

ITEM 5.2

Application: TA/2021/82

Location: Woodrising, The Ridge, Woldingham, Caterham, Surrey, CR3 7AG

Proposal: Demolition of the existing building and tennis court; erection of two storey building with accommodation in the roof space comprising of 2x one bedroom, 8x two bedroom and 2x three-bedroom flats. Provision of associated parking and landscaping

Ward: Woldingham

Decision Level: Planning Committee

Constraints – GB, AGLV, AONB, ASAC, ANC-WOOD500, EA_ROFSW_1_1000

RECOMMENDATION:

PERMIT subject to conditions

This application has been referred to Committee for decision by ex-Cllr Jecks (February 2021) and subsequently by Cllr North (July 2021).

Summary

1. The proposal is for the demolition of existing building and tennis court and construction of a two-storey building with accommodation within the attic space comprising 12 flats, associated parking and landscaping. The proposal is not considered inappropriate in the Green Belt and would respect the character and appearance of the prevailing area. It would also respect the 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 identifiable harm, it is therefore recommended that this application is granted planning permission.

Site Description

2. The application site is located on the south side of The Ridge, within a ribbon of residential development that fronts the highway and within the Green Belt area of Woldingham. The site is also within an Area of Great Landscape Value and just outside the Surrey Hills Area of Outstanding Natural Beauty.
3. The site currently consists of a large two-storey building known as Woodrising with accommodation within the roof slope. The building consists of ground and first floor residential accommodation, with the second floor converted into 3no. separate flats. The ground level slopes steeply at the rear of the site from north to south. Vehicular access is obtained via relatively a long driveway from The Ridge from the north-west of the site. According to the applicant, as indicated in the planning statement accompanying the application, the property is in extremely poor condition and has been placed on the market for sale for a number of years and is becoming dangerous given its deteriorating condition. The current aged owners live in one of the second-floor flats due to the deteriorating condition of the property. The condition of the building is evidenced by photographs within the submission before Members.
4. The surrounding area is predominantly rural in character with sporadic residential properties in the immediate locality which all vary in character, form and design.

Relevant History

5. CAT/402 – Conversion to 3 flats – Approved 4th October 1949

Key Issues

6. The property lies within the Green Belt area of Woldingham. The key issues are whether the proposal constitutes inappropriate development in the Green Belt and, if so, whether 'very special circumstances' exist to clearly outweigh the harm by definition. Other considerations are whether the proposal would have an acceptable impact upon the Surrey Hills AONB, the AGLV and the character and appearance of the area, adjoining properties, highway safety, trees, ecology and whether acceptable renewable energy provision is proposed.

Proposal

7. It is proposed to demolish the existing building on site which comprises Woodrising and construct a two-storey replacement building within the footprint of the existing building with accommodation within the roof space.
8. The proposed replacement building would create 12 flats comprising of 2x one bedroom, 8x two bedroom and 2x three-bedroom flats. The proposal includes the removal of the existing tennis court to create a hardstanding area for 22 car parking spaces for use by the occupiers of the new development.
9. The resulting units would have a shared communal amenity area at the rear of the site and would utilise the existing vehicular access serving Woodrising and total parking provision of 28 spaces with six spaces (including two disabled) to the fore of the building. The proposals also include the provision of soft landscaping to soften the appearance of the development, the provision of a secure bicycle storage structure at the frontage of the building and a refuse storage located within parking area.

Development Plan Policy

10. Tandridge District Core Strategy 2008 – Policies CSP1, CSP2, CSP3, CSP4, CSP7, CSP11, CSP12, CSP14, CSP15, CSP17, CSP18 and CSP19
11. Tandridge Local Plan: Part 2 – Detailed Policies 2014 – Policies DP1, DP5, DP7, DP8, DP9, DP10, DP13, DP14, DP19 and DP21
12. Woldingham Neighbourhood Plan 2016 – Policies L1, L2 and L3
13. Limsfield Neighbourhood Plan 2019 – Not applicable
14. Caterham, Chaldon and Whyteleafe Neighbourhood Plan 2021 – not applicable
15. Emerging Tandridge District Local Plan (2033) – Policies TLP01, TLP02, TLP03, TLP10, TLP11, TLP18, TLP19, TLP30, TLP32, TLP33, TLP34, TLP35, TLP37, TLP44, TLP47

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

16. Tandridge Parking Standards SPD (2012)
17. Tandridge Trees and Soft Landscaping SPD (2017)
18. Surrey Design Guide (2002)
19. Woldingham Village Design Statement (2005)

National Advice

20. National Planning Policy Framework (NPPF) (2021)
21. Planning Practice Guidance (PPG)
22. National Design Guide (2019)

Statutory Consultation Responses

23. County Highway Authority – The County Highway Authority are concerned over the sustainability of the location however note that there are three dimensions to sustainable development - economic, social and environmental - hence the sustainability of the site should not be assessed purely in terms of transport mode and distance. It is also acknowledged that planning policy does permit the conversion and re-use of buildings and replacement dwellings in the Green Belt and hence some developments will not be able to meet the requirements of locational and transport policies. Therefore, it is for the Local Planning Authority to weigh up the CHA's sustainable transport advice against the other policies in the NPPF and the Core Strategy, particularly those relating to rural areas, to determine whether the proposed development would be sustainable in its wider sense. The additional plans submitted by the applicant demonstrate that visibility splays at the access can be achieved along The Ridge and widening the access to allow for simultaneous entry and exit and a swept path plan has been provided demonstrating that a refuse vehicle is able to enter and leave the site in forward gear. The proposal includes the provision of 28 parking spaces which meets the Surrey County Council and Tandridge Parking Standards and therefore this should prevent any overspill onto The Ridge.
24. Woldingham Parish Council – Objection on the following grounds:
 - Inappropriate development in the Green Belt with no 'Very Special Circumstances'
 - Significant adverse effect on openness and significant encroachment into the countryside
 - The urbanisation of the site harms its AGLV location and the views from adjacent AONB, contrary to Woldingham Neighbourhood Plan (WNP) L1, CSP18 and DP7.
 - The proposal greatly harms the amenity of the adjacent property, Woodrising Cottage, in contravention to DP7 and WNP LI.

- The proposed car parks and outbuildings would further yield an urbanised view. And one car park and the cycle store would be directly adjacent to the garden and terrace area of the neighbour, forever ruining the sylvan garden enjoyment and outdoor family time on the garden and dining terrace.
- Site is in a prominent location
- Fails to reflect the character of the site and surrounding
- The site is in an unsustainable location with lack of public transport thus individual car transport will be required to access services, and given there are few in Woldingham, much further afield
- Additional cars causing highways issues with poor visibility on the access road.
- The existing building is an architectural gem, that is currently inhabited and capable of sympathetic restoration, in line with WNPLIC.3, to "retain existing examples of good quality architecture

Non-statutory Consultation Responses

25. Surrey Wildlife Trust – Commented as summarised below:

The submitted ecological report involves the preliminary Bat Roost Assessment and Bat Activity Surveys. There is no constraint or objection to the demolition of the building. However, the ecology report assessed the building as high roost suitable and should be subject to at least three dusk emergence/dawn re-entry surveys. However, only one dusk emergence survey has currently been undertaken on 9 September 2020. No Bats were seen to emerge during this survey. The Bat activity during the survey recorded 94 passes by Common pipistrelle and 100 passes by Brown long-eared bat. The ecology report advises further surveys to be undertaken at an appropriate time of year to demonstrate presence/likely absence of this species in line with best practice survey guidelines. Bats are protected species and therefore should be adequately addressed prior to determination.

SWT also request that a detailed Construction and Environment Management Plan be submitted prior to the commencement of any development on the site to ensure that any protected species or habitats are protected from any adverse impacts arising from construction activities.

SWT advise that any external lighting installed on the development should comply with the recommendation of the Bat Conservation Trust's document entitled 'Bats and Lighting in the UK – Bats and the Built Environment Series'.

It is also advised that the applicants ecologist should advise on the need for any further badger walkover surveys and whether the development proposals would have an impact on dormice.

This development offers opportunities to restore or enhance biodiversity and such measures will assist the Local Authority in meeting the above obligation and help offset any localised harm to biodiversity caused by the development process. The development should progress in accordance with section 5.4 of the submitted ecology report. In addition, the applicant should provide an appropriately detailed document to demonstrate that measurable net gain, secure for the life time of the development, will be achieved. This document should be submitted to the Council for approval in writing.

26. County AONB Advisor - The development would be within the AGLV but close to the AONB boundary to the south. The main protected landscape issues are whether the development would spoil the setting of the nearby AONB and the intrinsic landscape value of the AGLV.

The proposed building is lower than most of the existing building. But it would be bulkier, wider, and deeper and its visual impact would be greater. The existing building has considerable character and architectural detailing. Conversely, the proposed building design is insufficiently sensitive to its setting and certainly of a lesser character. It resembles a block of flats that one would expect to see in a suburban location. The urban character of the rear elevation facing the AONB would be particularly harmful to the setting of the AONB, and it lacks any design finesse of the existing building. I consider it would form a distinctly incongruous feature in this designated landscape setting.

27. Natural England – No comments received.

Other Representations

28. 34 Letters of objections have been received from the residents summarised below – The main concerns raised are as follows and where these have been addressed in the report also indicated:

- Detrimental impact upon the openness of the Green Belt;
- Inappropriate development in the Green Belt with no 'Very Special Circumstances' to outweigh the harm;
- The general design, scale, bulk would impact on the character of the area;
- No social, environmental or economic benefits;
- Impact on wildlife and biodiversity on the site;
- Unsustainable and isolated location;
- Overdevelopment of the site contrary to WNP Policy L1;
- Out of character with rural location;
- Harm to landscape features and public views from the AONB, SSSI and ancient woodland;
- Additional clutter and urban activity from domestic use harmful to character;
- Overlooking/loss of privacy to neighbours i.e. Woodrising Cottage;
- Other substantial harm to neighbours by way of noise, visual intrusion, overlooking and loss of privacy;
- Increased traffic onto the highway network from the proposed use;
- Dangerous from a highway safety perspective given site prominence;
- Harm to green infrastructure on the site;
- Impact on wildlife, nature conservation, habitats and biodiversity (including protected species);
- Impact on sewage disposal and flooding;
- Inadequate access and risk of accidents and highway safety;
- Unsustainable location and reliant on private car and
- The proposal would set a negative precedent in the area which would impact on the character and appearance of the area.

Assessment

Procedural note

29. The Tandridge District Core Strategy and Detailed Local Plan Policies predate the NPPF as published in 2021. However, paragraph 219 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.

Principle of development

30. There is capacity within existing infrastructure to accommodate the proposed development and there are no physical or environmental constraints to restrict development on the land. There is existing residential development on the site and in the surrounds and therefore this would not create an isolated home in NPPF terms. The proposed development is therefore acceptable in principle with regard to the location of the development in accord with Core Strategy Policy CSP1 including the first test of the NPPF as mentioned above. The key planning considerations shall hereafter be assessed.

Green Belt

31. The site is located within the Green Belt area of Woldingham. Paragraph 147 of the NPPF 2021 states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 149 provide exceptions to development which is considered inappropriate provided they preserve Green Belt openness and do not conflict with the purposes of including land within it. In this case, there are two relevant exceptions to this proposal.
32. The first, is paragraph 149 (d) as the replacement of a building provided the new building is in the same use and not materially larger than the one it replaces. The second is paragraph 149(g) for *'limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would: – not have a greater impact on the openness of the Green Belt than the existing development; or – not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.*

33. It is pertinent to highlight the definition of 'previously developed land' as set out in the NPPF glossary:

“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”.

34. Local Plan Policy DP13 reiterates these exceptions under criterion F and seeks to ensure that any proposal for a replacement building ‘is sited on or close to the position of the building it is replacing, except where an alternative siting within the curtilage demonstrably improves the openness of the Green Belt.’
35. The redevelopment of a PDL site would fall under criterion (G) of Policy DP13 and be supported provided the proposal does not have a greater impact on the openness of the green Belt and the purposes of including land within it than the existing development.
36. The application site is situated within the Metropolitan Green Belt on the south side of The Ridge, Woldingham in an area characterised by sporadic residential development. Plots generally comprise dwellings, of a range of sizes, set in spacious grounds.
37. In terms of the first Green Belt exception for new development not being regarded as inappropriate, the replacement of a building, this is provided the new building is in the same use and not materially larger than the one it replaces. The NPPF establishes two tests, firstly relating to the use, and then an objective assessment of the relative size of the existing and replacement building. In this regard, the proposal would have a greater density than the existing, it would fall within the same residential use class and therefore pass the first test. The second test is a matter of judgement based on the evidence of each case as the NPPF does not define what constitute ‘materially larger’.
38. The proposal relates to the demolition of the existing building and the erection of a replacement building to create 12 flats. It is recognised that the density would be greater than the existing, however, the site is considered capable of accommodating 12 units without constituting overdevelopment.
39. The proposed development seeks to erect a two-storey building with accommodation within the roof space. The proposed building would have external dimensions of approximately 29m wide and 18.39m deep with a maximum ridge height of 10.22m. The proposed apartment building would be lower than the existing building on site by 2.42m. In addition, quantitatively the proposals would result in an increase in volume of approximately 32%.

40. Whilst the proposal would be marginally larger in terms of its footprint, and larger by a factor of approximately 32% when considering its volume and massing overall, the proposal would not be materially visually larger than the existing dwelling to be replaced. This is based on matter of judgement and what is usually permitted by the Council. As in this case, the Council usually permits the extension to an existing dwelling not exceeding 40% in volume of the original house. In its context, the building and associated works would remain substantial but wholly proportionate to this very generous site.
41. In terms of the proposal when assessed as redevelopment of PDL, the proposal is not considered to have a greater impact on openness than the existing development. Furthermore, the proposed removal of the existing tennis court to create car parking would not result in incursion into the open countryside and would be well landscaped to enhance the appearance. Comments received from the residents relating to the impact of the development on the openness of the Green Belt officer have been noted and carefully considered.
42. Overall, it is concluded that the proposed development would not result in the any significant loss of openness to the Green Belt and would not result in any significant encroachment of development into the open countryside. This leads to the conclusion that the proposal would not comprise inappropriate development and the proposal therefore complies with the objectives of Local Plan Policy DP13 and the guidance in the NPPF.

Residential Garden Land

43. Policy DP8 of the Local Plan seeks to manage the redevelopment of residential garden land. According to this policy, proposals involving infilling, back land or the complete or partial redevelopment of residential garden land will be permitted within the settlements of Caterham, Oxted, Warlingham, Whyteleafe and Woldingham, only if the development scheme:
 1. *Is appropriate to the surrounding area in terms of land use, size and scale;*
 2. *Maintains, or where possible, enhances the character and appearance of the area, reflecting the variety of local dwelling types;*
 3. *Does not involve the inappropriate sub-division of existing curtilages to a size below that prevailing in the area*, taking account of the need to retain and enhance mature landscapes;*
 4. *Presents a frontage in keeping with the existing street scene or the prevailing layout of streets in the area, including frontage width, building orientation, visual separation between buildings and distance from the road; and*
 5. *Does not result in the loss of biodiversity or an essential green corridor or network.*
44. Local and national Policies encourage the effective use of land by developing previously used land in urban areas which is also consistent with sustainable principles, the golden thread that runs through both national and local policies. NPPF Paragraph 122 urges support for development that makes efficient use of land taking into account the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change.

45. This site is located outside of the identified settlements and therefore the policy is of limited relevance to the proposed development. The site does comprise residential garden land and therefore an assessment has been made against the policy criteria.
46. The proposed development is considered to be appropriate in terms of the land use, scale and size as discussed in the green belt and character assessment parts of this report. Given the size of the site, and the availability of space around the proposed building for landscaping, it is considered that the character and appearance of the area would be maintained. The site is one of the largest in the area and the provision of a single building sub-divided into flats would not result in an inappropriate sub-division of the curtilage. The overall plot size would remain as existing. The street frontage to The Ridge would be maintained and there would be no loss of bio-diversity as a result of the proposals.
47. In light of these comments, it is not considered that the proposals would conflict with Policy DP8 of the Local Plan: Part 2 Detailed Policies.

Impact upon the character and appearance of the area

48. Paragraph 126 of the NPPF 2021 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 Strategy 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.
49. 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. Core Strategy Policy CSP20 seeks to conserve and enhance the special landscape character, heritage, distinctiveness and sense of place of the locality within an Area of Great Landscape Value (AGLV) or an Area of Outstanding Natural Beauty (AONB). This policy is reinforced by Woldingham Neighbourhood Plan Policy with respect to Policy L1 which sets out design criteria for development and Policy L3 which sets out specific factors relevant to the landscape designation for consideration.
50. The site lies within the AGLV and just outside the AONB which is situated to the south of the site. The National Planning Policy Framework explains that great weight should be given to conserving and enhancing landscape and scenic beauty in AONBs, which have the highest status of protection nationally.

51. The existing building is situated on a high ground however the rear garden falls significantly of the site towards the AONB. The existing building is significantly taller by approximately 2.42m at 12.62m to the ridge albeit narrower in width by 2.5m compared with the replacement building. The proposed apartment building has been designed in recognition of the existing character of the site and wider area. The building would be situated on the same footprint as the existing building and well back from the highway. The building would not be visible or prominent from the public realm from The Ridge with good levels of landscaping retained along the frontage boundary however due to the fall in ground level would be visible from the rear.
52. Comments received from the AONB officer and the residents have been noted and carefully considered. However, it is not considered that the proposal would have sufficient visual impact on the AONB to support the objection raised. There is a substantial building already on the site, with expanse of hardstanding. The proposed building on the site has been designed to reflect the character and appearance of the existing dwelling on the site, albeit using modern materials and including features found on the existing dwelling, such as timber detailing, decorative tile hanging, modest dormer windows within the roof scape and projecting balconies. The design is considered appropriate for this area which although rural is located in a cluster of approximately 50 dwellings.
53. The site is well landscaped, and the proposal has been designed to reflect and respect key elements, including siting and separations to ensure landscape character is conserved in the opinion of officers. Furthermore, it is officers view that the design, scale and position of the replacement building would not impact adversely on the open character which is intrinsic to the AONB and would not result in any incursion harmful to the qualities that give its special interest.
54. In terms of scale, the proposed apartment building will be lower than the existing building on the site. Whilst the development would result in a modest increase in volume, the mass has been broken up through sensitive roofscape features such as hipped roofs, central gables and proportionate dormer windows. The proposed building would therefore respect the scale and mass of surrounding buildings. In terms of architectural treatment, a mix of external materials are proposed which would reflect the traditional Surrey vernacular (dark grey brick to plinth, red clay facing brick above plinth and plain clay roofing tiles) to preserve the rural setting of the site. The building when viewed from the frontage would effectively appear as one large dwelling due to concealed flatted design features in reflection of the typology of properties on The Ridge. Furthermore, the proposed external materials would appear appropriate to the site and its setting, however details/samples could be provided to the Council prior to construction and this could be managed by way of planning condition if planning permission is granted

55. Although the building would include significant glazed areas, these would not be uncommon for contemporary flatted development and there is no prevailing building style in the locality. The existing building has extensive windows including dormers. As a result, it is not considered that the proposed replacement building with its architectural style, form and features would be unduly incongruous or out of keeping with, nor detrimental to, the prevailing area. It is further considered that the proposed building would not significantly alter that situation and the related impacts on the AGLV and the scenic beauty of the AONB to warrant the refusal of planning permission. Although, the use of the existing tennis court for parking would have some impact in terms of urbanising the site due to scale and number of parking provision however, the site is currently well-screened from any public vantage points with significant dense cypress trees. The existing ground is also constructed with hardcore materials similar to the proposal and as such, the effect would be at worst moderate but not significant.
56. The proposed refuse storage building would be sited within the car parking area of the tennis court which is currently screened by tall cypress trees with external dimensions of approximately 4.8m wide x 4.8m deep. The proposed cycle store would be sited close to the northeast boundary at the frontage of the building measuring 4.6m wide x 4.5m deep. The proposed external materials would be timber boarding with clay roof tiles. The proposed cycle store and refuse store structures would have a low-key appearance in comparison with the main building on the site. Details can be conditioned to ensure the materials are appropriate in the interest of amenity and in accordance with Policy CSP18 and DP7.
57. Based on the above assessment, it is not considered that the proposed replacement building would be significantly harmful to the character and appearance of the area and not contrary to Policy CSP18 of the Core Strategy and Policy DP7 of the Local Plan, Policy CSP20 of the Core Strategy and Policy L1 and L3 of the Woldingham Neighbourhood Plan which seek, amongst other things, that development proposals will be required to meet good standards of design, contributing positively to both townscape and landscape.

Impact on residential amenities of existing and future occupiers

58. The impact of the proposed development on residential amenity of neighbouring dwellings and the amenities of the future occupants is considered in terms of the impact on access to day/sun/sky light and privacy, outlook and overbearing. Policy CSP18 of the Core Strategy and DP7 of the Local Plan apply and seek to provide good standard of design in all new development. The Surrey Design Guide SDG supplements Policy DP7 and expects that development should not cause loss of light or be unduly dominant from adjoining properties, by either the length of projection, the height or the proximity of the development. The Policy reflects the guidance at paragraph 127(f) of the National Planning Policy Framework 2019, which seeks amongst other things to create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users of development.
59. The dwelling potentially most impacted by the proposal would be the neighbouring occupiers at Woodrising Cottage which is situated to the northeast of the application site.

60. The proposed apartment building would be sited at approximately 19.5m to this property. It is noted that the height of the proposed building would be lower and on the same footprint as the existing structure on site. Notwithstanding the above, the number of windows facing this property would increase from six to ten including two balconies on the first floor and three to six windows on the second floor however this would have oblique views towards this dwelling due to the orientation. As indicated above, the nearest window would be 19.5 m and the furthest about 30.5m with oblique or angled views towards this property. For this reason, there will be no significant overlooking or loss of privacy to the occupiers at Woodrising Cottage. Furthermore, whilst there will be a larger number of households on the site the proposed car park is set well away from Woodrising Cottage and heavily screened by dense trees so there will be no impact in terms of noise or disturbance from associated vehicular movements.
61. Representations received from the residents have been noted and carefully considered however it is considered that the location of these windows, orientation and the distance between these properties would not lead to any significant loss of privacy and overlooking on the current level of amenity enjoyed the occupiers of this dwelling house to warrant the refusal of planning permission.
62. With regard to the impact on residential amenities of the future occupiers of the proposed development, the government guidance in the NPPF 2021 (paragraph 130(f)) seeks high standard of amenity for existing and future users of development. The proposed development has been designed around the constraints of the site. The fenestration arrangements would be sufficient to provide natural light for all rooms associated with the proposed flats and provide adequate outlook for the future occupants. Furthermore, the proposed internal gross floorspace area for 2-bed, four persons dwelling of between 77.5sqm, 1-bed, 2 persons dwelling of 65.8sqm and 3-bed, 6 persons dwelling of 139.6sqm are considered acceptable and would exceed the required space standards contained within the Nationally Described Space Standards with regards to internal floor space. The proposed communal amenity/garden area at the rear of the building for the future occupants are also considered acceptable.
63. Overall, it is considered that the proposal would provide appropriate amenity space within the building curtilage for the future residents of the development. For these reasons, the proposal would not be significantly harmful to the amenities of neighbouring properties or future residents and there would be no conflict with Policies CSP18 and DP7 in this regard.

Parking, access, cycle and refuse storage

64. The proposal would provide 28 parking spaces including two disabled spaces accessible via The Ridge leading onto hardstanding area at the former tennis court area which would provide for 22 spaces with further six spaces at the frontage of the building. The proposed parking complies with the Council's adopted parking standards SPD which require 1.5 spaces each for one and two-bedroom flats and 2 spaces for three bed flats. It is considered that the number of spaces and location would be appropriate and sufficient for the development and in line with census data for ownership in the area.

65. In terms of vehicular access, the applicant has submitted visibility plans indicated that there is good visibility to the east and west along The Ridge. The County Highway Officer has carefully assessed the additional information and has raised no objection. It is proposed to construct a cycle store at the northwest frontage of the site and a refuse store within the former tennis court area.
66. The scheme has been designed to allow refuse vehicles to enter and exit the site in forward gear to ensure refuse collection is acceptable in terms of highways safety and convenience. Again, the County Highway Officer has carefully assessed the additional information and has raised no objection. It is considered that the development would provide appropriate levels of cycle storage to encourage active travel to and from the site. With no objection received from the CHA on highway safety, policy or capacity grounds, it is considered that the proposals would not have significant adverse impact on highway safety to warrant the refusal of planning permission.
67. Subject to relevant conditions being secured relating to access arrangements, suitable parking provision and EVCPs being provided, 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 and Landscaping

68. Policy CSP18 of the Core Strategy, DP7 and DP8 of the Local Plan require all developments to include landscaping proposals and to respect and retain existing landscape features such as trees, hedges and shrubs. Also, to provide for suitable new planting, trees, and boundary treatments to enhance the appearance, character and amenity of the site from the outset.
69. Currently, the site contains several trees and vegetation. Notwithstanding the above, the site is outside any conservation area and not subject to a Tree Preservation Order; therefore, trees on site are not afforded any statutory protection. The submitted site arboricultural statement prepared by Quaife Woodlands shows the retention of the existing vehicular access via The Ridge. It is proposed to improve the existing drive entrance and the layout of the site to provide vehicular access to the tennis court which is to be converted into 22 parking spaces. The statement indicates that significant trees would be retained, although there are seven trees to be removed due to their poor condition irrespective of the proposal. One group of trees would be removed adjacent to the eastern elevation of the house to create a gap in a line of cypress trees to provide access to the tennis court parking.
70. The arboricultural statement sets out recommendations and provides an indicative tree protection plan during construction and retention afterwards. Significant post development pressure on the retained trees is not envisaged due to location of the building and proximity to existing trees. Overall there is no objection in relation to the tree works and planting on the site subject to the approval of landscaping and planting details and this could be managed by way of planning condition if planning permission is granted.

71. The Council's Senior Tree officer has reviewed the proposal and commented as follows:

"The nearest ancient woodland is over 400m away and as such the proposal does not affect the ancient woodland either directly or indirectly.

Mature trees growing on site that are important to the character of the area are potentially affected and this is highlighted within the submitted arboricultural report. A heads of terms for the protection of the retained trees has been provided, but in my view a detailed arboricultural method statement is necessary to confirm the exact methodology for how the protection of the trees will, e achieved, particularly in respect of the driveway extensions within RPAs and temporary ground protection during both demolition and construction. With this in mind I raise no objections, but I do recommend the following conditions:

Trees - Detailed Arboricultural method statement

Notwithstanding the tree protection information already submitted, no development shall start until a detailed arboricultural method statement and tree protection plan for both demolition and construction phases, in accordance with BS5837:2012 Trees in relation to design, demolition and construction - Recommendations [appropriate and specific to the approved scheme], to include details of all works and methods of construction 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. 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".

72. For these reasons the proposal would respect and reflect the character and appearance of the site, its setting and local context and there would be no conflict with Policies CSP18, DP7 and DP8 in this regard.

Biodiversity and nature conservation

73. The presence of protected species is a material consideration, in accordance with the National Planning Policy Framework, Natural Environment & Rural Communities (NERC) Act 2006 (section 40), Wildlife and Countryside Act 1981 as well as Circular 06/05. In the UK the requirements of the EU Habitats Directive are implemented by the Conservation of Habitats and Species Regulations 2010 (the Conservation Regulations 2010). Where a European Protected Species ('EPS') might be affected by a development, it is necessary to have regard to Regulation 9(5) of the Conservation Regulations 2010, which states: "a competent authority, in exercising any of their functions, must have regard to the requirements of the Habitats Directive so far as they may be affected by the exercise of those functions." The Conservation Regulations 2010, (Regulation 41) contains the main offences for EPS animals.

74. The site itself is not identified as one of nature conservation or biodiversity importance however the site and the existing building on the site may provide such habitat, especially given the age and the condition of the building and the proximity to surrounding trees, some of which form part of the nearby area of (ancient) woodland. The application was accompanied by Preliminary Ecological Appraisal & Bat Activity Survey prepared by Elite Ecology which evaluates the ecological importance of the site. The report outlines a number of protected and notable species that could be present at the site. Following this assessment, mitigation measures are proposed, which will make the development site suitable for the natural environment and will therefore not carry any ecological risks. The report also, proposes several enhancement measures such as the inclusion of bird and bat boxes as well as incorporating native and nectar rich plants in the landscaping of the site.
75. Surrey Wildlife Trust have been consulted on the proposals and make a number of recommendations as follows:
- Prior to determination, the applicant should submit the additional bat emergence/re-entry surveys.
 - Advise that any external lighting installed on the site complies with relevant guidance.
 - Seek clarification from the ecologist on the need for further badger walkover surveys and the potential on the site for dormice (if present).
 - Provide an appropriately details document to demonstrate that a measurable net gain will be achieved.
76. The applicants have been requested to provide this information and their response and that of Surrey Wildlife Trust will be reported verbally at the meeting.
77. It is considered that subject to the recommendation by the Surrey Wildlife Trust that the development should be carried out in accordance with section 5.4 of the submitted ecology report the proposal would not conflict with Core Strategy Policy CSP17 and Detailed Policy DP19.

Flood risk and Drainage

78. The site does not lie within an Environment Agency Flood Zone 2 and 3 (the most severe levels of flood risk) although there are recorded 1 in 100 year and 1 in 1000-year flood events. Although the proposal is not for major development as much of the site is currently undeveloped and as the existing building would be demolished and removed it would offer opportunity for the applicant to incorporate a sustainable drainage system (SuDS).

79. The applicant has submitted Surface Water and Foul Water Management Strategy prepared by Herrington Consulting in support of the proposed development. In summary, the report states that the proposed development will discharge surface water by way of soakaway as the most suitable solution for draining the site. The report goes further and states that ground investigations be undertaken at the detailed design stage in respect of SUD as a solution for managing surface water runoff in accordance with local plan policy DP21. Representations received from the residents have been noted and carefully considered however it is considered that the proposal includes appropriate flood resilient and resistant design, and mitigation and adaptation measures which would help to reduce the risk of flooding in the locality and as such considered acceptable.

80. It is considered that the proposal is acceptable and complies with Detailed Policy DP21 and can be conditioned if planning permission is granted.

Renewable energy

81. Policy CSP14 (Sustainable Construction) of the Core Strategy requires all new residential development on sites of 10 or more dwellings to achieve a minimum 20% reduction in carbon emissions (below the normal requirements set by the Building Regulations) through the incorporation of on-site renewable energy.

82. The assessment report submitted with the application indicates that the renewable energy technologies incorporated into the scheme will reduce the emissions in accordance the Local Plan requirement. This will be achieved through the provision of photovoltaic panels and energy efficient design measures in accordance with Policy CSP14. It is noted that the applicant has assumed that the policy requirement of 10% instead of 20%. Nonetheless, it would be reasonable and necessary to require the technology to be installed and retained for its specified use and this could be managed by way of planning condition if planning permission is granted.

Other matters

83. Objections have been received from Woldingham Parish Council and from the neighbouring residents relating to impact of the development on the character and appearance of the site and the wider locality. These matters have been addressed in the report. Other concerns raised by residents relate to impact on the character and appearance of the site, Surrey Hills AONB and AGLV, overlooking and loss of privacy and highway safety have also been addressed in the report. With regard to noise, disturbance, the comings and goings of the future occupants of the development, the Council's Environmental Health Officer has raised no objection and the scale of the development, in this context, is not considered excessive to result in significant harm.

Planning Balance

84. Section 38(6) PCPA 2004 states that “if regard is to be had to the development plan for any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise”. As identified earlier in this report the proposed development is acceptable in principle in accordance with the development plan, being replacement building in the Green Belt, in a defined Category 2 settlement area in Woldingham. The development plan is up to date and carries substantial weight. The NPPF advises that in such circumstances, a development which is not in conflict with it should be granted. This demonstrates the primacy of the development plan in the plan led system and the need for significant weight to be accorded to up to date development plans.
85. Officers recognise that the proposed development would provide material benefits, notably the provision of additional market housing; which this is afforded significant weight as Tandridge District Council currently cannot demonstrate a five-year housing land supply and the 9 additional dwellings albeit a small amount would overall increase the housing requirement for Tandridge. The development will also bring associated support to the local economy, but again this afforded limited weight given the number of dwellings.
86. In addition, the development is CIL liable and 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 considered, 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.
87. Carefully weighing up all the material considerations it is concluded that there is no clear conflict with the development plan policies and the benefits clearly outweigh the harmful impact of the development.

Conclusions

88. It is considered that the resulting building would not be considered inappropriate development in the Green Belt. The proposal would respect the character and appearance of the prevailing area, its setting as well as the setting of the AGLV and the Surrey Hills AONB to the south of the site. It would also respect the 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. It is therefore recommended that the application is granted planning permission subject to the conditions and informative(s) set out below.

89. 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.
90. 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 2F10 – Site Location and Block Plan, 2F11 – Proposed Ground Floor Plan, 2F12 – Proposed First Floor Plan, 2F13 – Proposed Second Floor Plan, 2F14 – Proposed Roof Plan, 2F15 – Proposed Elevations, 2F16 Proposed Site Section Plan, 2F17 – Proposed Plans and Elevation of Bike and Bin Stores, 2F18 – Hybrid Block Site Plan of Existing and Proposed, M1332-1 – Existing Site Survey Plan, Topography and Roof Plan, M1332-2 – Existing Ground Floor Plan, M1332-3 – Existing First Floor Plan, M1332-4 – Existing Second Floor Plan, M1332-5 – Existing Basement Floor Plan, M1332-6 – Existing Elevations Main House and M1332-7 – Existing Site Section Plan scanned on 21 January 2021, 2F19 Rev A - Site Plan with Visibility Splays and 2F20 – Site Plan with Vehicle Tracking Scanned on 12 August 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 District 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
- boundary treatments
- hard surfacing materials
- details of any SuDS measures
- location and appearance of refuse stores
- location and appearance of cycle stores
- External lighting columns
- minor artefacts and structures (e.g. furniture, play equipment, other storage units, signs, other lighting etc.).

a) 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.

b) 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. **No development shall commence above ground level** until further details of the proposed renewable energy technology to be incorporated into the scheme showing the location and how the development would satisfy the 20% reduction of carbon emissions through renewable resources, 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.

6. No development shall start until the tree protection measures detailed within the Appendix B Arboricultural Survey Plan (AR/4066/jq) and Arboricultural Method Statement have been implemented. Thereafter these measures shall be retained and any specified arboricultural supervision or staging of works strictly adhered to throughout the course of development and shall not be varied without the written agreement of the Local Planning Authority.

In any event, the following restrictions shall be strictly observed unless otherwise agreed by the Local Planning Authority:

- (a) No bonfires shall take place within the root protection area (RPA) or within a position where heat could affect foliage or branches.
- (b) No further trenches, drains or service runs shall be sited within the RPA of any retained trees.
- (c) No further changes in ground levels or excavations shall take place within the RPA of any retained trees.

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.

7. No further trees or hedges shall be pruned, felled or uprooted during site preparation, construction and landscaping works [except as shown on the documents and plans hereby approved] without the prior written consent of the Local Planning Authority. Any retained trees or hedges 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, are dying, becoming diseased or damaged shall be replaced by plants of such size and species as may be agreed in writing with 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.

8. Notwithstanding the tree protection information already submitted, no development shall start until a detailed arboricultural method statement and tree protection plan for both demolition and construction phases, in accordance with BS5837:2012 Trees in relation to design, demolition and construction - Recommendations [appropriate and specific to the approved scheme], to include details of all works and methods of construction 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. 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.

9. The development shall be carried out wholly in accordance with the 'Recommendations' set out within Section 5 of the 'Preliminary Ecology Appraisal & Bat Activity' dated October 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.

10. No part of the development shall be first occupied unless and until the proposed modified vehicular / pedestrian access to The Ridge has been constructed and provided with visibility zones in accordance with drawing no. 2F19 Rev A and thereafter the visibility zones shall be kept permanently clear of any obstruction over 1 m high.

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 (2021), 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. The development shall not be occupied until space has been laid out within the site in accordance with the approved plans for cars to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. The parking/turning area shall be used and retained exclusively for its designated purpose.

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 (2021), 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. The development hereby approved shall not be occupied until at least 10 of the available parking spaces 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.

13. The development hereby approved shall not be first occupied unless and until the secure parking of 30 bicycles within the development site have been provided in accordance with the approved plans and thereafter shall be retained and maintained to the satisfaction of the Local Planning Authority.

Reason: To ensure the development provides adequate cycle provision in recognition of Section 9 'Promoting Sustainable Transport' in the National Planning Policy Framework 2021 and to accord with Policies CSP12 of the Tandridge District Core Strategy (2008) and DP7 of the Tandridge Local Plan Part 2: Detailed Policies (2014).

14. No development shall not 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 interests of safety, protecting the amenity of local land uses, neighbouring residents and highway safety and in accordance with Policy CSP12 of the Tandridge District Core Strategy 2008 and Policy DP5 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014. The Local Planning Authority is satisfied that the timing of compliance is fundamental to the development permitted and that the permission ought to be refused unless the condition is imposed in this form.

15. The development hereby approved shall not be first occupied unless and until the secure parking of bicycles (and access thereto) within the development site has been provided in accordance with the approved plans and then retained and maintained to the satisfaction of the Local Planning Authority. The provision shall thereafter be kept available for parking at all times.

Reason: To ensure adequate dedicated provision for cycle parking space within the site to allow vehicles to draw off and park clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway in accordance with Policy CSP12 of the Tandridge District Core Strategy 2008 and Policy DP5 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.

16. 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) The results of infiltration testing completed in accordance with BRE Digest: 365 and confirmation of groundwater levels.
- (b) Evidence that the proposed final solution will effectively manage the 1 in 100 (+40% allowance for climate change) storm events, during all stages of the development. If infiltration is deemed unfeasible, associated discharge rates and storage volumes shall be provided using maximum discharge rates in accordance with Table 5 of the (Sustainable Drainage Statement prepared by Herrington Consulting Ltd, January 2021).
- (c) 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.). If infiltration is proposed confirmation is required of a 1m unsaturated zone from the base of any proposed soakaway to the seasonal high groundwater level and confirmation of half-drain times.
- (d) 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.

- (e) Details of drainage management responsibilities and maintenance regimes for the drainage system.
- (f) 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 in accordance with Policy DP21 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.

17. 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 and in accordance with Policy DP21 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. The permission hereby granted shall not be construed as authority to carry out any works (including Stats connections/diversions required by the development itself or the associated highway works) on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works (including Stats connections/diversions required by the development itself or the associated highway works) on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see <http://www.surreycc.gov.uk/roads-and-transport/permits-and-licences/traffic-management-permit-scheme>. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/floodingadvice.
5. The developer is advised that as part of the detailed design of the highway works required by the above condition(s), the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
6. 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.
7. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).

The development has been assessed against Tandridge District Core Strategy 2008 Policies CSP1, CSP2, CSP3, CSP4, CSP7, CSP11, CSP12, CSP14, CSP15, CSP17, CSP18, CSP19, CSP20, Tandridge Local Plan: Part 2: Detailed Policies 2014 – Policies DP1, DP5, DP7, DP9, DP10, DP13, DP19, DP21 and DP22 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.