

APPENDIX 1
PROPOSED PLANNING CONDITIONS
APPLICATION TA/2022/1161

1. 3 Year Time Limit

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

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

2. Approved drawings and documents

This decision refers to the following drawings and information:

Design & Access Statement (DAS)
Site Location Plan
Dwg No: 19061 GFA ZZ ZZ DR A 10 001 A1 1:2000 P1
Demolitions Plan
Dwg No: 19061 GFA ZZ ZZ DR A 10 003 A0 1:1000 P1
Site Phasing Plan
Dwg No: 19061 GFA ZZ ZZ DR A 10 009 A3 NTS P1
Proposed Site Plan
Dwg No: 19061 GFA ZZ ZZ DR A 10 010 A0 1:1000 P3
Site Elevations (1 of 2)
Dwg No: 19061 GFA ZZ ZZ DR A 10 031 A1 1:200 P1
Site Elevations (2 of 2)
Dwg No: 19061 GFA ZZ ZZ DR A 10 032 A1 1:200 P1

DRAWING GENERAL ARRANGEMENT - PROPOSED - BLOCK A

Key Plans
Dwg No: 19061 GFA A 00 DR A 11 010 1 A1 1:200 P2
Key Plans
Dwg No: 19061 GFA A 02 DR A 11 011 2 A1 1:200 P2
Ground & First Floor Plan (1 of 3)
Dwg No: 19061 GFA A 00 DR A 11 012 A1 1:100 P2
Ground & First Floor Plan (2 of 3)
Dwg No: 19061 GFA A 00 DR A 11 013 A1 1:100 P2
Ground & First Floor Plan (3 of 3)
Dwg No: 19061 GFA A 00 DR A 11 014 A1 1:100 P2
Second Floor & Roof Plan (1 of 3)
Dwg No: 19061 GFA A 02 DR A 11 015 A1 1:100 P2
Second Floor & Roof Plan (2 of 3)
Dwg No: 19061 GFA A 02 DR A 11 016 A1 1:100 P2
Second Floor & Roof Plan (3 of 3)
Dwg No: 19061 GFA A 02 DR A 11 017 A1 1:100 P2
Elevation Key Elevations
Dwg No: 19061 GFA A ZZ DR A 12 010 A1 1:200 P2
Elevations 1
Dwg No: 19061 GFA A ZZ DR A 12 011 A1 1:100 P2
Elevations 2
Dwg No: 19061 GFA A ZZ DR A 12 012 A1 1:100 P2
Elevations 3
Dwg No: 19061 GFA A ZZ DR A 12 013 A1 1:100 P2
Sections
Dwg No: 19061 GFA A ZZ DR A 13 010 A1 1:200 P2

DRAWING GENERAL ARRANGEMENT - PROPOSED - BLOCK B

Ground/First Floor Plans

Dwg No: 19061 GFA B 00 DR A 11 020 A1 1:100 P2

Second Floor/Roof Plans

Dwg No: 19061 GFA B 02 DR A 11 022 A1 1:100 P2

Elevations

Dwg No: 19061 GFA B ZZ DR A 12 024 A1 1:100 P2

Elevations (New Dwg)

Dwg No: 19061 GFA B ZZ DR A 12 025 A1 1:100 P1

Sections

Dwg No: 19061 GFA B ZZ DR A 13 025 A1 1:100 P2

DRAWING GENERAL ARRANGEMENT - PROPOSED - BLOCK C

Plans & Elevations

Dwg No: 19061 GFA C1 ZZ DR A 11 031 A1 1:100 P1

Plans & Elevations

Dwg No: 19061 GFA C2 ZZ DR A 11 032 A1 1:100 P1

Plans & Elevations

Dwg No: 19061 GFA C3 ZZ DR A 11 033 A1 1:100 P1

Plans & Elevations

Dwg No: 19061 GFA C4 ZZ DR A 11 034 A1 1:100 P1

Plans & Elevations

Dwg No: 19061 GFA C5 ZZ DR A 11 035 A1 1:100 P1

Plans & Elevations

Dwg No: 19061 GFA C6 ZZ DR A 11 036 A1 1:100 P1

Plans & Elevations

Dwg No: 19061 GFA C7 ZZ DR A 11 037 A1 1:100 P1

DRAWING GENERAL ARRANGEMENT - PROPOSED - BLOCK D

Ground/First Floor Plans

Dwg No: 19061 GFA D 00 DR A 11 040 A1 1:100 P2

Second Floor/Roof Plans

Dwg No: 19061 GFA D 02 DR A 11 042 A1 1:100 P2

Elevations

Dwg No: 19061 GFA D ZZ DR A 12 044 A1 1:100

Elevations (New Dwg)

Dwg No: 19061 GFA D ZZ DR A 12 045 A1 1:100 P1

DRAWING GENERAL ARRANGEMENT - PROPOSED - BLOCK E

Ground/First Floor Plans

Dwg No: 19061 GFA E 00 DR A 11 050 A1 1:100 P2

Second Floor/Roof Plans

Dwg No: 19061 GFA E 02 DR A 11 052 A1 1:100 P2

Elevations

Dwg No: 19061 GFA E ZZ DR A 12 054 A1 1:100 P2

Elevations (New Dwg)

Dwg No: 19061 GFA E ZZ DR A 12 055 A1 1:100 P1

DRAWING GENERAL ARRANGEMENT - PROPOSED - BLOCK F

Ground/First Floor Plans

Dwg No: 19061 GFA F 00 DR A 11 060 A1 1:100 P2

Second Floor/Roof Plans

Dwg No: 19061 GFA F 02 DR A 11 062 A1 1:100 P2

Elevations

Dwg No: 19061 GFA F ZZ DR A 12 064 A1 1:100 P2

Elevations (New Dwg)

Dwg No: 19061 GFA F ZZ DR A 12 065 A1 1:100 P1

DRAWING GENERAL ARRANGEMENT - PROPOSED - BLOCK M

Ground Floor Plan

Dwg No: 19061 GFA M 00 DR A 11 070 A1 1:100 P1

First Floor Plan

Dwg No: 19061 GFA M 01 DR A 11 071 A1 1:100 P1

Second Floor Plan

Dwg No: 19061 GFA M 02 DR A 11 072 A1 1:100

Roof Plan

Dwg No: 19061 GFA M 03 DR A 11 073 A1 1:100 P1

Elevations

Dwg No: 19061 GFA M ZZ DR A 12 074 A1 1:100 P1

Elevations

Dwg No: 19061 GFA M ZZ DR A 12 075 A1 1:100

Sections

Dwg No: 19061 GFA M ZZ DR A 13 076 A1 1:100 P1

DRAWING GENERAL ARRANGEMENT - PROPOSED - MISC

Sub Station/Switch Rm

Dwg No: 19061 GFA Q 00 DR A 11 090 A3 1:100 P1

Refuse/Recycling Store

Dwg No: 19061 GFA Q 00 DR A 11 091 A3 1:100 P1

Grounds Maintenance Store

Dwg No: 19061 GFA Q 00 DR A 11 092 A3 1:100 P1

Bike & Buggy Store

Dwg No: 19061 GFA Q 00 DR A 11 093 A3 1:100 P1

Plant Enclosure

Dwg No: 19061 GFA Q 00 DR A 11 094 A3 1:100 P1

Site Context Plan

Dwg No: LN-LP-101 1 : 10,000 A1

Topography Plan

Dwg No: LN-LP-102 1 : 10,000 A1

Landscape Character Plan

Dwg No: LN-LP-103 1 : 10,000 A1

Site Appraisal Plan

Dwg No: LN-LP-104 1 : 5,000 A3

Visual Appraisal Plan

Dwg No: LN-LP-105 1 : 5,000

LBMS Plan

Dwg No: A3 LN-LP-106

Illustrative Landscape Masterplan

Dwg No: A3 LN-LP-107

Site Appraisal Photographs

Dwg No: LN-LP-SAP N/A A1

Site Context Photographs

Dwg No: LN-LP-SCP N/A A3

Landscape Proposals

Dwg No: RG-L-IN-01 N/A N/A

Landscape

Dwg No: GA PM-01-2 RG-LD-01A N/A N/A A

Landscape

Dwg No: GA PM-01-3 RG-LD-01A N/A N/A A

Landscape
Dwg No: GA PM-01-4 RG-LD-01A N/A N/A A
Landscape
Dwg No: GA PM-01-5 RG-LD-01A N/A N/A A
Landscape
Dwg No: GA PM-01-6 RG-LD-01A N/A N/A A
Landscape
Dwg No: GA PM-01-7 RG-LD-01A N/A N/A
Landscape
Dwg No: GA PM-01-8 RG-LD-01A N/A N/A
Landscape GA Heritage Square
Dwg No: RG-L-200 RG-L-200 N/A A2 C
Landscape GA College Courtyard
Dwg No: RG-L-201 RG-L-200 N/A A1 A
Illustrative Masterplan-Wider Site
Dwg No: A0 RG-L-300 N/A A0
Landscape
Dwg No: GA PM-01-0 RG-L-01 N/A N/A
Landscape
Dwg No: GA PM-01-1 RG-L-01 N/A N/A
Maple Conversion to LRC and Education Offices
Dwg No: 1969_071
Boatshed Conversion
Dwg No: 1969_072
Proposed Site Plan with Car Park Locations Highlighted
Dwg No: 1969_056A
Proposed Site Plan – New Neville Centre Visitor’s Car Park
Dwg No: 1969_057A
Proposed Site Plan – New College East Car Park
Dwg No: 1969_061A
Proposed Site Plan - Central Car Park
Dwg No: 1969_062

LISTED BUILDING DRAWINGS]

Proposed GF plans Farmhouse, barn link and barn
Dwg No: 1969_140A

Proposed FF plans Farmhouse, barn link and barn
Dwg No: 1969_141A
Proposed Roof plans Farmhouse, barn link and barn
Dwg No: 1969_142A
Proposed elevations Farmhouse, barn link and barn
Dwg No: 1969_143
Proposed Sections Farmhouse, barn link and barn
Dwg No: 1969_144
Proposed Granary Plans and Elevations
Dwg No: 1969_145
Proposed Window Schedule
Dwg No: 1969_146
Proposed window and door details
Dwg No: 1969_147
Proposed Bifold door details
Dwg No: 1969_148
Proposed Granary Staircase details

Dwg No: 1969_149
Vkhp Structural plan
Dwg No: 1969_3.04_220527 - SK01 Plan Rev B
Vkhp Structural section
Dwg No: 1969_3.04_220527 - SK02 Section A-A rev B
Prop Plans College Extensions
Dwg No: 1969_100
Prop Roof plans_College Extensions
Dwg No: 1969_101
Prop Elevations_College Extensions
Dwg No: 1969_102
Prop Elevations_College Extensions
Dwg No; 1969_103
Prop Plans College Extensions
Dwg No: 1969_104

DOCUMENTS

Design and Access Statement jointly prepared by Gaunt Francis Architects and Lytle Associates; Dated: 8 July 2022
Securing the Future for Young Epilepsy at St Piers Estate report, prepared by YE; Dated: July 2022
Economic, Social Value & Environmental Benefits Statement prepared by Savills; Dated: July 2022
Extra Care Needs Assessment prepared by Barton Willmore; Dated July 2022
Statement of Community Engagement prepared by Camargue;
Landscape and Visual Impact Assessment and Green Belt Assessment prepared by Barton Willmore;
Landscape and Biodiversity Management Strategy
Financial Viability Assessment prepared by Savills;
Heritage Impact Assessment prepared by RPS;
Statement to support heritage works prepared by RPS
Archaeological Desk-Based Assessment prepared by Savills;
Arb report prepared by Tim Moya Associates;
Biodiversity Survey/Report and Biodiversity Checklist prepared by the Ecology Partnership;
Flood Risk Assessment and Sustainable Drainage Statement prepared by Tier;
Foul Sewerage and Utilities Assessment prepared by Tier;
Transport Assessment and Travel Plan prepared by Caneparo Associates;
External Lighting Report prepared by SVM;
Noise Impact Assessment prepared by Red Twin Ltd
Sustainability Statement prepared by Leed Associates and SVM;
Planning statement
Use class and operator statement by Audley and Mayfield
Drainage Strategy by Tier Consult

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.

PRE-COMMENCEMENT CONDITIONS

3. Construction Environmental Management Plan (CEMP)

Prior to the commencement of the development hereby approved, the following details relating to a Construction Environmental Management Plan shall be submitted to and approved in writing by the Local Planning Authority.

- a) Map showing the location of all the ecological features
- b) Risk assessment of the potentially damaging construction activities
- c) Practical measures to avoid and reduce impacts during construction
- d) Location and timing of works to avoid harm to biodiversity features
- e) Responsible persons and lines of communication
- f) Use of protected fences, exclusion barriers and warning signs.

The development shall be carried out in accordance with the details provided and any protection measures shall not be removed until the construction works have been completed and tools, vehicles etc have been removed from the site.

Reason: in the interests of biodiversity and in accordance with Policy CSP17 of the Tandridge Local Core Strategy 2008 and Policy DP19 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014 and policies within the NPPF.

4. Landscape and ecological management plan (LEMP)

Prior to the commencement of the development hereby approved, details relating to proposed impact avoidance, mitigation and enhancement measures shall be submitted to and approved in writing by the Local Planning Authority. The details shall include, but not be limited to the following:

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management
- c) Aims and objectives of management
- d) Appropriate management options for achieving aims and objectives
- e) Prescriptions for management actions, together with a plan of management compartments
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five year period
- g) Details of the body or organisation responsible for implementation of the plan
- h) Ongoing monitoring and remedial measures
- i) Legal and funding mechanisms by which the long term implementation of the plan will be secured by the applicant with the management bodies responsible for its delivery.
- j) Monitoring strategy, including details of how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

Reason: in the interests of biodiversity and in accordance with Policy CSP17 of the Tandridge Local Core Strategy 2008 and Policy DP19 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014 and policies within the NPPF.

5. Bat Survey

Prior to the commencement of the development within each phase as shown on drawing 10009 (Site Phasing Plan) hereby approved (including demolition) details of the results of the additional bat surveys shall be submitted to and approved in writing by the Local

Planning Authority. The aforementioned phasing plan identifies the 'Audley Group Phase' in blue and the 'Young Epilepsy Phase' in purple. If bats are present in the buildings to be demolished, suitable mitigation methods shall be submitted to and approved for each phase in writing by the Local Planning Authority.

Reason: To ensure the protection of bat species in accordance with Policy CSP17 of the Tandridge Local Core Strategy 2008 and Policy DP19 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.

It would be advisable that there is a requirement for the methodology and results of the update bat presence/likely absence/roost characterisation surveys to be provided to the LPA in line with the recommendations within the Ecology Partnership Technical Note (7th December 2022), along with an update bat mitigation strategy. The surveys must be undertaken by a suitably qualified ecologist(s). Following the completion of these 'top-up' bat surveys, the Applicant should submit an update technical report and mitigation strategy to the LPA.

6. Construction Transport Management Plan

Prior to the commencement of the development (including demolition) within each phase as shown on drawing 10009 (Site Phasing Plan) hereby approved, a Construction Transport Management Plan for the relevant phase of the development shall be submitted to and approved in writing by the Local Planning Authority, including the following details:

- 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) programme of works (including measures for traffic management)
- e) vehicle routing
- f) measures to prevent the deposit of materials on the highway
- g) no HGV movements to or from the site shall take place between the hours of 8.30 and 9.15 am and 3.15 and 4.00 pm nor shall the contractor permit any HGVs associated with the development at the site to be laid up, waiting, in St.Piers Lane during these times
- h) on-site turning for construction vehicles has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction within each phase of the development.

Reason: In the interests of highway safety and to prevent inconvenience to other highway users in accordance with DP5 of the Tandridge Local Plan: Part 2 Detailed Policies 2014 and Section 9 'Promoting Sustainable Transport' in the National Planning Policy Framework 2021.

7. Land Contamination

Prior to the commencement of the development (including demolition) (Audley Group Phase) hereby approved, a suitably qualified person shall carry out a Phase 1 desk study site walkover for all the relevant areas to be developed in this permission including a suitable risk assessment considering likely pathways between future sensitive receptors and historic ground conditions. Where necessary the Phase 1 desk study shall include a scheme of investigation and mitigation for each relevant part of the development which shall be submitted to and approved by the local planning authority. Prior to commencement of above groundwork of each relevant part of on the development (Audley Group Phase) a scheme for decontamination and verification shall then be agreed in writing by the Local Planning Authority and the scheme as approved, including provision of suitable soft

landscaping where necessary, shall be implemented before any part of the development (Audley Group Phase) hereby permitted is occupied.

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

8. Levels

Prior to the commencement of the development (excluding demolition) within each phase as shown on drawing 10009 (Site Phasing Plan) hereby approved, details of the levels of accesses and finished floor levels of the buildings hereby approved for the relevant phase of the development have been submitted to and approved in writing by the Local Planning Authority. The development within each phase shall be carried out in accordance with these approved details.

Reason: The application contains insufficient information for the prior consideration of these details and to ensure a satisfactory form of development in accordance with Policy CSP18 of the Tandridge Local Core Strategy 2008 and Policy DP7 of the Tandridge Local Plan: Part 2 Detailed Policies 2014.

9. Badger Setts

Prior to the commencement of any construction, demolition and excavation works within each phase as shown on drawing 10009 (Site Phasing Plan), a survey of the site by an appropriately qualified and experienced ecologist should be undertaken within the proposed development boundary and a 30m buffer, to search for any new badger setts and confirm that any setts present remain inactive. If any badger activity is detected within each phase a suitable course of action shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the ecological interest of the site in accordance with Policy CSP17 of the Tandridge Local Core Strategy 2008 and Policy DP19 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.

10. Tree Protection Scheme

Prior to the commencement of the development hereby approved (including demolition and all preparatory work), within each phase as shown on drawing 10009 (Site Phasing Plan) a scheme for the protection of the retained trees, within the relevant phase of the development, in accordance with BS 5837:2012, including a tree protection plan(s) (TPP) and a detailed arboricultural method statement (AMS) shall be submitted to and approved in writing by the Local Planning Authority.

Specific issues to be dealt with in the TPP and AMS:

- a) Location and installation of services/ utilities/ drainage.
- b) Methods of demolition within the root protection area (RPA as defined in BS 5837: 2012) of the retained trees.
- c) Details of construction within the RPA or that may impact on the retained trees.
- d) a full specification for the installation of boundary treatment works.
- e) a full specification for the construction of any roads, parking areas and driveways, including details of the no-dig specification and extent of the areas of the roads, parking areas and driveways to be constructed using a no-dig specification. Details shall include relevant sections through them.
- f) A specification for protective fencing to safeguard trees during both demolition and construction phases and a plan indicating the alignment of the protective fencing.

- g) a specification for scaffolding and ground protection within tree protection zones.
- h) Tree protection during construction indicated on a TPP and construction and construction activities clearly identified as prohibited in this area.
- i) details of site access, temporary parking, on site welfare facilities, loading, unloading and storage of equipment, materials, fuels and waste as well concrete mixing and use of fires
- j) Methodology and detailed assessment of root pruning
- k) A schedule of arboricultural supervision and monitoring of activities within any RPA which is identified within the AMS. Details of such visits to be recorded and submitted to the Local Planning Authority within one month of completion of development.
- l) Reporting of inspection and supervision
- m) Methods to improve the rooting environment for retained and proposed trees and landscaping
- n) Veteran and ancient tree, and ancient woodland protection and management

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.

11. Programme of Archaeological Work

Prior to the commencement of the development the development (excluding demolition) within each phase as shown on drawing 10009 (Site Phasing Plan) hereby approved the applicant, or their agents or successors in title, shall secure the implementation of a programme of archaeological work, to be conducted for the relevant phase of the development in accordance with a written scheme of investigation which has been submitted to and approved, in writing, by the Local Planning Authority.

The developer shall afford access at all reasonable times to an archaeologist nominated by the Local Planning Authority and shall allow him or her to observe the excavations within each phase and record any items of interest or finds.

Reason: In the interests of the retention of heritage assets in compliance with DP20 of the Tandridge Local Plan Part 2: Detailed Policies 2014.

12. Community Safety – Secured by Design

Prior to the commencement of the development within each phase as shown on drawing 10009 (Site Phasing Plan) hereby permitted, details of the measures to be incorporated into the development (Audley Group Phase) demonstrating how the principles and practices of the 'Secured by Design' (SBD) scheme and local crime prevention measures have been included within the design and build shall be submitted to and approved in writing by the Local Planning Authority (LPA). Once approved in writing by the LPA in consultation with the Metropolitan Police Designing Out Crime Officers, the development within each phase shall be carried out in accordance with the agreed details and maintained thereafter.

Prior to first occupation or public use within each phase, a SBD certificate or letter from Surrey Police – Designing Out Crime Office showing full compliance to the agreed detail will be required.

Reason: In the interest of creating safer and sustainable communities and to secure crime prevention and safety of the area in accordance with policy DP7 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.

13. Material Samples

Notwithstanding the information provided, prior to the commencement of the development (excluding demolition) within each phase hereby approved as shown on drawing 10009 (Site Phasing Plan), written details and samples of the materials to be used in the construction of the external surfaces of the relevant phase of the development hereby permitted shall be submitted to and approved in writing by the local planning authority and the buildings shall be constructed using the approved materials. These samples shall include the materials from the buildings to be demolished.

Reason: To enable the Local Planning Authority to exercise control over the type and colour of materials, so as to enhance the development and to ensure that the new works are appropriate to the character of the area in accordance with Policy CSP18 of the Tandridge Local Core Strategy 2008 and Policy DP7 of the Tandridge Local Plan Part 2: Detailed Policies 2014.

14. Hard and soft landscaping

Prior to the commencement of the development hereby approved full details of both hard and soft landscape works within each phase as shown on drawing 10009 (Site Phasing Plan), shall be submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved for the relevant phase of the development. These details shall include:

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

Details of soft landscape works shall include all proposed and retained trees, hedges and shrubs; ground preparation, planting specifications and ongoing maintenance, together with details of areas to be grass seeded or turfed. Planting schedules for the relevant phase of the development 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 Policies DP7 and DP10 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.

15. Sustainable Drainage (Audley Group Phase)

Prior to the commencement of the development (excluding demolition) (Audley Group Phase) hereby approved, 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 30 (+35% allowance for climate change) & 1 in 100 (+45% allowance for climate change) storm events and 10% allowance for urban creep, during all stages of the development (Audley Group Phase). If infiltration is deemed unfeasible, associated discharge rates and storage volumes shall be provided using a maximum discharge rate equivalent to the pre-development Greenfield run-off
- 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.).
- 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 DP21 of the Tandridge Local Plan Part 2: Detailed policies 2014-2029.

16. Sustainable Drainage (Young Epilepsy Phase)

Prior to the commencement of the development (Young Epilepsy Phase) hereby approved, 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 30 (+35% allowance for climate change) & 1 in 100 (+45% allowance for climate change) storm events and 10% allowance for urban creep, during all stages of the development. If infiltration is deemed unfeasible, associated discharge rates and storage volumes shall be provided using a maximum discharge rate equivalent to the pre-development Greenfield run-off
- 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.).

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 DP21 of the Tandridge Local Plan Part 2: Detailed policies 2014-2029.

SLAB LEVEL CONDITIONS

17. Detailed Design

a) Prior to the commencement of facade works (Audley Group Phase), detailed drawings plan/section/elevation at 1:20 of the following shall be submitted to the Local Planning Authority for approval in writing:

- Typical window (reveal, header, sill);
- Communal entrances;
- Typical Balcony/balustrade; and
- Parapets.

b) The (Audley Group Phase) development shall only be implemented in accordance with the details approved under part a) above.

Reason: To ensure a satisfactory standard of external appearance in accordance with Policy CSP18 of the Tandridge Local Core Strategy 2008 and Policy DP7 of the Tandridge Local Plan Part 2: Detailed Policies 2014.

18. Renewables

The development (Audley Group Phase) hereby approved shall not commence above slab level until details demonstrating how the development (Audley Group Phase) 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 for the Audley Group phase 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.

PRIOR TO OCCUPATION CONDITIONS

19. Verification Report – Audley phase

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.

20. Demolition of Buildings

Prior to the occupation of the development within each phase as shown on drawing 10009 (Site Phasing Plan), hereby approved, the buildings shown on drawing 10003 – Demolition Plan within each phase of the development to be demolished as part of that phase of the development hereby approved shall be removed in accordance with a programme of work for the restoration of that part of the site, including timescales, which shall be submitted to and approved in writing by the Local Planning Authority. The development within each phase shall be carried out in accordance with these approved details and landscaped in accordance with the approved Landscape and Ecological Management Plan prior to the occupation of any part of the proposed development.

Reason: To ensure satisfactory completion of the development in accordance with Policy CSP18 of the Tandridge Local Core Strategy 2008 and Policies DP7, DP10 and DP13 of the Tandridge Local Plan Part 2: Detailed Policies 2014.

21. Parking Layout

Prior to the occupation of the development hereby approved within each phase as shown on drawing 10009 (Site Phasing Plan), parking spaces shall be laid out and completed in the approved materials within the relevant phase of the site in accordance with the approved plans for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear.

Thereafter the parking/turning areas within each phase of the development shall be retained and maintained for their designated purposes.

Reason: In the interests of highway safety and to prevent inconvenience to other highway users in accordance with DP5 of the Tandridge Local Plan: Part 2 Detailed Policies 2014 and Section 9 'Promoting Sustainable Transport' in the National Planning Policy Framework 2021.

22. Cycle and Mobility Scooter Parking Details – Audley

Prior to the occupation of the development within each phase as shown on drawing 10009 (Site Phasing Plan), hereby approved facilities for the secure, covered parking of bicycles and mobility scooters (Audley Group Phase) and the provision of a charging point by said facilities shall be provided within the relevant phase of the development site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority and thereafter the said approved facilities within each phase shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Reason: In the interests of highway safety and to prevent inconvenience to other highway users in accordance with DP5 of the Tandridge Local Plan: Part 2 Detailed Policies 2014 and Section 9 'Promoting Sustainable Transport' in the National Planning Policy Framework 2021.

23. Electric Vehicle Parking Points – Audley only

Prior to the occupation of the development (Audley Group Phase) hereby approved each of the proposed parking spaces (142) for the development (Audley Group Phase) are

provided with a fast-charge Electric Vehicle charging point (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority and thereafter retained and maintained for the Audley Group Phase to the satisfaction of the Local Planning Authority.

Reason: In the interests of highway safety and to prevent inconvenience to other highway users in accordance with DP5 of the Tandridge Local Plan: Part 2 Detailed Policies 2014 and Section 9 'Promoting Sustainable Transport' in the National Planning Policy Framework 2021.

24. Modified vehicular accesses and visibility splays

Prior to the occupation of the development hereby approved each sub-phase of the care community development as shown on drawing 10009 (Site Phasing Plan) the relevant proposed modified vehicular accesses to St.Piers Lane shall be constructed and provided with visibility zones in accordance with drawing TR006 Rev B and thereafter the visibility zones for each phase shall be kept permanently clear of any obstruction over 0.6 m in height.

Reason: The development should not prejudice highway safety nor cause inconvenience to other highway users and in recognition of Section 9 'Promoting Sustainable Transport' in the National Planning Policy Framework 2021.Policy and in compliance with the NPPF (2021), policies CSP1, CSP12 of the Core Strategy DPDS (2008) and policies DP5 and DP7 of the TLP Part 2: Detailed Policies (2014).

25. Parking and turning areas

Prior to the occupation of the development (Audley Group Phase) hereby approved space shall be laid out within the site in accordance with the approved plans for vehicles to be parked including disabled spaces and for vehicles to turn as shown on approved drawing 19061-GFA-ZZ-ZZ-DR-A-10010 so that they may enter and leave the site in forward gear. Thereafter the parking/turning areas for each sub-phase shall be retained and maintained for their designated purposes.

Reason: The development should not prejudice highway safety nor cause inconvenience to other highway users and in recognition of Section 9 'Promoting Sustainable Transport' in the National Planning Policy Framework 2021.Policy and in compliance with the NPPF (2021), policies CSP1, CSP12 of the Core Strategy DPDS (2008) and policies DP5 and DP7 of the TLP Part 2: Detailed Policies (2014).

26. Bicycle and scooter storage

Prior to the occupation of the development hereby approved as shown on drawing 10009 each sub-phase (Site Phasing Plan) of the development shall be provided with the following facilities within the development site:

Audley Sub-Phase (A - North)

The secure, covered parking for a minimum of 10 bicycles and 10 mobility scooters and the provision of a charging point by said facilities. This will include: 10 cycle/scooter spaces, 8 staff spaces and 8 visitor spaces

Audley Sub-Phase (B - South)

The secure, covered parking for a minimum of 10 bicycles / mobility scooter spaces and the provision of a charging point by said facilities in accordance with a scheme to be

submitted to and approved in writing by the Local Planning Authority and thereafter the said approved facilities shall be provided, retained and maintained for each care community development sub-phase to the satisfaction of the Local Planning Authority.

Reason: The development should not prejudice highway safety nor cause inconvenience to other highway users and in recognition of Section 9 'Promoting Sustainable Transport' in the National Planning Policy Framework 2021.Policy and in compliance with the NPPF (2021), policies CSP1, CSP12 of the Core Strategy DPDS (2008) and policies DP5 and DP7 of the TLP Part 2: Detailed Policies (2014).

27. Electric vehicle charging points

Prior to the occupation of the development hereby approved each sub-phase of the care community development as shown on drawing 10009 (Site Phasing Plan) shall not be occupied unless and until each of the proposed parking spaces for the relevant phase in accordance with approved plan 19061-GFA-ZZ-ZZ-DR-A-10010 are provided with a fast-charge Electric Vehicle charging point (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority and thereafter retained and maintained for each sub-phase to the satisfaction of the Local Planning Authority.

Reason: The development should not prejudice highway safety nor cause inconvenience to other highway users and in recognition of Section 9 'Promoting Sustainable Transport' in the National Planning Policy Framework 2021.Policy and in compliance with the NPPF (2021), policies CSP1, CSP12 of the Core Strategy DPDS (2008) and policies DP5 and DP7 of the TLP Part 2: Detailed Policies (2014).

28. Travel Plan YE

Prior to the occupation of the development hereby approved details of a revised Framework Workplace Travel Plan (dated December 2022) for the Young Epilepsy Group phase shall be provided in accordance with details that shall be submitted to and approved in writing by the Local Planning Authority. The Travel plan shall be implemented prior to the occupation of the development hereby approved and shall be maintained and developed thereafter to the satisfaction of the Local Planning Authority.

Reason: The development should not prejudice highway safety nor cause inconvenience to other highway users and in recognition of Section 9 'Promoting Sustainable Transport' in the National Planning Policy Framework 2021.Policy and in compliance with the NPPF (2021), policies CSP1, CSP12 of the Core Strategy DPDS (2008) and policies DP5 and DP7 of the TLP Part 2: Detailed Policies (2014).

29. Travel plan Audley

Prior to the occupation of the development hereby approved a revised Care Community Travel Plan for the Audley Group phase shall be provided in accordance with details to include the baseline data, targets and details of measures implemented from an existing Audley care community which has a travel plan (e.g. Audley Coopers) and details of car club uptake from an Audley care community, that shall be submitted to and agreed in writing by the Local Planning Authority and thereafter implemented prior to the first occupation of the Audley Group Phase of the development, and the Travel Plan shall thereafter be maintained and developed to the satisfaction of the Local Planning Authority.

Reason: The development should not prejudice highway safety nor cause inconvenience to other highway users and in recognition of Section 9 'Promoting Sustainable Transport' in the National Planning Policy Framework 2021.Policy and in compliance with the NPPF (2021), policies CSP1, CSP12 of the Core Strategy DPDS (2008) and policies DP5 and DP7 of the TLP Part 2: Detailed Policies (2014).

30. External Lighting

Notwithstanding any details submitted, any external lighting installed in each phase as shown on drawing 10009 (Site Phasing Plan) (whether permanent or temporary) shall be in accordance with details that shall have previously been submitted to and approved in writing by the Local Planning Authority. These details shall include, inter alia, measures to shield and direct light from the light sources and will accord with the recommendations of the Bat Conservation Trusts' document entitled 'Bats and Lighting in the UK - Bats and The Built Environment Series' and to safeguard the ecological interest of the site. This will prevent light pollution and illuminance contour plots covering sensitive neighbouring receptors and the sensitive landscape location as well as protecting local ecology. The development of the relevant phase shall thereafter be carried out in accordance with the subsequently approved details and maintained as such thereafter.

Reason: To control light pollution and to preserve the character of the countryside and Green Belt in accordance with Policies CSP17 and CSP18 of the Tandridge Local Core Strategy 2008 and policies DP7, DP10 DP13 and DP19 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.

31. Storage of materials

No goods, materials or waste matter shall be stored nor shall any machinery or plant be installed on the open parts of the site except as may be agreed in writing with the Local Planning Authority.

Reason: To ensure that the development does not detract from the visual amenities of the area and harm the openness of the Green Belt, in accordance with Policy CSP18 of the Tandridge Local Core Strategy 2008 and Policy DP7, DP10 and DP13 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.

32. Landscape Compliance

The development shall only be implemented in accordance with the details approved under the Landscape and Biodiversity Management Strategy.

Reason: To safeguard the ecological interest of the site in accordance with Policy CSP17 of the Tandridge Local Core Strategy 2008 and Policy DP19 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.

33. Operating Hours of Shop

The shop unit (Young Epilepsy Phase), falling within Use Class E shall not be open for customers outside the following times:

08:00 to 22:00 Monday to Sunday and 10:00 to 18:00 on Bank Holidays.

Reason: To safeguard the amenities of nearby residents in accordance with Policy CSP18 of the Tandridge Local Core Strategy 2008 and Policy DP7 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.

34. Rainwater Pipes, vents, flues and grills

No rainwater pipes, vents, flues or grills other than those shown on the approved plans shall be installed without the consent of the Local Planning Authority.

Reason: To ensure a satisfactory standard of external appearance of the development.

35. Works to listed buildings to be completed prior to occupation of care facility

Prior to the occupation of the care home, all repairs to the Listed buildings on the Young epilepsy site shall be completed and the Grade II listed buildings shall be retained as such in perpetuity.

Reason: In the interests of the preservation of heritage assets in accordance with Policy DP20 of the Tandridge Local Plan: Part 2 Detailed Policies 2014 and policies within the NPPF.

36. Removal of PD rights

Notwithstanding the provisions of The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 1987 (or any other order revoking and re-enacting that Order with or without modification) the shop on the Young Epilepsy site shall be retained as such with no permitted change within Class E in perpetuity.

Reason: To control further development of the site in the interests of sustainability and to preserve the openness of the Green Belt in accordance with Policy CSP18 of the Tandridge Local Core Strategy 2008 and Policies DP10 and DP13 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.