seven are occupied and that four of these occupiers live in excess of 1000 metres away, two live within 250-500 metres of the garage block and only one occupier resides within 150 metres of the garage site. As such, only one of the occupiers (residing within 150 metres of the site) will be offered an additional garage space at a nearby garage site.
51. The Council's Housing Development Specialist has confirmed that the other garage tenants have been advised to re-join the garage waiting list and, at that point, the Council will endeavour to offer those tenants a garage as close as possible to the existing site. Unfortunately, the lack of surveyors at present (partly due to the pandemic) is preventing repairs to existing Council-owned garages and the Council are not yet able to offer alternative provision however, should the garage demolition commence, the Council will seek to provide alternative provision as close to the site as possible. Provided this commitment is adhered to, the loss of these garages would not have a significant impact upon parking stress in the local area in the Council's view particularly given the distance of the tenants homes.
52. The parking arrangements on the site would provide space for six vehicles within the site (2 per dwelling). This number of spaces per unit, and the size of the spaces being provided, would meet the size standards contained within the Council's Parking Standards SPD. The site is located within an area which is well served by public transport options and, as such, the parking provision being proposed is considered sufficient to serve the proposed development. The access arrangements to the site have been assessed by County Highway Authority who have confirmed that they have no objection in this regard, County

Highway Authority who have confirmed that they have no objection in this regard as the proposal would not lead to unacceptable harm or unacceptable levels of demand for on-street parking in the surrounding area. They have, however, requested a number of conditions to be secured in relation to parking spaces being implemented with Electric Vehicle Charging Points (EVCPs) and have requested that a Construction Transport Management Plan is submitted and approved. The securing of the CTMP would ensure access to all neighbouring properties during construction works.

53. All of the new units would have access to a storage shed in the rear gardens which can provide storage for cycles and thus encourage sustainable modes of transport. There is adequate space within the site for refuse stores to be provided within the curtilage of each property and the positioning, size and design of these stores could be secured by an appropriate and detailed hard and soft landscaping scheme. Such details could be secured as part of a planning condition.
54. Subject to relevant conditions being secured, there are no objections raised with regards to Policies CSP12 and CSP18 of the Core Strategy and Policies DP5 and DP7 of the Local Plan with regarding to highways safety, parking, cycle or refuse storage.

Trees

55. The proposed scheme requires the removal of an Ash tree to the rear of the site. The Council's Tree Officer has confirmed that this tree is suffering from early symptoms of ash dieback and has not objected to the removal of this tree however it has been requested that additional planting is sought to compensate for the loss of this tree and to enhance the appearance of the development. Such soft landscaping could be secured by condition to ensure that the development conforms to the provisions of Core Strategy Policy CSP18 and Local Plan Policy DP7.

Renewable Energy

56. Policy CSP14 requires the reduction of carbon dioxide (CO₂) emissions by means of on-site renewable energy technology. The Energy Statement submitted with this application confirms that the new buildings will be served by a combination of Air Source Heat Pumps (ASHP) and large arrays of solar photovoltaic (PV) panels on the roof slope. Such provision would be sufficient to far exceed the 10% carbon emissions reduction target set out in Policy CSP14.
57. Concern was raised during the application process over the number of PV panels on the roof slope however the integrated design of these has since been clarified and the need for carbon zero homes would weigh heavily in the planning balance. As such, the implementation of this renewable energy technology would be considered acceptable in this instance and the design of the integrated system could be secured by planning condition.

Flooding

58. The site is within an area at 'low' risk of surface water flooding (within Flood Zone 1) and there is no water course in close proximity of the site. The application is accompanied by a Flood Risk Assessment which confirms that the land is fairly flat and, as surface water run-off rates would be greater than

the existing arrangement, SuDS would be required in this case. It is proposed to use shallow infiltration from the parking bays with 'fair permeability rates expected'. It is also proposed to install staged attenuation using 'cellular create storage units' with a restricted outflow into the public foul sewer. The Assessment deems this to be a practical solution to on-site attenuation given the small scale of the proposed development and the site characteristics. The surface water drainage would be subject of a separate agreement with Thames Water which is a matter which falls outside of the determination of this application.

59. The Lead Local Flood Authority (LLFA) were consulted on the submission and are satisfied that the proposed drainage scheme meets their requirements and are content with the development proposed subject to conditions being secured. These conditions will ensure that the development conforms to the provisions of Core Strategy Policy CSP15 and Local Plan Policies DP21 and DP22.

Ecology and Biodiversity

60. 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.
61. 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.
62. A Preliminary Ecological Appraisal and a Bat Emergence Survey have been submitted in support of the application which confirms that there is a likely absence of bats from the site and Surrey Wildlife Trust concur with these findings. In relation to breeding birds, Surrey Wildlife Trust have confirmed that clearance works should avoid March to August (inclusive) to prevent harm or disturbance to nesting areas. With regards to reptiles, the Surrey Wildlife Trust recommend a precautionary approach to the development. They recommend that the avoidance and mitigation measures referred to under Section 6 of the Preliminary Ecological Appraisal and this could be secured by condition. In addition, soft landscaping areas could be enhanced through a soft landscaping condition being secured to ensure that the proposed development conforms with the provisions of Core Strategy Policy CSP17 and Local Plan Policy DP19.

Community Infrastructure Levy (CIL)

63. This development would be CIL liable, although the exact amount would be determined and collected after the grant of planning permission.
64. In addition to CIL the development proposed will attract New Homes Bonus payments and as set out in Section 70 of the Town and Country Planning Act (as amended by Section 143 of the Localism Act) these are local financial considerations which must be taken into account, as far as they are material to the application, in reaching a decision. It has been concluded that the proposal accords with the Development Plan and whilst the implementation and completion of the development will result in a local financial benefit this is not a

matter that needs to be given significant weight in the determination of this application.

Conclusion

65. Due to the positioning, design, size and scale of the proposed development, it would not adversely affect the amenities of neighbouring occupiers nor would the proposal have a significantly detrimental impact upon the character and appearance of the surrounding area. There are no highway or tree objections in principle subject to appropriately worded conditions and, in addition, adequate renewable energy provision and flood risk prevention measures could be incorporated within the site. It is therefore recommended that the application is granted planning permission subject to the conditions and informatives set out below.
66. 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 213 of the NPPF. Due regard as a material consideration has been given to the NPPF and PPG in reaching this recommendation.
67. 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 be begun 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 the drawings numbered 008 P03 scanned in on 05 May 2021 and drawings numbered 006 Rev P04 and 007 Rev P05 scanned on 16 July 2021. 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. **Prior to any works taking place above ground level**, particulars and/or samples of materials to be used on the external faces of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

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

4. **Prior to any works taking place above ground level**, full details of both hard and soft landscape works shall be 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
- location and appearance of refuse stores
- appearance of cycle stores
- External lighting columns
- minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, other lighting etc.).
- tree and native 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 maintain and enhance the visual amenities of the development in accordance with Policy CSP18 of the Tandridge District Core Strategy 2008 and Policy DP7 and DP9 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.

5. **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 constructed to the National Non-Statutory Technical Standards for SuDS and to comply with Policy CSP15 of

the Tandridge District Core Strategy 2004, Policies DP21 and DP22 of the Tandridge District Local Plan – Part 2: Detailed Policies 2014 and Paragraph 170 of the National Planning Policy Framework 2019.

6. **Prior to commencement of development above ground level**, a full site investigation, a scheme for decontamination, suitable soft landscaping and validation based on the recommendations of 'AP Geotechnics Ground Investigation report 5243' dated 20th August 2020 shall be agreed in writing by the Local Planning Authority. Once approved, the approved details shall be implemented before any part of the development hereby permitted is occupied.

Reason: This condition is essential to ensure satisfactory amelioration of contaminated land, in accordance with Policy DP22 of the Tandridge Local Plan: Part 2 Detailed Policies 2014.

7. **No development shall commence above ground level** until further details of the design, placement and fixing of the solar photovoltaic panels have been submitted to and approved in writing by the Local Planning Authority. The renewable energy provision shall thereafter be implemented and retained 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 Policy CSP14 of the Tandridge District Core Strategy 2008.

8. The development shall be carried out wholly in accordance with the 'Recommendations' set out within the 'Preliminary Ecology Appraisal' created by 'Greenspace Ecological Solutions' dated January 2020.

Reason: To ensure that protected species are adequately protected and biodiversity impact is suitably mitigated against in accordance with Policy CSP17 of the Tandridge District Core Strategy 2008 and Policy DP19 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.

9. 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. Thereafter the parking areas shall be retained and maintained for their designated purposes.

Reason: To ensure that the development provides adequate vehicular and pedestrian access in the interest of highway safety nor cause inconvenience to other highway users to accord with the objectives of the NPPF (2019), and to satisfy Policy CSP12 of the Tandridge District Core Strategy 2008 and Policy DP5 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.

10. The development hereby approved shall not be occupied unless and until each of the proposed dwellings are provided with a fast charge socket (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: To ensure that the development provides adequate vehicular and pedestrian access in the interest of highway safety nor cause inconvenience to other highway users to accord with the objectives of the NPPF (2019), and to

satisfy Policy CSP12 of the Tandridge District Core Strategy 2008 and Policy DP5 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.

11. 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) vehicle routing
- (e) measures to prevent the deposit of materials on the highway
- (f) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused 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: To ensure that the development provides adequate vehicular and pedestrian access in the interest of highway safety nor cause inconvenience to other highway users to accord with the objectives of the NPPF (2019), and to satisfy Policy CSP12 of the Tandridge District Core Strategy 2008 and Policy DP5 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no form of enlargement of the buildings hereby permitted shall be carried out without the express permission of the District Planning Authority.

Reason: To control further development of the site in the interests of the character of the area and amenities of nearby properties 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.

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 permitted is subject to a Community Infrastructure Levy (CIL) liability for which a Liability Notice will be issued. It is important that you ensure that the requirements of the CIL Regulations are met to ensure that you avoid any unnecessary surcharges and that any relevant relief or exemption is applied.
3. 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. Please refer to:

<http://www.beama.org.uk/resourceLibrary/beama-guide-to-electric-vehicle-infrastructure.html> for guidance and further information on charging modes and connector types.

4. 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.
5. 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).
6. The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, or verge to form a vehicle crossover to install dropped kerbs. www.surreycc.gov.uk/roads-and-transport/permits-and-licences/vehicle-crossovers-or-dropped-kerbs
7. The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the Highway Authority Local Highways Service.

The development has been assessed against Tandridge District Core Strategy 2008 Policies CSP1, CSP2, CSP3, CSP4, CSP7, CSP11, CSP12, CSP14, CSP15, CSP17, CSP18 and CSP19, Tandridge Local Plan: Part 2: Detailed Policies 2014 – Policies DP1, DP5, DP7, DP9, DP19, DP21 and DP22, Caterham, Chaldon and Whyteleafe Neighbourhood Plan 2021 - Policies CCW1, CCW2, CCW3, CCW4, CCW5 and CCW6 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.