

## Appendix 1.1



**Proposed Site Plan**  
1 : 200@A1



**Location Plan**  
1 : 1250@A1

**GENERAL NOTES**

- This drawing shall not be scaled
- All dimensions shall be checked on site prior to commencing the works and errors and omissions to be reported to the architects
- All works shall conform to the current edition of the Building Regulations and other statutory requirements
- All materials and workmanship shall conform with the relevant British Standard specifications and codes of practice
- All dimensions are in mm unless otherwise stated
- This drawing may incorporate information from other professions. Hunters cannot accept responsibility for the integrity and accuracy of such information. Any clarification and/or additions that are required appertaining to such information should be sought from the relevant profession or their appointed representative

**GENERAL NOTES**

**SITE LEVELS**

Existing Site level	+ 56.22
Proposed Site Level (In conjunction with Structural Engineers Drainage drawings)	+ 56.22

**LINE-TYPE AND HATCH COLOUR KEY**

Site Boundary - taken from Informative drawings

LIST OF INFORMATIVE'S	Description	Drawing reference
McCarthy & Stone - Land Registry Extract	Boundary Setting out	Email 10Mar17
Lewis & Hickey Site Plan	Topographic survey	G4348 P003 A

**BOUNDARY TREATMENT HATCH COLOUR KEY**

Masonry Wall with Metal Railing 1500mm high	
Close Boarded Timber Fence 1800mm high	
Existing Masonry Retained and Repaired	

Site Area:	0.369 Hectares (0.910 acres)
Assisted Living:	43no Appartments 17no 1 Bed, 26no 2 Bed
Parking:	36no spaced (inc 4 DDA)
Cycle:	6no Sheffield stands / 12no spaces

Overlay of extent of existing office with approved extension hatched.



Revision		
A	06.07.2017	NM Parking layout revised to accommodate landscaping and access.
B	26.07.2017	NM Drawing Reference Notes Revised.



project name:	ASSISTED LIVING, QUEENS ROAD, WEYBRIDGE		
drawing reference:	Proposed Site Layout	date:	JUNE 17
sheet:	1:200@A1	checked:	NM
job number:	M9422	drawing number:	APL006
status:	PLANNING	revision:	B
cad ref:	M9422_APL006_C_QUEENS ROAD, WEYBRIDGE_Site Layout.dwg	<small>Use figured dimensions only. All levels and dimensions to be checked on site. This drawing is to be read in conjunction with all other relevant drawings and specifications. Hunters is a trading name of Hunter &amp; Partners Limited. © Hunter &amp; Partners Limited. All rights reserved. www.hunters.co.uk</small>	



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## Appendix 1.2

Mr Matthew Shellum  
The Planning Bureau Ltd  
Unit 2 Genesis Business Park  
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Woking  
Surrey  
GU21 5RW

**TOWN & COUNTRY PLANNING ACT 1990**

**GRANT OF PLANNING PERMISSION**

**Proposal:** Development comprising 43 extra care apartments (C2 use) with ancillary landscaping and parking following demolition of existing office building (B1 use).  
**Applicant:** Your Life Management Services Ltd  
**Location:** St Georges House 24 Queens Road Weybridge Surrey KT13 9UX

The decision of Elmbridge Borough Council on the application registered as valid by the Council on 23/08/2017 and described above is to **Grant Permission** subject to the conditions (if any) set out below:

Conditions/Reasons

- 1 **TIME LIMIT (FULL APPLICATION)**  
The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  
Reason: To comply with Section 51 of Part 4 of the Planning and Compulsory Purchase Act 2004.
- 2 **LIST OF APPROVED PLANS**  
The development hereby permitted shall be carried out in strict accordance with the following list of approved plans: 16-366-004 received on 02 August 2017, APL006 Rev B, APL007, APL008, APL009 and APL010 received on 03 August 2017, APL011 received on 11 August 2017, 9403-KC-XX-YTREE-TPP02Rev0 received on 18 October 2017 and APL012 Rev E and APL013 Rev C received on 24 November 2017.  
Reason: To ensure that the development is carried out in a satisfactory manner.
- 3 **MATERIALS SAMPLES**  
**No development shall take place until samples of the materials to be used on the external faces and roof of the building have been submitted to and approved in writing by the Borough Council. Development shall be carried out in accordance with the approved details.**  
Reason: To ensure that a satisfactory external appearance is achieved of the development in accordance with Policy DM2 of the Elmbridge Development Management Plan 2015. It is considered necessary for this to be a pre-commencement condition because the use of satisfactory external materials goes to the heart of the planning permission.
- 4 **OBSCURE GLAZING**  
The first and second floor windows on the south east side elevation of the development hereby permitted, serving the communal corridor, stairwell and kitchen (units 14 and 28 only) shall be glazed with obscure glass and fitted with non-opening principal lights, and subsequently maintained in this form. Such glass shall be sufficiently obscure to prevent loss of privacy. The affixing of an obscure film will not be sufficient.  
Reason: To preserve the reasonable privacy of neighbouring residents in accordance with Policy DM2 of the Elmbridge Development Management Plan 2015.

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Type: Full Application

5 **FLAT ROOF - NO OTHER USE**

The two and three storey flat roof to the south west of the building (rear of units 35 and 43 as shown on the approved floor plans) and the three storey flat roof to the north west and south east side of the building (indicated as flat roof on the proposed third floor plan) hereby permitted shall not at any time be altered or adapted to form a balcony, roof garden or similar amenity area without the grant of a further specific permission from the Borough Council.

Reason: To prevent undue loss of privacy to adjacent properties contrary to Policy DM2 of the Elmbridge Development Management Plan 2015 and the Elmbridge Design and Character SPD 2012.

6 **LANDSCAPING - SCHEME**

**No development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Borough Council and these works shall be carried out as approved. This scheme shall include indications of all hard surfaces, walls, fences, access features, the existing trees and hedges to be retained, together with the new planting to be carried out, and details of the measures to be taken to protect existing features during the construction of the development.**

Reason: To preserve and enhance the visual amenities of the locality in accordance with Policy DM6 of the Elmbridge Development Management Plan 2015.

7 **LANDSCAPING - TREE PLANTING AND AFTERCARE**

No works or development shall take place until full details of all proposed tree planting, planting pits design to provide sufficient medium, the proposed times of planting, and arrangements for aftercare over a period of 5 years have been approved in writing by the Borough Council, and all tree planting and aftercare shall be carried out in accordance with those details and at those times. If within a period of five years from the date of the planting of any tree, that tree, or any planted in replacement for it, is removed, uprooted or destroyed or dies, another tree of the same species and size as that originally planted shall be planted in the same place, unless the Borough Council gives its written consent to any variation.

Reason: To preserve and enhance the visual amenities of the locality in accordance with Policy DM6 of the Elmbridge Development Management Plan 2015.

8 **LANDSCAPING - IMPLEMENTATION**

**All hard and soft landscaping works shall be carried out in accordance with the approved details. Arboricultural work to existing trees shall be carried out prior to the commencement of any other development, otherwise all remaining landscaping work and new planting shall be carried out prior to the occupation of any part of the development or in accordance to the timetable agreed with the Borough Council. Any trees or plants, which within a period of five years of the commencement of any works in pursuance of the development die, are removed, or become seriously damaged or diseased, shall be replaced as soon as practicable with others of similar size and species, following consultation with the Borough Council, unless the Borough Council gives written consent to any variation.**

Reason: To preserve and enhance the visual amenities of the locality in accordance with Policy DM6 of the Elmbridge Development Management Plan 2015.

9 **TREE PROTECTION**

In this condition "retained tree" means an existing tree, which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the first occupation of the development.

a) no retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be pruned other than in accordance with the approved plans and particulars, without the written approval of the Borough Council. Any pruning shall be carried out in accordance with British Standard 3998 (tree work) and in accordance with any supplied arboricultural method statement.

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b)if any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Borough Council.

c)tree protection shall be maintained in-situ and not moved or removed until all construction has finished and equipment, materials, or machinery are removed from site.

d)any arboricultural protection information and plans submitted as part of the application, and listed in the approved plans condition, or submitted to meet a condition of consent shall be implemented and adhered to at all times during the construction process unless otherwise agreed in writing with the Borough Council. This shall include any requirement for arboricultural supervision and site monitoring. This condition may only fully be discharged on completion of the development subject to satisfactory written evidence of contemporaneous supervision and monitoring of tree protection throughout construction by the appointed arboriculturist.

Reason: This permission is only granted on the basis that the trees would remain on site to mitigate the impact of the development and to preserve and enhance the visual amenities of the locality in accordance with Policy DM6 of the Elmbridge Development Management Plan 2015.

### 10 **NEW ACCESS**

**The development hereby approved shall not be first occupied unless and until the proposed vehicular access to Queens Road has been constructed and provided with visibility zones in accordance with the approved plans and thereafter the visibility zones shall be kept permanently clear of any obstruction over 0.6m high.**

Reason: In order that the development should not prejudice highway safety, the free flow of traffic nor cause inconvenience to other highway users in accordance with Policy DM7 of the Elmbridge Development Management Plan 2015.

### 11 **BLOCKING UP OF EXISTING ACCESS**

**The development hereby approved shall not be first occupied until the two redundant vehicle accesses have been stopped up and the footway reinstated in these locations.**

Reason: In order that the development should not prejudice highway safety, the free flow of traffic nor cause inconvenience to other highway users in accordance with Policy DM7 of the Elmbridge Development Management Plan 2015.

### 12 **PARKING AND TURNING**

The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles and cycles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning] areas shall be retained and maintained for their designated purposes.

Reason: In order that the development should not prejudice highway safety, the free flow of traffic nor cause inconvenience to other highway users in accordance with Policy DM7 of the Elmbridge Development Management Plan 2015.

### 13 **Method of construction statement**

**No development shall commence until a construction transport management plan, to include details of**

- (a) **parking for vehicles of site personnel, operatives and visitors**
- (b) **loading and unloading of plant and materials**
- (c) **storage of plant and materials**
- (d) **programme of works (including measures for traffic management)**
- (e) **provision of boundary hoarding behind any visibility zones**
- (f) **hgv deliveries and hours of operation**
- (g) **vehicle routing**
- (h) **measures to prevent the deposit of materials on the highway**

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- (l) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused
- (j) on-site turning for construction vehicles
- (k) noise and dust suppression measures
- (l) timing and consolidation of deliveries
- (m) subscription to "considerate contractors scheme" and "freight operation recognition scheme"
- (n) penalties to be issued to contractors for observed non-compliance

**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 order that the development should not prejudice highway safety, the free flow of traffic nor cause inconvenience to other highway users in accordance with Policy DM7 of the Elmbridge Development Management Plan 2015. It is considered necessary for this to be a pre-commencement condition because the demolition and construction works could have implications on highway safety and amenity and should be agreed before any works begin.

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### **SURFACE WATER DRAINAGE SYSTEM**

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. Those details shall include:

a) A design that is compliant with the national Non-Statutory Technical Standards for SuDS, National Planning Policy Framework and Ministerial Statement on SuDS.

Infiltration Testing: The applicant has supplied infiltration for two locations onsite. The actual location proposed for the soakaway is on the other side of the site. We suggest the following condition:

b) Prior to construction the applicant must in their drainage strategy, provide results from infiltration testing in accordance with BRE Digest 365 for each location a soakaway is proposed. The Sustainable Drainage System should then be designed in accordance with these results and shall be submitted to and approved by the local planning authority.

Reason: To ensure that infiltration has been fully considered as a discharge option.

c) Evidence that the proposed solution will effectively manage the 1 in 30 & 1 in 100 (+CC% allowance for climate change storm events, during all stages of the development (Pre, Post and during).

d) Finalised drawings read for construction to include: a finalised drainage layout detailing the location of SUDs elements, pipe diameters, levels, details of how SuDS elements will be protected from root damage and long and cross sections of each SuDS element and including details of any flow restrictions;

e) Exceedance flow paths and finished ground levels around the buildings, i.e., definition of the route(s) and destination(s) of these flows.

f) Demonstration that surface water run-off from the public highway doesn't enter the site

g) Details of management and Maintenance regimes and responsibilities.

Reason: To ensure the design meets the technical stands for SuDS and the final drainage design does not increase flood risk on or off site.

15

### **SURFACE WATER DRAINAGE SYSTEM VERIFICATION**

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 to demonstrate that the Sustainable Urban Drainage System has been constructed as per the agreed scheme.

Reason: To ensure the Sustainable Drainage System is designed to the technical standards.

**APPROVAL**

Application No: **2017/2534**

Type: Full Application

16 **BAT LICENSE AND MITIGATION**

Prior to the commencement of development, the applicant will provide evidence of a bat destruction license and details of two bat tubes to the Local Planning Authority. The details of the bat tubes shall be approved in writing by the Local Planning Authority prior to commencement of development. The works shall be carried out in accordance with this license, the approved bat tube details and the other mitigation measures as set out in paragraphs 4.4 and 4.5 of the Bat Emergence Survey by Surrey Wildlife Trust dated September 2017.

Reason: In order to ensure that the development does not result in an adverse impact upon protected species or biodiversity in accordance with Policy CS15 of the Core Strategy 2011, Policy DM21 of the Development Management Plan 2015 and the National Planning Policy Framework 2012.

17 **USE CLASS LIMITATION - ENTRY REQUIREMENTS**

The approved units within C2 use will only be available to those persons in need of care who will be subject to an individual assessment of their care needs on entry, leading to an agreed care plan.

Reason: The use of the building for other purposes could have an adverse environmental impact on the surrounding area and would not comply with Policy DM2 of the Elmbridge Development Management Plan 2015.

18 **USE CLASS LIMITATION**

The development hereby permitted shall only be used as a care home (extra care accommodation) and for no other purpose (including any other purpose in Class C2 of the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any Statutory Instrument revoking or re-enacting that Order with or without modification).

Reason: The use of the building for other purposes could have an adverse environmental impact on the surrounding area and would not comply with Policy DM2 of the Elmbridge Development Management Plan 2015.

Informative(s): (if applicable)

1 **COMMUNITY INFRASTRUCTURE LEVY**

The development permitted is subject to a Community Infrastructure Levy (CIL) liability for which a Liability Notice will be issued as soon as practical after the day on which planning permission first permits development.

To avoid breaching the CIL regulations and the potential financial penalties involved, it is essential a prior commencement notice be submitted. A blank commencement notice can be downloaded from [http://www.planningportal.gov.uk/uploads/1app/forms/form\\_6\\_commencement\\_notice.pdf](http://www.planningportal.gov.uk/uploads/1app/forms/form_6_commencement_notice.pdf).

For the avoidance of doubt commencement of demolition of existing structure(s) covering any part of the footprint of the proposed structure(s) would be considered as commencement for the purpose of the CIL regulations.

2 **POTENTIAL FOR GROUND CONTAMINATION**

The site investigation has shown that the potential for ground contamination exists within the area in which the subject property is located. Any persons involved with ground works within the subject property should be made aware of the potential for ground contamination. If during construction any contamination is found to be present at the site, the work must be halted and the Council informed. Please be aware, where significant risk from contamination is identified, there is a possibility that remediation measures may be required to mitigate that risk.

**APPROVAL**

Application No: **2017/2534**

Type: Full Application



**Kim Tagliarini**  
Head of Planning Services

Date: 08 February 2018

**N.B. THE ATTENTION OF THE APPLICANT AND AGENT IS DRAWN TO THE FOLLOWING INFORMATIVES WHICH PROVIDE IMPORTANT INFORMATION.**

**STANDARD INFORMATIVES – GUIDANCE FOR APPLICANTS**

**1 APPEALS**

If an applicant is aggrieved by the decision of the Local Planning Authority to grant permission or approval subject to conditions, an appeal may be made to the Secretary of State in accordance with Section 78 of the Town and Country Planning Act, 1990. This must be done within six months of the date of the decision notice. Appeals must be made on a form which is obtainable from the Planning Inspectorate Registry/Scanning, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, Tel: 0303 444 5000. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been so granted otherwise than subject to the conditions imposed by the Local Planning Authority, having regard to Section 79 of the Town & Country Planning Act, 1990, the provisions of the Development Order, and to any directions given under the Order. He does not in practice refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him.

**2 COMPLIANCE WITH CONDITIONS**

Attention is drawn to the conditions that have been attached to the planning permission together with the reason for their imposition. Particular attention is drawn to those conditions that require the submission of further information to the Local Planning Authority and its approval of such further information before building works commence. In the case of a reserved matters approval you must also take account of the conditions imposed on the outline permission.

The above decision makes reference to the saved Replacement Elmbridge Borough Local Plan policies. Should you wish to read the wording and content of any of these policies, the information can be accessed at the Town Planning Reception at the Civic Centre, Civic Centre, High Street, Esher, Surrey. KT10 9SD or on the Planning Portal Website at the following address: [planningportal.co.uk](http://planningportal.co.uk)

**3 VARIATIONS IN APPROVED PLANS**

The Local Planning Authority's decision relates strictly to the development described in the application and shown on the approved drawings as listed in the conditions above. This decision is based on the reasonable assumption that those details are correct and indicate accurately not only the size and appearance of the works and/or buildings (if relevant) but also their siting in relation to the boundaries of the land, and to any other features shown on the drawings such as existing trees and neighbouring buildings.

## **APPROVAL**

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Type: Full Application

You are strongly advised to make a careful check of the approved drawings before proceeding with any works to ensure that all the details are correctly shown. Any discrepancies should be notified at once to the Town Planning Division (01372 474474). In addition, should you wish to vary the development in any way you should send revised drawings to the Town Planning Division and await a written response before starting work since this may require a fresh planning application. Only in this way is it possible to avoid a situation in which unlawful work takes place, leading to the possibility of enforcement action by the Council.

### **4 BUILDING REGULATION APPROVAL**

If the proposal, as detailed in the Decision Notice, involves the erection of a new building, or the extension or material alteration of an existing building or the putting of an existing building to a different use then the BUILDING REGULATIONS 2000 (as amended) will apply, and an application will be required. If you are unsure of the requirements of the Regulations and require any advice, you are strongly recommended to contact the Building Control Division.

### **5 ACCESS AND EGRESS FOR THE DISABLED**

Your attention is drawn to the Chronically Sick and Disabled Persons Acts, 1970 and 1976 together with the Disability and Discrimination Act of 1995 and the Code of Practice for Access for the Disabled to Buildings (British Standard 8300:2004) regarding the provision of means of access, parking facilities and sanitary conveniences for the needs of persons visiting, using or employed at the buildings or premises who are disabled and to The Building Regulations, Part M - Access and Facilities for Disabled People. For further assistance; Tel: 01372 474779.

### **6 ACCESS BY THE FIRE BRIGADE**

Notice of the provisions of Section 20 of the Surrey County Council Act 1985 is hereby endorsed on this planning permission. Copies of the Section may be obtained from the Council Offices or from County Hall. Section 20 of this Act requires that when a building is erected or extended proper provision must be made for the Fire Brigade to have means of access to the building or to any neighbouring buildings. There are also requirements relating to access and facilities for the fire service contained in Part B of the Building Regulations 2000 (as amended).

### **7 CLIMATE NEUTRAL DEVELOPMENT**

The Council is keen to encourage sustainable development and would strongly commend attention to the following measures (as appropriate to the scale of the development) in addition to the mandatory requirements of the Building Regulations:

#### Transport

- New development should include facilities to support the use of low or zero carbon fuelled vehicles, such as the charging of electric vehicles from green electricity sources and the provision of bicycle storage

#### Site Layout and Building Design (see also BREEAM and EcoHomes Standards)

- The development should maximise the potential for passive solar gain
- Landform and landscaping should be used to optimise the benefits of shelter (such as shading of car parks and summer shade generally) but avoid overshadowing of buildings
- Buildings should be specified to maximise the capture and use of passive solar energy, whilst avoiding excessive solar gain in summer
- Buildings should be specified to optimise thermal comfort in summer without needing air conditioning through techniques such as window design and location, shutters and sun screens

#### Energy Reduction

- Buildings should be specified to be less dependent on grid distributed energy and fossil carbon fuels

## **APPROVAL**

Application No: **2017/2534**

Type: Full Application

- A greater proportion of the energy requirements of new development should be from renewable sources (minimum 10%) or from on-site sustainable generation
- Schemes should use combined heat and power or similar technology (mandatory on developments in excess of 5000 sqm floorspace)

### Waste Recycling

- The development should provide adequate space for storing and servicing recycling collection bins
- The development should maximize the potential for home composting facilities

### Sustainable Drainage to Cope with Increased Rainfall

- New development should include sustainable drainage systems (SUDS) for the disposal of surface water
- Opportunities should be taken to develop SUDS that provide multi-use benefits such as public amenity and wildlife improvements, and are combined with water conservation measures

### Water Conservation/Recycling

- Developments should include measures to reduce water consumption and provide facilities for rainwater collection and recycling of grey water
- There should be an integrated approach linking water demand and rainwater disposal

### Building Materials

- Developments should include a greater proportion of building materials from renewable sources
- Re-use of building materials should occur where opportunities arise
- Demolition of buildings should be preceded by a method statement identifying opportunities for the re-use of materials and the sustainable disposal of those not re-used

## **8 CONTROL OF POLLUTION AND NOISE DURING CONSTRUCTION**

The Environmental Health team would offer the following advice to control noise and pollution during the construction phase where sensitive premises are nearby:

- (a) Work which is audible beyond the site boundary should only be carried out between the following hours:  
Monday to Friday 08:00 hrs to 18:00 hrs  
Saturday 08:00 hrs to 13:00 hrs  
and not at all on Sundays or Bank Holidays.
- (b) The quietest available items of plant and machinery should be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels.
- (c) Deliveries and collections should only be received within the hours detailed above.
- (d) Adequate steps should be taken to prevent dust causing nuisance beyond the site boundary. These could include the use of hoses to damp down stockpiles of materials which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes.
- (e) There should be no burning on site that causes nuisance to local residents.
- (f) Only minimal security lighting shall be used outside the hours stated above.

Further advice is available on our website [elmbridge.gov.uk/pollution](http://elmbridge.gov.uk/pollution)

**APPROVAL**

Application No: **2017/2534**

Type: Full Application

**9 BUILDING MATERIALS, MACHINERY & CONTRACTORS' VEHICLES**

The Council is keen to ensure that developments do not cause obstruction or block visibility on the highway. As such, it is advised that building materials and machinery shall not be stored on the highway and contractors' vehicles shall be parked with care so as not to cause an obstruction or block visibility on the highway.

**10 SITE SECURITY**

In furtherance of its responsibilities under Section 17 of the 1998 Crime and Disorder Act, the Borough Council will expect measures to be taken to ensure that your construction site is safe and secure and deters crime at all times. Further details and advice can be obtained from Surrey Police Crime Prevention Design Advisor (Tel: 101 or 01483 571212).

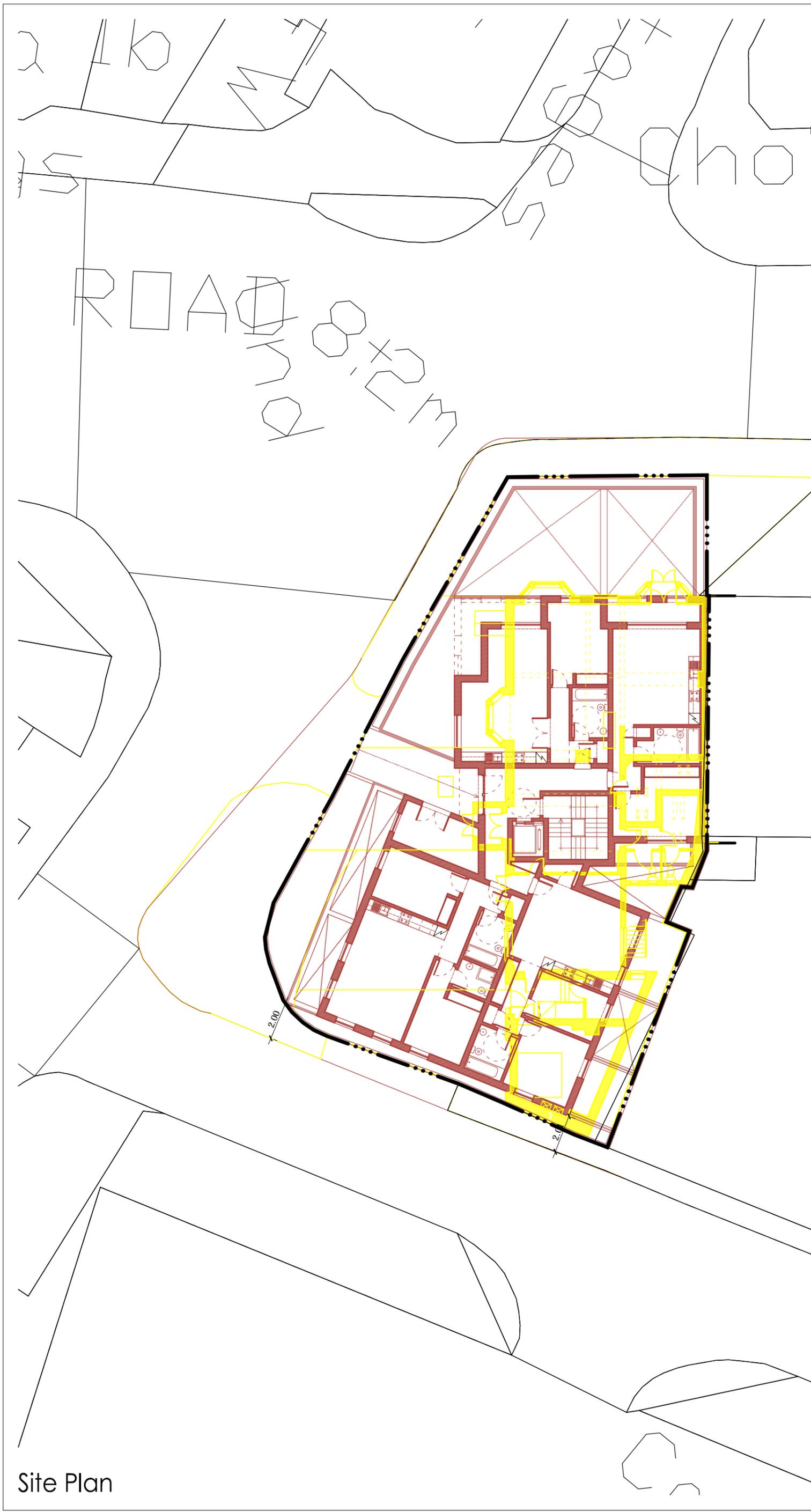
**11 SITE NOTICES**

In the interests of protecting the character of the environment, you are requested to remove any Planning Notice that may have been posted outside your site.

**12 POSITIVE AND PROACTIVE ENGAGEMENT**

The Council confirms that in assessing this application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework 2012.

## Appendix 2.1



**NOTES**

This drawing is copyright and must not be reproduced in any form without written consent of Armstrong Simmonds Architects

This drawing is for planning purposes only. Any dimensions used must therefore be verified on site and contractors / sub-contractors who follow them do so at their own risk.

NB/ Any dims provided in brackets are indicative only - setting out is likely to be determined by other criteria.



Scale 1:200

**NOT FOR CONSTRUCTION**

Rev	Date	Revision

Client:  
Hotels RS UK Ltd

Project:  
162 Portsmouth Road, KT7 0XR  
New Build (17 Flats)

Drawing:  
Site Plan (Built and Demolished)  
PROPOSED

**Armstrong Simmonds | Architects**

Unit 23, Battersea Business Centre, 99-109  
Lavender Hill, London, SW11 5QL

t: 020 7228 1324; m: 07817127275; m: 07779668358  
e: info@as-architects.co.uk

Drawing Number: 574_162PR_BD100	Revision: *
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Scale: 1:200 @A3	Date: Mar 2016	Drawn: Nuno Mota
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## Appendix 2.2



Ms Ellen Cullen  
Cullen Planning Ltd  
1 Coxhall Cottages  
Merrow Street  
Guildford  
Surrey  
GU4 7AP

**TOWN & COUNTRY PLANNING ACT 1990**

**GRANT OF PLANNING PERMISSION**

**PROPOSAL:** 2 three-storey blocks with basement providing a total of 17 flats following the demolition of existing building  
**APPLICANT:** Hotels R S Limited  
**LOCATION:** 162 Portsmouth Road Thames Ditton Surrey KT7 0XR

The decision of Elmbridge Borough Council on the application registered as valid by the Council on 11/05/2016 and described above is to GRANT PERMISSION subject to the conditions (if any) set out below:

Conditions/Reasons

- 1 **TIME LIMIT (FULL APPLICATION)**  
The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  
Reason: To comply with Section 51 of Part 4 of the Planning and Compulsory Purchase Act 2004.
- 2 **LIST OF APPROVED PLANS**  
The development hereby permitted shall be carried out in strict accordance with the following list of approved plans: 574\_162PR\_X000, X001, BD100, P100, P101, P102 Rev A, P103 Rev A, P104 Rev A, P105 Rev A, P106 Rev A received on 23 December 2016.  
Reason: To ensure that the development is carried out in a satisfactory manner.
- 3 **MATERIALS SAMPLES**  
**No development shall take place until samples of the materials to be used on the external faces and roof of the building have been submitted to and approved in writing by the Borough Council. Development shall be carried out in accordance with the approved details.**  
Reason: To ensure that a satisfactory external appearance is achieved of the development in accordance with Policy DM2 of the Elmbridge Development Management Plan 2015. It is considered necessary for this to be a pre-commencement condition because the use of satisfactory external materials goes to the heart of the planning permission.
- 4 **FOOTWAY REINSTATED**  
Prior to first occupation the existing accesses from the site to Thorkhill Road and Southbank shall have been permanently closed and any kerbs, verge and/or footway be fully reinstated.  
Reason: In order that the development should not prejudice highway safety, the free flow of traffic nor cause inconvenience to other highway users in accordance with Policy DM7 of the Elmbridge Development Management Plan 2015.

5 **METHOD OF CONSTRUCTION STATEMENT**

No development shall commence until a construction transport management plan, to include details of:

- (a) parking for vehicles of site personnel, operatives and visitors
- (b) loading and unloading of plant and materials
- (c) storage of plant and materials
- (d) measures to prevent the deposit of materials on the highway

Has been submitted to and approved in writing by the local planning authority. Only the approved details shall be implemented during the construction of the development.

Reason: In order that the development should not prejudice highway safety, the free flow of traffic nor cause inconvenience to other highway users in accordance with Policy DM7 of the Elmbridge Development Management Plan 2015. It is considered necessary for this to be a pre-commencement condition because the demolition and construction works could have implications on highway safety and amenity and should be agreed before any works begin.

6 **DRAINAGE DESIGN**

The development hereby permitted shall not commence until details of the design of a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. These details shall include:

- a) A design that is compliant with the national Non-Statutory Technical Standards for SuDS, National Planning Policy Framework and Ministerial Statement on SuDS.
- b) Finalised drawings read for construction to include: a finalised drainage layout detailing the location of SUDs elements (including permeable paving as proposed in Flood Risk Assessment), pipe diameters, levels, details of how SuDS elements will be protected from root damage and long and cross sections of each SuDS element and including details of any flow restrictions.

Reason: To ensure the design meets the technical stands for SuDS and the final drainage design does not increase flood risk on or off site.

7 **BASEMENT**

Prior to commencement of development, details of protective measures which would prevent the basement from flooding in the event of overland flows shall be submitted and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure the design meets the technical stands for SuDS and the final drainage design does not increase flood risk on or off site

8 **EXCEEDANCE FLOW ROUTES**

Prior to commencement of development, details of how the Sustainable Drainage System will cater for system failure or exceedance events, both on and offsite shall be submitted to and approved in writing by the Local Planning Authority. This should include evidence of proposed levels to confirm exceedance flow routes. The development shall thereafter be carried out in strict accordance with those approved details unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure the design meets the technical stands for SuDS and the final drainage design does not increase flood risk on or off site

9 **CONSTRUCTION MANAGEMENT AND MAINTENANCE**

No development shall take place until full details of how surface water and any associated pollution risk will be dealt with during the construction of the development and how any Sustainable Drainage System will be protected and maintained is submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in strict accordance with those approved details unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure the design meets the technical stands for SuDS and the final drainage design does not increase flood risk on or off site

**APPROVAL**

Application No: **2016/1066**

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**LIFETIME MANAGEMENT AND MAINTENANCE PLAN**

Prior to commencement of development, details of maintenance regimes and responsibilities of the drainage and SUDS elements during the operation and lifetime of the systems shall be submitted to and agreed in writing by the Local Planning Authority. The development shall thereafter be carried out in strict accordance with those approved details unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure the design meets the technical stands for SuDS and the final drainage design does not increase flood risk on or off site

11

**VERIFICATION CHECK**

Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved in writing the Local Planning Authority to demonstrate that the Sustainable Urban Drainage System has been constructed as per the agreed scheme.

Reason: To ensure the design meets the technical stands for SuDS and the final drainage design does not increase flood risk on or off site

Informative(s): (if applicable)

1

**COMMUNITY INFRASTRUCTURE LEVY**

The development permitted is subject to a Community Infrastructure Levy (CIL) liability for which a Liability Notice will be issued as soon as practical after the day on which planning permission first permits development.

To avoid breaching the CIL regulations and the potential financial penalties involved, it is essential a prior commencement notice be submitted. A blank commencement notice can be downloaded from [http://www.planningportal.gov.uk/uploads/1app/forms/form\\_6\\_commencement\\_notice.pdf](http://www.planningportal.gov.uk/uploads/1app/forms/form_6_commencement_notice.pdf).

For the avoidance of doubt commencement of demolition of existing structure(s) covering any part of the footprint of the proposed structure(s) would be considered as commencement for the purpose of the CIL regulations.

2

**BASEMENT FLOODING**

The Local Planning Authority shall give due regard to the inclusion of basement in the development proposal. The development is located in a flood zone, and in the event of flooding, the basement properties are at a very high risk of flooding.

3

**INFILTRATION SUDS**

The infiltration rates in the north of the site is suitable for infiltration, however the applicant has indicated that the layout of the site (with basement and cellars) does not make infiltration SUDS feasible as any infiltration system has to be located at a level lower than the floor level of the basement. The ground water level does not allow for infiltration system to be safely implemented on the site.

The permission hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, or verge to form a vehicle crossover or to install dropped kerbs. Please see [www.surreycc.gov.uk/road-and-transport/road-permits-and-licences/vehicular-crossover-or-dropped-kerbs](http://www.surreycc.gov.uk/road-and-transport/road-permits-and-licences/vehicular-crossover-or-dropped-kerbs).

4

**VEHICULAR ACCESS/DROPPED KERBS**

The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may be 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 on the highway will require a permit and an application will need to be submitted to the County Council's Streetworks Team up to 3 months in advance of the intended start date, depending on he scale of the works proposed and the classification of the road. please see [www.surreycc.gov.uk/roads-and-transport/roads-permits-and-licences/the-traffic-management-permit-scheme](http://www.surreycc.gov.uk/roads-and-transport/roads-permits-and-licences/the-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

**APPROVAL**

Application No: **2016/1066**

Type: Full Application

www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice.

5 **MATERIALS DEPOSITED ON THE HIGHWAY**

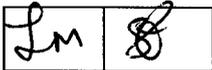
The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).

6 **ENCOURAGEMENT OF NON CAR MODES OF TRANSPORT**

The applicant is advised that the Highway Authority has encouragement is given to the future occupiers of this development to where possible use non-car modes of transport.



Ray Lee  
Strategic Director



Date: 15 August 2017

**N.B. THE ATTENTION OF THE APPLICANT AND AGENT IS DRAWN TO THE FOLLOWING INFORMATIVES WHICH PROVIDE IMPORTANT INFORMATION.**

**STANDARD INFORMATIVES – GUIDANCE FOR APPLICANTS**

**1 APPEALS**

If an applicant is aggrieved by the decision of the Local Planning Authority to grant permission or approval subject to conditions, an appeal may be made to the Secretary of State in accordance with Section 78 of the Town and Country Planning Act, 1990. This must be done within six months of the date of the decision notice. Appeals must be made on a form which is obtainable from the Planning Inspectorate Registry/Scanning, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, Tel: 0303 444 5000. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been so granted otherwise than subject to the conditions imposed by the Local Planning Authority, having regard to Section 79 of the Town & Country Planning Act, 1990, the provisions of the Development Order, and to any directions given under the Order. He does not in practice refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him.

**2 COMPLIANCE WITH CONDITIONS**

Attention is drawn to the conditions that have been attached to the planning permission together with the reason for their imposition. Particular attention is drawn to those conditions that require the submission of further information to the Local Planning Authority and its approval of such further information before building works commence. You should be aware that under the amendment to the Fee Regulations in 2008 (Amended Nov 12) this approval, or other confirmation of compliance with conditions, attracts an additional fee of £28 for conditions placed on application for householder planning permission and £97 for conditions on all others. Such submissions **must** be made on the appropriate National Application form which is

## **APPROVAL**

Application No: **2016/1066**

Type: Full Application

available to download from the Council's website [www.elmbridge.gov.uk/planning](http://www.elmbridge.gov.uk/planning). Additional information can be viewed in the Planning-related Fees Circular on the Government website [www.communities.gov.uk](http://www.communities.gov.uk). In the case of a reserved matters approval you must also take account of the conditions imposed on the outline permission.

The above decision makes reference to the saved Replacement Elmbridge Borough Local Plan policies. Should you wish to read the wording and content of any of these policies, the information can be accessed at the Town Planning Reception at the Civic Centre, Civic Centre, High Street, Esher, Surrey. KT10 9SD or on the Planning Portal Website at the following address [www.planningportal.gov.uk](http://www.planningportal.gov.uk)

### **3 VARIATIONS IN APPROVED PLANS**

The Local Planning Authority's decision relates strictly to the development described in the application and shown on the approved drawings as listed in the conditions above. This decision is based on the reasonable assumption that those details are correct and indicate accurately not only the size and appearance of the works and/or buildings (if relevant) but also their siting in relation to the boundaries of the land, and to any other features shown on the drawings such as existing trees and neighbouring buildings.

You are strongly advised to make a careful check of the approved drawings before proceeding with any works to ensure that all the details are correctly shown. Any discrepancies should be notified at once to the Town Planning Division (01372 474474). In addition, should you wish to vary the development in any way you should send revised drawings to the Town Planning Division and await a written response before starting work since this may require a fresh planning application. Only in this way is it possible to avoid a situation in which unlawful work takes place, leading to the possibility of enforcement action by the Council.

### **4 BUILDING REGULATION APPROVAL**

If the proposal, as detailed in the Decision Notice, involves the erection of a new building, or the extension or material alteration of an existing building or the putting of an existing building to a different use then the BUILDING REGULATIONS 2000 (as amended) will apply, and an application will be required. If you are unsure of the requirements of the Regulations and require any advice, you are strongly recommended to contact the Building Control Division.

### **5 ACCESS AND EGRESS FOR THE DISABLED**

Your attention is drawn to the Chronically Sick and Disabled Persons Acts, 1970 and 1976 together with the Disability and Discrimination Act of 1995 and the Code of Practice for Access for the Disabled to Buildings (British Standard 8300:2004) regarding the provision of means of access, parking facilities and sanitary conveniences for the needs of persons visiting, using or employed at the buildings or premises who are disabled and to The Building Regulations, Part M - Access and Facilities for Disabled People. For further assistance; Tel: 01372 474779.

### **6 ACCESS BY THE FIRE BRIGADE**

Notice of the provisions of Section 20 of the Surrey County Council Act 1985 is hereby endorsed on this planning permission. Copies of the Section may be obtained from the Council Offices or from County Hall. Section 20 of this Act requires that when a building is erected or extended proper provision must be made for the Fire Brigade to have means of access to the building or to any neighbouring buildings. There are also requirements relating to access and facilities for the fire service contained in Part B of the Building Regulations 2000 (as amended).

## **APPROVAL**

Application No: **2016/1066**

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### **7 CLIMATE NEUTRAL DEVELOPMENT**

The Council is keen to encourage sustainable development and would strongly commend attention to the following measures (as appropriate to the scale of the development) in addition to the mandatory requirements of the Building Regulations:

#### Transport

- New development should include facilities to support the use of low or zero carbon fuelled vehicles, such as the charging of electric vehicles from green electricity sources and the provision of bicycle storage

#### Site Layout and Building Design (see also BREEAM and EcoHomes Standards)

- The development should maximise the potential for passive solar gain
- Landform and landscaping should be used to optimise the benefits of shelter (such as shading of car parks and summer shade generally) but avoid overshadowing of buildings
- Buildings should be specified to maximise the capture and use of passive solar energy, whilst avoiding excessive solar gain in summer
- Buildings should be specified to optimise thermal comfort in summer without needing air conditioning through techniques such as window design and location, shutters and sun screens

#### Energy Reduction

- Buildings should be specified to be less dependent on grid distributed energy and fossil carbon fuels
- A greater proportion of the energy requirements of new development should be from renewable sources (minimum 10%) or from on-site sustainable generation
- Schemes should use combined heat and power or similar technology (mandatory on developments in excess of 5000 sqm floorspace)

#### Waste Recycling

- The development should provide adequate space for storing and servicing recycling collection bins
- The development should maximize the potential for home composting facilities

#### Sustainable Drainage to Cope with Increased Rainfall

- New development should include sustainable drainage systems (SUDS) for the disposal of surface water
- Opportunities should be taken to develop SUDS that provide multi-use benefits such as public amenity and wildlife improvements, and are combined with water conservation measures

#### Water Conservation/Recycling

- Developments should include measures to reduce water consumption and provide facilities for rainwater collection and recycling of grey water
- There should be an integrated approach linking water demand and rainwater disposal

#### Building Materials

- Developments should include a greater proportion of building materials from renewable sources
- Re-use of building materials should occur where opportunities arise
- Demolition of buildings should be preceded by a method statement identifying opportunities for the re-use of materials and the sustainable disposal of those not re-used

### **8 CONTROL OF POLLUTION AND NOISE DURING CONSTRUCTION**

The Environmental Health team would offer the following advice to control noise and pollution during the construction phase where sensitive premises are nearby:

- (a) Work which is audible beyond the site boundary should only be carried out between the following hours:

## **APPROVAL**

Application No: **2016/1066**

Type: Full Application

Monday to Friday 08:00 hrs to 18:00 hrs  
Saturday 08:00 hrs to 13:00 hrs  
and not at all on Sundays or Bank Holidays.

- (b) The quietest available items of plant and machinery should be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels.
- (c) Deliveries and collections should only be received within the hours detailed above.
- (d) Adequate steps should be taken to prevent dust causing nuisance beyond the site boundary. These could include the use of hoses to damp down stockpiles of materials which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes.
- (e) There should be no burning on site that causes nuisance to local residents.
- (f) Only minimal security lighting shall be used outside the hours stated above.

Further advice is available on our website [www.elmbridge.gov.uk/pollution](http://www.elmbridge.gov.uk/pollution)

### **9 BUILDING MATERIALS, MACHINERY & CONTRACTORS' VEHICLES**

The Council is keen to ensure that developments do not cause obstruction or block visibility on the highway. As such, it is advised that building materials and machinery shall not be stored on the highway and contractors' vehicles shall be parked with care so as not to cause an obstruction or block visibility on the highway.

### **10 SITE SECURITY**

In furtherance of its responsibilities under Section 17 of the 1998 Crime and Disorder Act, the Borough Council will expect measures to be taken to ensure that your construction site is safe and secure and deters crime at all times. Further details and advice can be obtained from Surrey Police Crime Prevention Design Advisor (Tel: 101 or 01483 571212).

### **11 SITE NOTICES**

In the interests of protecting the character of the environment, you are requested to remove any Planning Notice that may have been posted outside your site.

### **12 POSITIVE AND PROACTIVE ENGAGEMENT**

The Council confirms that in assessing this application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework 2012.

## Appendix 3.1

SITE LOCATION PLAN  
AREA 2 HA  
SCALE 1:1250 on A4  
CENTRE COORDINATES: 515121, 168264



Supplied by Streetwise Maps Ltd  
[www.streetwise.net](http://www.streetwise.net)  
Licence No: 100047474  
21/11/2016 16:38

## Appendix 3.2



# Elmbridge Borough Council

... bridging the communities ...

## APPROVAL

Application No: **2016/3864**

Type: PNJ Change of Use - Offices to

Mr Rod Cowan  
Taylor Livock Cowan  
67 Belhaven House  
Walton Road  
East Molesey  
Surrey  
KT8 0DP

### TOWN & COUNTRY PLANNING ACT 1990

**PRIOR APPROVAL**

**PROPOSAL:** PD Prior Notification: Change of use from Office (B1a) to Residential (C3)  
**APPLICANT:** Keeble Holdings Ltd  
**LOCATION:** Rear Ground Floor Office Suite 1 Wolsey Road East Molesey Surrey KT8 9EL

The decision of Elmbridge Borough Council on the proposal received as valid by the Council on 23/11/2016 and described above is **PRIOR APPROVAL**, subject to the following conditions, if any, set out below:

#### Conditions/Reasons

- 1 **PRIOR APPROVAL – TIME LIMIT**  
The development shall be completed on or before 30th May 2019.  
Reason: In order to comply with the provisions of paragraph A.4 of Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015.
- 2 **PRIOR APPROVAL – APPROVED DETAILS**  
The development shall be carried out in accordance with the information provided under paragraph A.4. (2) of The Town and Country Planning (General Permitted Development)(England) Order 2015 received from the applicant on 23 November 2016.  
Reason: In order to comply with the provisions of paragraph A.4 of Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015.

#### Informative(s): (if applicable)

- 1 **ASBESTOS CONTAINING MATERIALS(ACMS)**  
Please be aware that buildings constructed before 2000 may contain asbestos and we would recommend a suitable asbestos survey is undertaken before any redevelopment commences. Where a site has been subject to historical redevelopment, it is possible that asbestos containing materials are also present within the ground at the site.  
If materials containing asbestos are present on the site, a written Plan for either removal of the ACMs from the building or management of the ACMs within the building is required by the Health and Safety Executive. This is to ensure that the material is not broken up and left on site and does not pose a health risk to site workers or neighbouring residents. Asbestos advice is available at <http://www.hse.gov.uk/asbestos/>

**APPROVAL**

Application No: **2016/3864**

Type: PNJ Change of Use - Offices to

dwellings



**Ray Lee**  
Strategic Director



Date: 11 January 2017

**N.B. THE ATTENTION OF THE APPLICANT AND AGENT IS DRAWN TO THE FOLLOWING INFORMATIVES WHICH PROVIDE IMPORTANT INFORMATION.**

**STANDARD INFORMATIVES – GUIDANCE FOR APPLICANTS**

**1 CONDITIONS**

Attention is drawn to the conditions that have been attached to the approval together with the reason for their imposition. Particular attention is drawn to those conditions that require the submission of further information to the Local Planning Authority and its approval of such further information before building works commence.

**2 VARIATIONS IN APPROVED PLANS**

The Local Planning Authority's decision relates strictly to the development described in the application and shown on the approved drawings as listed in the conditions above. This decision is based on the reasonable assumption that those details are correct and indicate accurately not only the size and appearance of the works and/or buildings (if relevant) but also their siting in relation to the boundaries of the land, and to any other features shown on the drawings such as existing trees and neighbouring buildings.

You are strongly advised to make a careful check of the approved drawings before proceeding with any works to ensure that all the details are correctly shown. Any discrepancies should be notified at once to the Town Planning Division (01372 474474). In addition, should you wish to vary the development in any way you should send revised drawings to the Town Planning Division and await a written response before starting work since this may require a fresh planning application. Only in this way is it possible to avoid a situation in which unlawful work takes place, leading to the possibility of enforcement action by the Council.

**3 BUILDING REGULATION APPROVAL**

If the proposal, as detailed in the Decision Notice, involves the erection of a new building, or the extension or material alteration of an existing building or the putting of an existing building to a different use then the BUILDING REGULATIONS 2000 (as amended) will apply, and an application will be required. If you are unsure of the requirements of the Regulations and require any advice, you are strongly recommended to contact the Building Control Division.

**4 ACCESS AND EGRESS FOR THE DISABLED**

Your attention is drawn to the Chronically Sick and Disabled Persons Acts, 1970 and 1976 together with the Disability and Discrimination Act of 1995 and the Code of Practice for Access for the Disabled to Buildings (British Standard 8300:2004) regarding the provision of means of access, parking facilities and sanitary conveniences for the needs of persons visiting, using or employed at the buildings or premises who are disabled and to The Building Regulations, Part M - Access and Facilities for Disabled People. For further assistance; Tel: 01372 474779.

## **APPROVAL**

Application No: **2016/3864**

Type: PNJ Change of Use - Offices to

dwellings

### **5 ACCESS BY THE FIRE BRIGADE**

Notice of the provisions of Section 20 of the Surrey County Council Act 1985 is hereby endorsed on this approval. Copies of the Section may be obtained from the Council Offices or from County Hall. Section 20 of this Act requires that when a building is erected or extended proper provision must be made for the Fire Brigade to have means of access to the building or to any neighbouring buildings. There are also requirements relating to access and facilities for the fire service contained in Part B of the Building Regulations 2000 (as amended).

### **6 CONTROL OF POLLUTION AND NOISE DURING CONSTRUCTION**

The Environmental Health team would offer the following advice to control noise and pollution during the construction phase where sensitive premises are nearby:

- (a) Work which is audible beyond the site boundary should only be carried out between the following hours:
- (b)
  - Monday to Friday 08:00 hrs to 18:00 hrs
  - Saturday 08:00 hrs to 13:00 hrs
  - and not at all on Sundays or Bank Holidays.
- (b) The quietest available items of plant and machinery should be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels.
- (c) Deliveries and collections should only be received within the hours detailed above.
- (d) Adequate steps should be taken to prevent dust causing nuisance beyond the site boundary. These could include the use of hoses to damp down stockpiles of materials which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes.
- (e) There should be no burning on site that causes nuisance to local residents.
- (f) Only minimal security lighting shall be used outside the hours stated above.

Further advice is available on our website [www.elmbridge.gov.uk/envhealth](http://www.elmbridge.gov.uk/envhealth).

### **7 BUILDING MATERIALS, MACHINERY & CONTRACTORS' VEHICLES**

The Council is keen to ensure that developments do not cause obstruction or block visibility on the highway. As such, it is advised that building materials and machinery shall not be stored on the highway and contractors' vehicles shall be parked with care so as not to cause an obstruction or block visibility on the highway.

### **8 SITE SECURITY**

In furtherance of its responsibilities under Section 17 of the 1998 Crime and Disorder Act, the Borough Council will expect measures to be taken to ensure that your construction site is safe and secure and deters crime at all times. Further details and advice can be obtained from Surrey Police Crime Prevention Design Advisor (Tel: 101 or 01483 571212).

### **9 SITE NOTICES**

In the interests of protecting the character of the environment, you are requested to remove any Planning Notice that may have been posted outside your site.

## Appendix 4.1



General notes

This drawing must not be used for land transfer purposes. This drawing must be read in conjunction with all other relevant drawings, specifications and schedules. Residential 'NIA' is measured and calculated generally in accordance with the description of 'Gross Internal Area' within paragraph 8 of the Nationally Described Space Standard (May 2016). Residential 'GIA' and 'GEA' are measured and calculated generally in accordance with the description of 'TPMS 2 - Residential' and 'TPMS 1' respectively within RICS Property Measurement, 2nd Edition (January 2018). Non-residential 'GIA' and 'GEA' are measured and calculated generally in accordance with the description of 'TPMS 2 - Offices' and 'TPMS 1' respectively within RICS Property Measurement, 2nd Edition (January 2018). All areas have been calculated in metric units. All setting out must be checked on site. Levels refer to Ordnance Datum Newlyn, unless stated otherwise. This drawing must not be used on site unless issued for construction. Refer to Information Plan for status definitions.

Drawing revision prefix (not applied to sketches):  
 P = Pre-Contract  
 C = Contract ©

Assael group of companies 2023

This drawing is issued by the relevant Assael group company which is party to the relevant Project Appointment. Letter or Project Agreement to which this drawing relates. Nothing in this document shall be construed as being issued by or on behalf of, or constituting any advice or commitment from, any other Assael group company. A full list of Assael group of companies can be found at [www.assael.co.uk/terms-of-use/](http://www.assael.co.uk/terms-of-use/). We have prepared this drawing in accordance with the instructions of the Client under the agreed Terms of Appointment. This document is for the sole use and benefit of the Client and the relevant appointed Assael company shall not be responsible for any use of the document or its contents for any purpose other than that for which it was prepared and provided. Should the Client require to pass copies of the document to other parties this should be for coordination purposes only and the whole of the file should be so copied, but no professional liability or warranty shall be extended to other parties in this connection without the explicit written agreement thereto by the company under the agreed Terms of Appointment.

When this drawing is issued in DWG format it is an uncontrolled version issued to enable the recipient to prepare their own documents/models/drawings for which they are solely responsible. It is based on background information current at the time of issue. The relevant Assael group company accepts no liability for any such alterations or additions to or discrepancies arising out of changes to such background information which occur to that information after it has been issued. The relevant Assael group company prepared this drawing using Vectorworks 2019 and does not accept liability for any loss or degradation of that information held in the drawing resulting from the translation from the original file format to any other file format or from the recipient's reading of it in any other programme or another version of the programme referred to above.

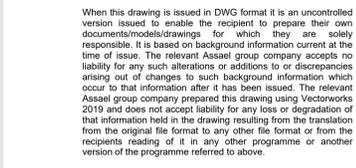
Electronic file reference

A3711 Orchard Lane SHEETS 200 Proposed Plans R8.vwx

Rev	Revision note	Date	Drawn	Check
41	Updated planning addendum	14/09/23	AS	ES

KEY

- 1 Bed
- 2 Bed
- 3 Bed
- Amenity
- Residential Lobby
- Back of House
- Diverted Thames Water main



Client

**Lifestyle Residences Ltd**

Project title

**A3711 Orchard Lane, East Molesey**

Drawing title

**Proposed Site Wide Ground Floor Plan**

Scale @ A1

**1:250**

Issue date

**14/09/23**

Drawing number

**A3711-ASA-ZZ-00-DR-A-0210**

Proposed status

**for Planning**

Revision

**P41**

Architecture

Assael Architecture Ltd  
 123 Upper Richmond Road  
 London SW15 2TL

+44 (0)207 736 7744  
 info@assael.co.uk  
 www.assael.co.uk



## Appendix 4.2



Planning and Environmental Health  
 Elmbridge Borough Council  
 Civic Centre, High Street  
 Esher, Surrey KT10 9SD  
 01372 474474  
 tplan@elmbridge.gov.uk  
 elmbridge.gov.uk/planning

## Application for Planning Permission

### Town and Country Planning Act 1990 (as amended)

#### Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

### Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

## Applicant Details

### Name/Company

Title

Mr.

First name

John

Surname

O'Neill

Company Name

Lifestyle Residences Limited and Sons of Divine Providence

### Address

Address line 1

Mason House, First Floor

Address line 2

18 Lower Teddington Road

Address line 3

Hampton Wick

Town/City

Kingston upon Thames

County

Country

Postcode

KT1 4EU

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

Secondary number

Fax number

Email address

## Agent Details

Name/Company

Title

First name

Surname

Company Name

## Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Site Area

What is the measurement of the site area? (numeric characters only).

0.75

Unit

Hectares

## Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

### Description

Please describe details of the proposed development or works including any change of use

Redevelopment of the site by way of the demolition (or partial demolition) of all existing buildings and the erection of 3 buildings comprising 74 residential units (15 x 1 bed, 48 x 2 bed and 11 x 3 bed) and ancillary facilities for residents, underground and surface level car and cycle parking, mechanical plant, soft and hard landscaping and associated diversion of Thames Water pipe

Has the work or change of use already started?

- Yes  
 No

## Existing Use

Please describe the current use of the site

Residential, including a care home (7 bedspace capacity) which has been planned for closure for several years)

Is the site currently vacant?

Yes

No

**Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.**

Land which is known to be contaminated

Yes

No

Land where contamination is suspected for all or part of the site

Yes

No

A proposed use that would be particularly vulnerable to the presence of contamination

Yes

No

## Materials

Does the proposed development require any materials to be used externally?

Yes

No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

**Type:**

Other

**Other (please specify):**

Full details

**Existing materials and finishes:**

Please refer to all accompanying plans and Design and Access Statement prepared by Assael Architecture

**Proposed materials and finishes:**

Please refer to all accompanying plans and Design and Access Statement prepared by Assael Architecture

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

Please refer to all accompanying plans and documentation

## Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

Yes

No

Is a new or altered pedestrian access proposed to or from the public highway?

Yes

No

Are there any new public roads to be provided within the site?

Yes

No

Are there any new public rights of way to be provided within or adjacent to the site?

Yes

No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

Yes

No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

Upgraded shared vehicular and pedestrian access point from Orchard Lane, including footways on both sides.

## Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

Yes

No

**Vehicle Type:**

Cars

**Existing number of spaces:**

15

**Total proposed (including spaces retained):**

74

**Difference in spaces:**

59

**Vehicle Type:**

Cycle spaces

**Existing number of spaces:**

0

**Total proposed (including spaces retained):**

56

**Difference in spaces:**

56

**Vehicle Type:**

Other

**Other (please specify):**

Loading bay/pick-up point

**Existing number of spaces:**

0

**Total proposed (including spaces retained):**

1

**Difference in spaces:**

1

## Trees and Hedges

Are there trees or hedges on the proposed development site?

- Yes  
 No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- Yes  
 No

**If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.**

## Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- Yes  
 No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes  
 No

Will the proposal increase the flood risk elsewhere?

- Yes  
 No

How will surface water be disposed of?

- Sustainable drainage system  
 Existing water course  
 Soakaway  
 Main sewer  
 Pond/lake

## Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

c) Features of geological conservation importance

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

### Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

## Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
- Septic tank
- Package treatment plant
- Cess pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system?

- Yes
- No
- Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

Please refer to accompanying Drainage Strategy Report, incorporating proposed surface water drainage drainage, proposed foul water drainage strategy and SUDS maintenance and management, prepared by Mason Navarro Pledge Ltd.

## Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes
- No

If Yes, please provide details:

Please refer to accompanying plans and associated Delivery and Servicing Plan prepared by Entran.

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
- No

If Yes, please provide details:

Please refer to accompanying plans and associated Delivery and Servicing Plan prepared by Entran.

## Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes
- No

## Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes
- No

Please note: This question is based on the current housing categories and types specified by government.

If your application was started before 23 May 2020, the categories and types shown in this question will now have changed. We recommend that you review any information provided to ensure it is correct before the application is submitted.

## Proposed

Please select the housing categories that are relevant to the proposed units

- Market Housing
- Social, Affordable or Intermediate Rent
- Affordable Home Ownership
- Starter Homes
- Self-build and Custom Build

## Market Housing

Please specify each type of housing and number of units proposed

<p><b>Housing Type:</b> Houses</p> <p><b>1 Bedroom:</b> 0</p> <p><b>2 Bedroom:</b> 1</p> <p><b>3 Bedroom:</b> 3</p> <p><b>4+ Bedroom:</b> 0</p> <p><b>Unknown Bedroom:</b> 0</p> <p><b>Total:</b> 4</p>
<p><b>Housing Type:</b> Flats / Maisonettes</p> <p><b>1 Bedroom:</b> 15</p> <p><b>2 Bedroom:</b> 47</p> <p><b>3 Bedroom:</b> 8</p> <p><b>4+ Bedroom:</b> 0</p> <p><b>Unknown Bedroom:</b> 0</p> <p><b>Total:</b> 70</p>

Proposed Market Housing Category Totals	1 Bedroom Total	2 Bedroom Total	3 Bedroom Total	4 Bedroom Total	Unknown Bedroom Total	Bedroom Total
	15	48	11	0	0	74

## Existing

Please select the housing categories for any existing units on the site

- Market Housing
- Social, Affordable or Intermediate Rent
- Affordable Home Ownership
- Starter Homes
- Self-build and Custom Build

## Market Housing

Please specify each existing type of housing and number of units on the site

<p><b>Housing Type:</b> Bedsit Studio</p> <p><b>1 Bedroom:</b> 13</p> <p><b>2 Bedroom:</b> 0</p> <p><b>3 Bedroom:</b> 0</p> <p><b>4+ Bedroom:</b> 0</p> <p><b>Unknown Bedroom:</b> 0</p> <p><b>Total:</b> 13</p>
<p><b>Housing Type:</b> Flats / Maisonettes</p> <p><b>1 Bedroom:</b> 2</p> <p><b>2 Bedroom:</b> 1</p> <p><b>3 Bedroom:</b> 1</p> <p><b>4+ Bedroom:</b> 0</p> <p><b>Unknown Bedroom:</b> 1</p> <p><b>Total:</b> 5</p>

Existing Market Housing Category Totals	1 Bedroom Total	2 Bedroom Total	3 Bedroom Total	4 Bedroom Total	Unknown Bedroom Total	Bedroom Total
	15	1	1	0	1	18

## Totals

Total proposed residential units	74
Total existing residential units	18
Total net gain or loss of residential units	56

## All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?  
 Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- Yes  
 No

Please add details of the Use Classes and floorspace.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. [View further information on Use Classes.](#)

<p><b>Use Class:</b>                  C2 - Residential institutions</p> <p><b>Existing gross internal floorspace (square metres):</b>                  371</p> <p><b>Gross internal floorspace to be lost by change of use or demolition (square metres):</b>                  371</p> <p><b>Total gross new internal floorspace proposed (including changes of use) (square metres):</b>                  0</p> <p><b>Net additional gross internal floorspace following development (square metres):</b>                  -371</p>
--

Totals	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
	371	371	0	-371

### Loss or gain of rooms

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

<p><b>Use Class:</b>                  C2 - Residential institutions</p> <p><b>Existing rooms to be lost by change of use or demolition:</b>                  7</p> <p><b>Total rooms proposed (including changes of use):</b>                  0</p> <p><b>Net additional rooms:</b>                  -7</p>
--

## Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- Yes  
 No

## Existing Employees

Please complete the following information regarding existing employees:

Full-time

4

Part-time

0

Total full-time equivalent

0.00

## Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

10

Part-time

Total full-time equivalent

## Hours of Opening

Are Hours of Opening relevant to this proposal?

- Yes  
 No

## Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- Yes  
 No

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Please refer to Energy and Sustainable Statement (Rev. 04) prepared by Hoare Lea

Is the proposal for a waste management development?

- Yes  
 No

## Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

Yes

No

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes

No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

The agent

The applicant

Other person

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes

No

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

Officer name:

Title

\*\*\*\*\* REDACTED \*\*\*\*\*

First Name

\*\*\*\*\* REDACTED \*\*\*\*\*

Surname

\*\*\*\*\* REDACTED \*\*\*\*\*

Reference

2021/4390

Date (must be pre-application submission)

28/09/2022

Details of the pre-application advice received

Please refer to both Planning Statement (prepared by Beamish Planning Consultancy) and Design and Access Statement (prepared by Assael Architecture) for full details of the extensive pre-application dialogue which has taken place, including several meetings attended by LPA Officers Paul Falconer (Development Manager), Jack Trendall (Senior Planning Officer) and John Kilner (Senior Conservation and Design Officer)

## Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

## Ownership Certificates and Agricultural Land Declaration

### Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
- No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- Yes
- No

### Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner\* and/or agricultural tenant\*\* of any part of the land or building to which this application relates; or
- The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners\* and/or agricultural tenants\*\*.

\* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

\*\* "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

**Name of Owner/Agricultural Tenant:**

\*\*\*\*\* REDACTED \*\*\*\*\*

**House name:****Number:****Suffix:****Address line 1:**

13 Lower Teddington Road

**Address Line 2:**

Hampton Wick

**Town/City:**

Kingston upon Thames

**Postcode:**

KT1 4EU

**Date notice served (DD/MM/YYYY):**

10/11/2022

**Person Family Name:**

## Person Role

 The Applicant The Agent

## Title

Mr.

## First Name

Adam

## Surname

Beamish

## Declaration Date

10/11/2023

 Declaration made**Declaration**

I / We hereby apply for Full planning permission as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

 I / We agree to the outlined declaration

## Signed

Adam Beamish

Date

10/11/2022

## Appendix 4.3

Elmbridge Borough Council  
Development Control  
Civic Centre High Street  
Esher  
Surrey  
KT10 9SD

**Our ref:** WA/2023/130267/02-L01  
**Your ref:** 2022/3525  
**Date:** 25 September 2023

Dear Sir/Madam

**Development Comprising 3 Detached Buildings Containing 74 Residential Units With Underground And Surface Level Car And Cycle Parking, Mechanical Plant, Soft And Hard Landscaping And Associated Diversion Of Thames Water Pipe Following Demolition Of Existing Buildings.**

**The Molesey Venture Sundial House Orchard Lane East Molesey Surrey KT8 0BN**

Thank you for re-consulting us on the above application on 08 June 2023, following the submission of additional information and thank you for agreeing an additional timeframe for the provision of our comments.

We have reviewed the following documents with regards to our planning remit:

- Proposed basement layouts, proposed ground floor plans, proposed elevations, proposed sections dated 07/06/2023
- Response to Environment Agency (ref: HRS.0572.001.R.005.A) dated 05 June 2023, prepared by KRS Environmental
- Updated Flood Risk Assessment (ref: KRS.0597.001.R.003.E) dated June 2023, prepared by KRS Environmental
- Design and Access Statement Addendum (ref: A3711 2-10 D&A-A-R4) dated June 2023, prepared by Assael
- Existing Site Plan - Ground Floor dated 29/11/2022
- BNG Metric Assessment (ref: RT-MME-159247-02) dated May 2023, prepared by Middlemarch Environmental Ltd.
- Executive summary - Biodiversity prepared by Middlemarch Environmental Ltd.
- Landscape and Ecological Management Plan (ref: RT-MME-160495-02) dated May 2023, prepared by Middlemarch Environmental Ltd.
- Construction Ecological Management Plan (ref: RT-MME-160495-01) dated April 2023, prepared by Middlemarch Environmental Ltd.
- Bat Mitigation strategy (ref: RT-MME-159247-01) dated May 2023, prepared by Middlemarch Environmental Ltd.

- Invasive Species Method Statement (ref: RT-MME-153851-04 Rev: B) dated May 2023, prepared by Middlemarch Environmental Ltd.

### **Environment Agency position**

The additional information does not address our earlier flood risk concerns. In accordance with Policy CS26 of the Elmbridge Core Strategy (July 2011) and paragraph 167 of the National Planning Policy Framework (NPPF), in the absence of an acceptable Flood Risk Assessment (FRA), we therefore **maintain our objection 1 – Flood Risk** set out in our response dated 29 March 2022 (letter reference: WA/2023/130267/01-L01). We recommend that planning permission should be refused on this basis.

The additional information has addressed our earlier biodiversity concerns therefore subject to our flood risk objection being overcome, we have conditions we would recommend in regards to biodiversity.

### **Reasons**

The site lies within Flood Zones 2 and 3, which is land defined by the Planning Practice Guidance as having a high probability of flooding. Notwithstanding the mitigation measures proposed, the risk to life and property, both within the development and in upstream and downstream locations from fluvial inundation would be unacceptable if the development were to be permitted.

The application does not demonstrate that occupants can remain safe for the lifetime of the development when allowances for climate change are taken into consideration. The applicant has used the correct climate change allowances to assess an extreme flood event. However, they have failed to show the extents of this flood event and how it will affect the site.

The proposed development will impede flood flow and reduce storage capacity thereby increasing the risk of flooding. In the FRA, Table 7 shows the buildings footprint increases by 1091m<sup>2</sup>. The table also shows that the hardscaping footprint decreases by 530m<sup>2</sup>. Overall, this still results in a loss of floodplain storage and therefore flood compensation is needed. We can see that a permeable paving has been added to the design to help prevent flooding, this is an acceptable SUDS strategy but cannot be accepted as a form of floodplain compensation. This is because permeable paving is not a direct form of flood mitigation.

In addition, it has come to our attention that the Product 4 data referred to in the submitted FRA is not entirely accurate in reference to this site. Part of the node data contained within the Product 4 data previously used for this site (under ref: 'KSL 230767 AC') is incorrect, and therefore updated Product 4 data will be required to ensure the FRA for this development uses the best available (corrected) data. We will supply this for you by responding to your original request with the updated data.

Subsequently, our previous request for the applicant to supply evidence and justification for their calculation of the 1% annual exceedance probability (AEP) plus 12% climate change flood event which had been derived from the node data for the 1% AEP plus 20% flood event will need to be readdressed once the corrected/updated Product 4 data has been supplied.

Furthermore, the applicant's comments in section 3.8 of the updated FRA suggesting that the site would be flood free during the 0.1% AEP flood event are based on the superseded Product 4 data previously supplied for this site, and therefore do not give an

accurate depiction of the flood risk for the 1% AEP plus climate change or the 0.1% AEP scenarios.

This objection is in accordance with paragraph 164 of the NPPF which states the development must be safe for its lifetime without increasing flood risk elsewhere and paragraph 167 of the NPPF which states development must be appropriately flood resistant and resilient.

### **Overcoming our objection**

To overcome our objection, the applicant should use the updated Product 4 data that will be supplied to submit a revised FRA which addresses the points highlighted above. If this cannot be achieved, we are likely to maintain our objection. Please re-consult us on any revised FRA submitted.

### Further information – Floodplain storage

Any increase in built footprint or raising of ground levels should be compensated up to the 1% AEP plus an appropriate allowance for climate change flood level. Level for level floodplain compensation is the preferred method of mitigation and should be considered within the FRA.

Level for level floodplain compensation is the matching of floodplain storage volumes lost with new floodplain storage volume gained through the reduction of ground levels. We recommend that level for level floodplain storage calculations are provided in a table that sets out the change in volumes across the site using 100mm or 200mm slices (dependent on site specific considerations), stating the losses and gains for each slice. The location of the changes in floodplain storage should also be clearly identified in a plan or drawing that demonstrates the scheme would be hydraulically connected for each slice.

Excavation of the proposed flood plain compensation scheme should be completed prior to the construction of development to ensure flood plain capacity is maintained.

If this cannot be achieved, then the applicant may need to amend the development to ensure that there will be no increase in flood risk elsewhere (for example by reducing built footprint or amount of land raising proposed).

### **Riparian ownership – advice to applicant**

As a section of main river runs along the western boundary of your site, you may have riparian ownership of that section of the watercourse. Please visit our website for guidance on riparian ownership and owning watercourses here: [Owning a watercourse - GOV.UK \(www.gov.uk\)](http://www.gov.uk).

### **Sequential test – advice to Planning Authority**

What is the sequential test and does it apply to this application?

In accordance with the National Planning Policy Framework (paragraph 162), development in flood risk areas should not be permitted if there are reasonably available alternative sites, appropriate for the proposed development, in areas with a lower risk of flooding. The sequential test establishes if this is the case.

Development is in a flood risk area if it is in Flood Zone 2 or 3, or it is within Flood Zone 1 and your strategic flood risk assessment shows it to be at future flood risk or at risk from other sources of flooding such as surface water or groundwater.

The only developments exempt from the sequential test in flood risk areas are:

- Householder developments such as residential extensions, conservatories or loft conversions

- Small non-residential extensions with a footprint of less than 250sqm
- Changes of use (except changes of use to a caravan, camping or chalet site, or to a mobile home or park home site)
- Applications for development on sites allocated in the development plan through the sequential test, which are consistent with the use for which the site was allocated.

Avoiding flood risk through the sequential test is the most effective way of addressing flood risk because it places the least reliance on measures such as flood defences, flood warnings and property level resilience.

#### Who undertakes the sequential test?

It is for you, as the local planning authority, to decide whether the sequential test has been satisfied, but the applicant should demonstrate to you, with evidence, what area of search has been used. Further guidance on the area of search can be found in the planning practice guidance [here](#).

#### What is our role in the sequential test?

We can advise on the relative flood risk between the proposed site and any alternative sites identified - although your strategic flood risk assessment should allow you to do this yourself in most cases. We won't advise on whether alternative sites are reasonably available or whether they would be suitable for the proposed development. We also won't advise on whether there are sustainable development objectives that mean steering the development to any alternative sites would be inappropriate. Further guidance on how to apply the sequential test to site specific applications can be found in the planning practice guidance [here](#).

#### **Exception test – advice to Planning Authority**

In accordance with the National Planning Policy Framework (paragraphs 164 and 165), the proposed development is appropriate provided that the site meets the requirements of the exception test. Our comments on the proposals relate to the part of the exception test that demonstrates the development is safe. The local planning authority must decide whether or not the proposal provides wider sustainability benefits to the community that outweigh flood risk.

The exception test should only be applied as set out in flood risk table 3 of the Planning Practice Guidance (PPG) following application of the sequential test. The exception test should not be used to justify the grant of planning permission in flood risk areas when the sequential test has shown that there are reasonably available, lower risk sites, appropriate for the proposed development.

In those circumstances, planning permission should be refused, unless you consider that sustainable development objectives make steering development to these lower risk sites inappropriate as outlined in PPG (ref ID: 7-033-20140306).

#### Our role in the exception test

The exception test is in two parts, described in the NPPF (paragraph 164). In order for the test to be passed it must be demonstrated that

1. The development would provide wider sustainability benefits to the community that outweigh flood risk; and
2. The development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

Paragraph 165 of the NPPF makes clear that both parts need to be met for the test to be satisfied. It is for the applicant to demonstrate this.

We provide advice on the second part of the test, but it is for you, as the local planning authority, to consider the first part of the test, accounting for the findings of the flood risk assessment and our flood risk advice, and to determine whether the test, overall, has been satisfied. Development that does not satisfy both parts of the exception test should be refused.

Where the flood risk assessment shows the development will be safe throughout its lifetime without increasing flood risk elsewhere

Even where a flood risk assessment shows the development can be made safe throughout its lifetime without increasing risk elsewhere, there will always be some remaining risk that the development will be affected either directly or indirectly by flooding. You will need to weigh these risks against any wider sustainability benefits to the community.

**Environmental permit - advice to applicant**

Please be aware that a Flood Risk Activity Permit (FRAP) is likely to be required for any works within 8m of a main river. This includes the proposed diversion of the Thames Water main as outlined in drawing ref: 'A3711-ASA-ZZ-00-DR-A-0210', dated 02/06/2023. To apply for a FRAP we recommend you contact one of our Flood and Coastal Risk Management Officers at the following email address: [PSO.SWLondonandMole@environment-agency.gov.uk](mailto:PSO.SWLondonandMole@environment-agency.gov.uk).

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission

Under the Environmental Permitting (England and Wales) Regulations 2016, the Environment Agency has the power to enforce against unpermitted works or works not carried out according to a FRAP. The Environment Agency also have the power under section 107(3) of the Water Resources Act to serve a notice on a landowner/person who controls the watercourse to remove an obstruction to a river where the flow is impeded.

The Environment Agency can use enforcement powers if necessary to ensure the riparian owners carry out the necessary works to ensure that the flow of water in a main river is not impeded and therefore reduce the flood risk.

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

**Flood resistance and resilience - advice to LPA/applicant**

We strongly recommend the use of flood resistance and resilience measures. Physical barriers, raised electrical fittings and special construction materials are just some of the ways you can help reduce flood damage.

To find out which measures will be effective for this development, please contact your building control department. If you'd like to find out more about reducing flood damage, visit the Flood Risk and Coastal Change pages of the planning practice guidance.

Further guidance on flood resistance and resilience measures can also be found in:

- *Government guidance on flood resilient construction*  
<https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>
- *CIRIA Code of Practice for property flood resilience*  
[https://www.ciria.org/Research/Projects\\_underway2/Code\\_of\\_Practice\\_and\\_guidance\\_for\\_property\\_flood\\_resilience.aspx](https://www.ciria.org/Research/Projects_underway2/Code_of_Practice_and_guidance_for_property_flood_resilience.aspx)
- *British Standard 85500 – Flood resistant and resilient construction*  
<https://shop.bsigroup.com/ProductDetail/?pid=000000000030299686>

### **Risks from floating vehicles during flood event - advice to LPA/applicant**

This development has been proposed within an area identified as being at risk of flooding, and includes the provision of car parking within buildings. The applicant should be aware that vehicles can start to float in flood depths of less than 60cm – less if it is fast-flowing. The applicant must satisfy themselves that any relevant building will be constructed in such a way that vehicles floating or displaced as a result of flooding, would not jeopardise its structural stability.

In addition, the applicant should ensure that any sensitive infrastructure such as gas and water pipes or electrical cabling are located and designed to withstand the potential impacts of floating or displaced vehicles.

### **Other Consents – advice to applicant**

As you are aware we also have a regulatory role in issuing legally required consents, permits or licences for various activities. We have not assessed whether consent will be required under our regulatory role and therefore this letter does not indicate that permission will be given by the Environment Agency as a regulatory body.

The applicant should contact 03708 506 506 or consult our website to establish if consent will be required for the works they are proposing. Please see <http://www.environment-agency.gov.uk/business/topics/permitting/default.aspx>

### **Final Comments**

Thank you again for consulting us on this application. Our comments are based on the best available data and the information as presented to us.

**If you are minded to approve this application for major development contrary to our flood risk objection, we request that you contact us to allow further discussion and/or representations from us in line with the [Town and Country Planning \(Consultation\) \(England\) Direction 2021](#).**

**This statutory instrument prevents you from issuing planning permission without first referring the application to the Secretary of State for Housing, Communities and Local Government (via the National Planning Casework Unit) to give them the opportunity to call-in the application for their own determination. This process must be followed unless we are able to withdraw our objection to you in writing.**

**A failure to follow this statutory process could render any decision unlawful, and the resultant permission vulnerable to legal challenge.**

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact me. Please quote our reference number in any future correspondence.

Yours faithfully

**Miss Chloe Alma-Daykin  
Planning Advisor**

Direct dial 0203 025 9872

E-mail [Planning\\_THM@environment-agency.gov.uk](mailto:Planning_THM@environment-agency.gov.uk)

Product 4 (Detailed Flood Risk) for: Sundial House, The Molesey Venture, Orchard Lane, East Molesey KT8 0BN

Requested by: Keelan Serjeant

Reference: KSL 230767 AC

Date: 09/08/2023

## Contents

- Flood Risk Assessments: Climate Change Allowances
- Flood Map for Planning (Rivers and Sea)
- Flood Map Extract
- Model Output Data
- Data Point Location Map
- Modelled Flood Outlines Map
- Defence Details
- Historic Flood Events Data
- Historic Flood Events Data Map
- Additional Data
- Surface Water
- Open Government Licence

The information provided is based on the best data available as of the date of this letter.

You may feel it is appropriate to contact our office at regular intervals, to check whether any amendments/improvements have been made to the data for this location. Should you re-contact us after a period of time, please quote the above reference in order to help us deal with your query.

This information is provided subject to the enclosed notice which you should read.

**Please note. Due to the location of your site you may also need to obtain the Lower Thames Flood Modelling Study. This can be done by contacting [enquiries\\_THM@environment-agency.gov.uk](mailto:enquiries_THM@environment-agency.gov.uk) .**

Orchard House, Endeavour Park, London Road, Addington, West Malling, Kent, ME19 5SH.

Customer services line: 020 8474 6848

Email: [kslenquiries@environment-agency.gov.uk](mailto:kslenquiries@environment-agency.gov.uk)

Website: <https://www.gov.uk/government/organisations/environment-agency>

## Flood Risk Assessments: Climate Change Allowances

On 20/07/2021 the 'Flood risk assessments: climate change allowances' were updated and published on gov.uk. You can view the updated allowances at ['Flood risk assessments: climate change allowances'](#).

You will need to consider this data and factor in the new allowances to demonstrate the development will be safe from flooding.

It remains the applicant's responsibility to demonstrate through their proposals and flood risk assessments that a new development will be safe in flood risk terms for its lifetime.

## Flood Map for Planning (Rivers and Sea)

### The Flood Map for Planning (Rivers & Sea)

Our Flood Map shows the natural floodplain for areas at risk from river and tidal flooding. The floodplain is specifically mapped ignoring the presence and effect of defences. Although flood defences reduce the risk of flooding they cannot completely remove that risk as they may be over topped or breached during a flood event.

The Flood Map indicates areas with a 1% (0.5% in tidal areas), Annual Exceedance Probability (AEP) - the probability of a flood of a particular magnitude, or greater, occurring in any given year, and a 0.1% AEP of flooding from rivers and/or the sea in any given year. The map also shows the location of some flood defences.

The Flood Map is intended to act as a guide to indicate the potential risk of flooding. When producing it we use the best data available to us at the time, taking into account historic flooding and local knowledge. The Flood Map is updated on a quarterly basis to account for any amendments required. These amendments are then displayed on the internet at [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk).

### At this Site:

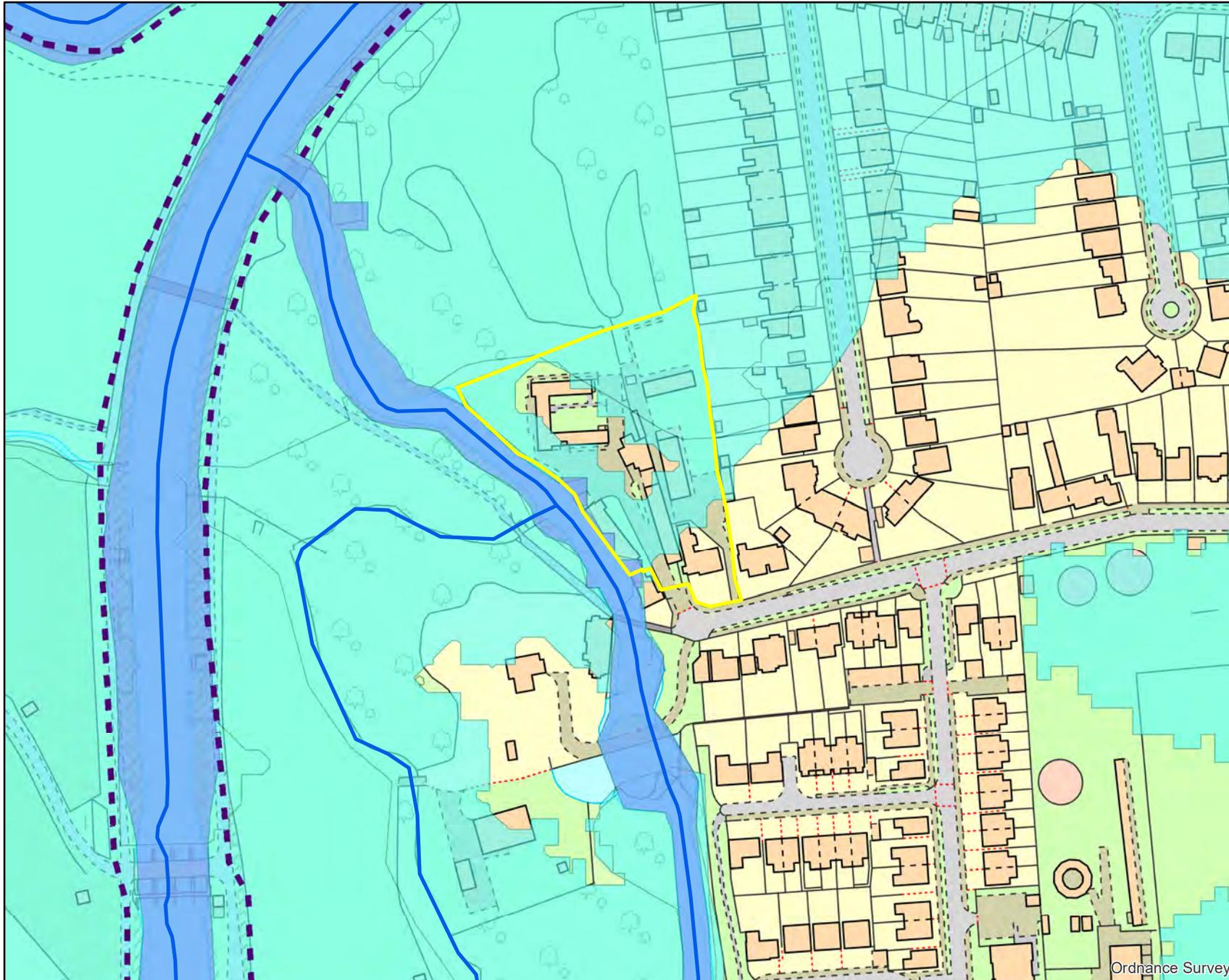
The Flood Map shows that this property/site lies within the outline of Flood Zone 3. This zone comprises land assessed as having a 1% chance of flooding from rivers in any given year.

Enclosed is an extract of our Flood Map which shows this information for your area.

### Method of production

The Flood Map at this location has been derived using our detailed fluvial model; Lower Mole Modelling and Flood Risk Mapping, completed in 2009 by Halcrow

# Detailed FRA Map centred on KT8 0BN created 09 August 2023 (Ref: KSL 230767 AC)



## Legend

- Statutory Main River
- Site
- - - Flood Defences
- - - Water Storage Area
- Flood Zone 3
- Flood Zone 2

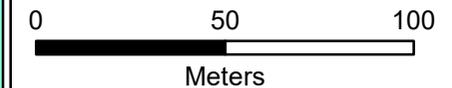
### Flood Map for Planning (assuming no defences)

**Flood Zone 3** shows the area that could be affected by flooding:

- from the sea with a 0.5% or greater chance of occurring each year
- or from a river with a 1% or greater chance of occurring each year.

**Flood Zone 2** shows the extent of an extreme flood from rivers or the sea with up to a 0.1% chance of occurring each year.

Scale 1:2,000



Ordnance Survey

## Model Output Data

You have requested flood levels for various return periods at this location.

2D

The modelled flood levels for the closest most appropriate model grid cells, any additional information you may need to know about the modelling from which they are derived and/or any specific use or health warning for their use are set out below.

Using a 2D TuFLOW model the floodplain has been represented as a grid. The flood water levels have been calculated for each grid cell.

A map showing the location of the points from which the data is taken is enclosed. Please note you should read the notice enclosed for your specific use rights.

Table 1: Modelled Defended Node Levels

Node ID	Easting	Northing	Modelled Flood Level for Annual Exceedance Probability Shown, in Metres AOD			
			5% AEP	1% AEP	1% AEP Plus Climate Change	0.1% AEP
52134	514632	167394	Nil Return	Nil Return	Nil Return	8.88
52948	514597	167379	Nil Return	Nil Return	Nil Return	8.88
52950	514622	167379	Nil Return	Nil Return	Nil Return	8.88
53210	514572	167374	Nil Return	Nil Return	Nil Return	8.89
53977	514572	167359	Nil Return	Nil Return	Nil Return	8.93
53978	514622	167359	Nil Return	Nil Return	Nil Return	8.88
54222	514637	167354	Nil Return	Nil Return	Nil Return	8.88
54702	514592	167344	Nil Return	Nil Return	Nil Return	8.95
55178	514597	167334	Nil Return	7.88	8.14	8.95
56058	514612	167314	7.29	7.88	8.14	8.96

Data taken from our Lower Mole Modelling and Flood Risk Mapping, completed in 2009 by Halcrow

Orchard House, Endeavour Park, London Road, Addington, West Malling, Kent, ME19 5SH.

Customer services line: 020 8474 6848

Email: [kslenquiries@environment-agency.gov.uk](mailto:kslenquiries@environment-agency.gov.uk)

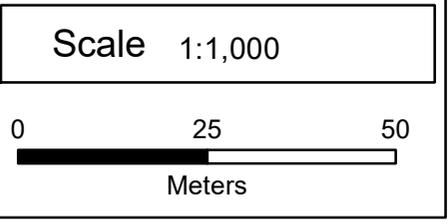
Website: <https://www.gov.uk/government/organisations/environment-agency>

# 2D Node Locations Map

centred on KT8 0BN created 09 August 2023 (Ref: KSL 230767 AC)



- ### Legend
- Statutory Main River
  - Site
  - 2D Nodes



1D

The modelled flood levels for the most appropriate cross sections taken from our 2D modelling of the River Mole, any additional information you may need to know about the modelling from which they are derived and/or any specific use or health warning for their use are set out below.

Table 2: Modelled Undefended Node Levels

Node ID	Easting	Northing	Modelled Flood Level for Annual Exceedance Probability Shown, in Metres AOD		
			1% AEP	0.5% AEP	0.1% AEP
Emb315	514635	167212	8.68	9.02	9.57
Emb296R	514628	167232	8.49	8.71	9.54
Emb271	514614	167257	8.49	8.71	9.54
Emb239	514617	167284	8.49	8.71	9.54
Emb217	514607	167308	8.49	8.71	9.55
Emb150	514561	167353	8.49	8.71	9.52
Emb94	514518	167378	8.49	8.71	9.51
Emb37	514502	167434	8.49	8.71	9.51

Data taken from our Lower Mole Modelling and Flood Risk Mapping, completed in 2009 by Halcrow

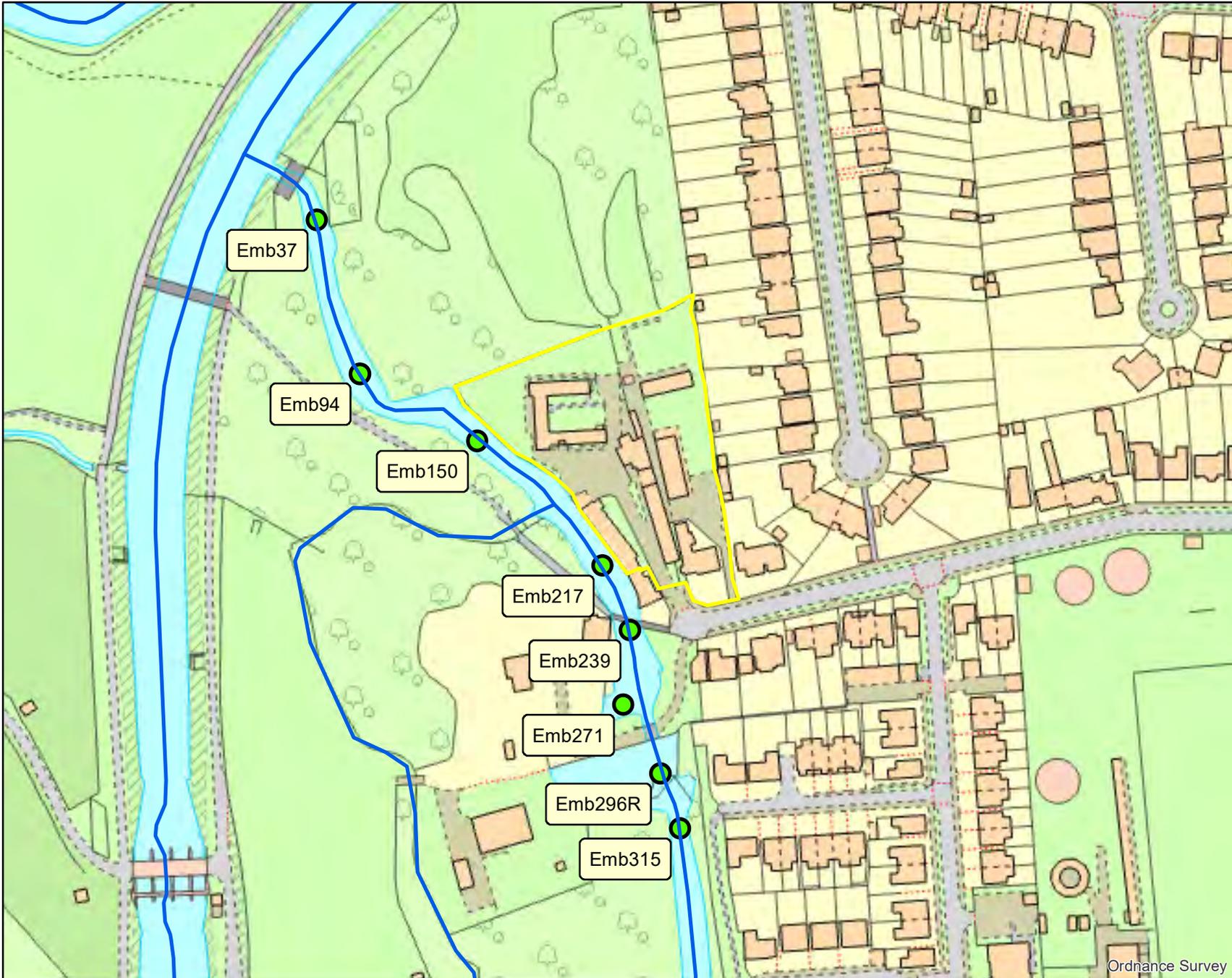
Table 3: Modelled Defended Node Levels

			<b>Modelled Flood Level for Annual Exceedance Probability Shown, in Metres AOD</b>						
<b>Node ID</b>	<b>Easting</b>	<b>Northing</b>	<b>20% AEP</b>	<b>5% AEP</b>	<b>1.3 % AEP</b>	<b>1% AEP</b>	<b>1% AEP Plus Climate Change</b>	<b>0.5% AEP</b>	<b>0.1% AEP</b>
Emb315	514635	167212	8.08	8.25	8.62	8.70	9.08	9.04	9.59
Emb296R	514628	167232	7.57	7.81	8.44	8.51	8.96	8.72	9.54
Emb271	514614	167257	7.19	7.81	8.44	8.51	8.96	8.72	9.54
Emb239	514617	167284	7.19	7.81	8.44	8.51	8.96	8.72	9.54
Emb217	514607	167308	7.19	7.81	8.44	8.51	8.96	8.72	9.55
Emb150	514561	167353	7.19	7.81	8.44	8.51	8.96	8.72	9.52
Emb94	514518	167378	7.19	7.81	8.44	8.51	8.96	8.72	9.51
Emb37	514502	167434	7.19	7.81	8.44	8.51	8.96	8.72	9.51

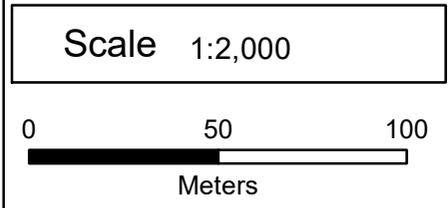
Data taken from our Lower Mole Modelling and Flood Risk Mapping, completed in 2009 by Halcrow.

There are no health warnings or additional information for these levels or the model from which they were produced.

# 1D Node Locations Map centred on KT8 0BN created 09 August 2023 (Ref: KSL 230767 AC)



- ### Legend
- Statutory Main River
  - Site
  - 1D Nodes



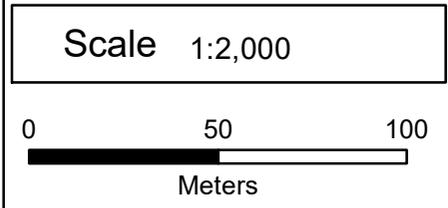
# Modelled Defended Flood Extents with Climate Change Map centred on KT8 0BN created 09 August 2023 (Ref: KSL 230767 AC)



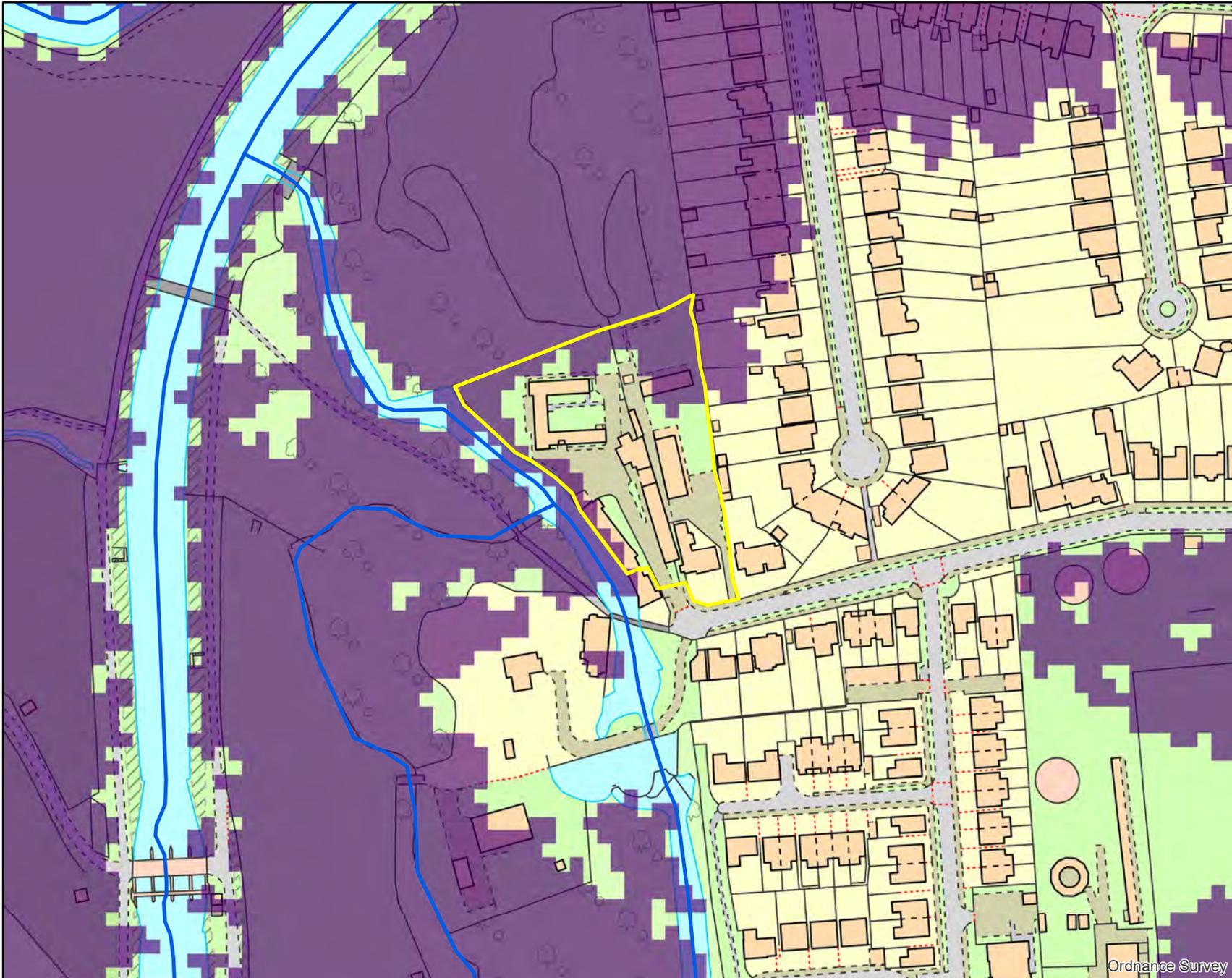
- Legend**
- Statutory Main River
  - Site
- Modelled Defended Flood Extents**
- AEP (%)**
- 5% AEP
  - 1% AEP
  - 1% AEP +CC
  - 0.1% AEP

Annual Exceedance Probability (AEP) The probability of a flood of a particular magnitude, or greater occurring in any given year.

Climate Change (CC) extent based on an increase of 20% in river flows.



# Modelled Undefended Flood Extents Map centred on KT8 0BN created 09 August 2023 (Ref: KSL 230767 AC)



## Legend

— Statutory Main River

□ Site

## Modelled Flood Extents

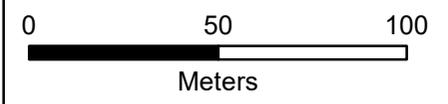
### AEP (%)

■ 1% AEP

■ 0.1% AEP

Annual Exceedance Probability (AEP) The probability of a flood of a particular magnitude, or greater occurring in any given year.

Scale 1:2,000



Ordnance Survey

## Defence Details

### Lower Mole Flood Alleviation Scheme

Asset type – Flood Risk Management

Description – As a result of the great flood of 1968, the Lower Mole Flood Alleviation Scheme was built in the 1970's through to the mid 1980's. The Lower Mole Flood Alleviation Scheme consists of an engineered river channel, 3 water level control structures, earth embankments and flood walls. During the construction of the LMFAS major works on channel creation, widening and dredging have been done. 3km of earth bank have been constructed to keep the floods within the original floodplain upstream of Albany Bridge that is utilised during high flows to further reduce the risk to flooding downstream communities. The river is also now regulated through sluices and other structures designed to minimize flood damage. During high flows, the water level control structures are operated to convey and regulate flows through the engineered section of river channel. The scheme design flow is 241 cumecs. Of this, 31 cumecs flows via Royal Mills sluice before re-entering the flood relief channel downstream of Viaduct Sluice. The remaining 210 cumecs is diverted through Viaduct Sluice into the flood relief channel.

Location – Lower Mole

Maintainer – Environment Agency

Standard of protection – 1% (1 in 100) chance in any year

Asset protection type – Fluvial

Condition – 2

Build date – 1980's

Plans for improvement / future schemes – No formal planned improvements

### Areas Benefiting from Flood Defences

The Environment Agency has taken the decision to retire this dataset and remove it from the Flood Map for Planning portal. This is because we have determined that it no longer meets the customer needs and creates a false sense of security for users.

To understand the long-term risk of flooding to an area, you can use the [Check Your Long Term Flood Risk portal](#): this will provide an understanding of flood risk from rivers and sea, taking into account the presence and condition of defences, and other sources of flood risk such as from surface water and reservoirs.

## Historic Flood Events Data

We hold records of historic flood events from rivers. Information on the floods that may have affected the area local to your site are provided below and in the enclosed map (if relevant).

### Flood Event Data

Dates of historic flood events in this area – Dec 2013, Nov 1974, Sep 1968

Please note that our records are not comprehensive. We would therefore advise that you make further enquiries locally with specific reference to flooding at this location. You should consider contacting the relevant Local Planning Authority and/or water/sewerage undertaker for the area.

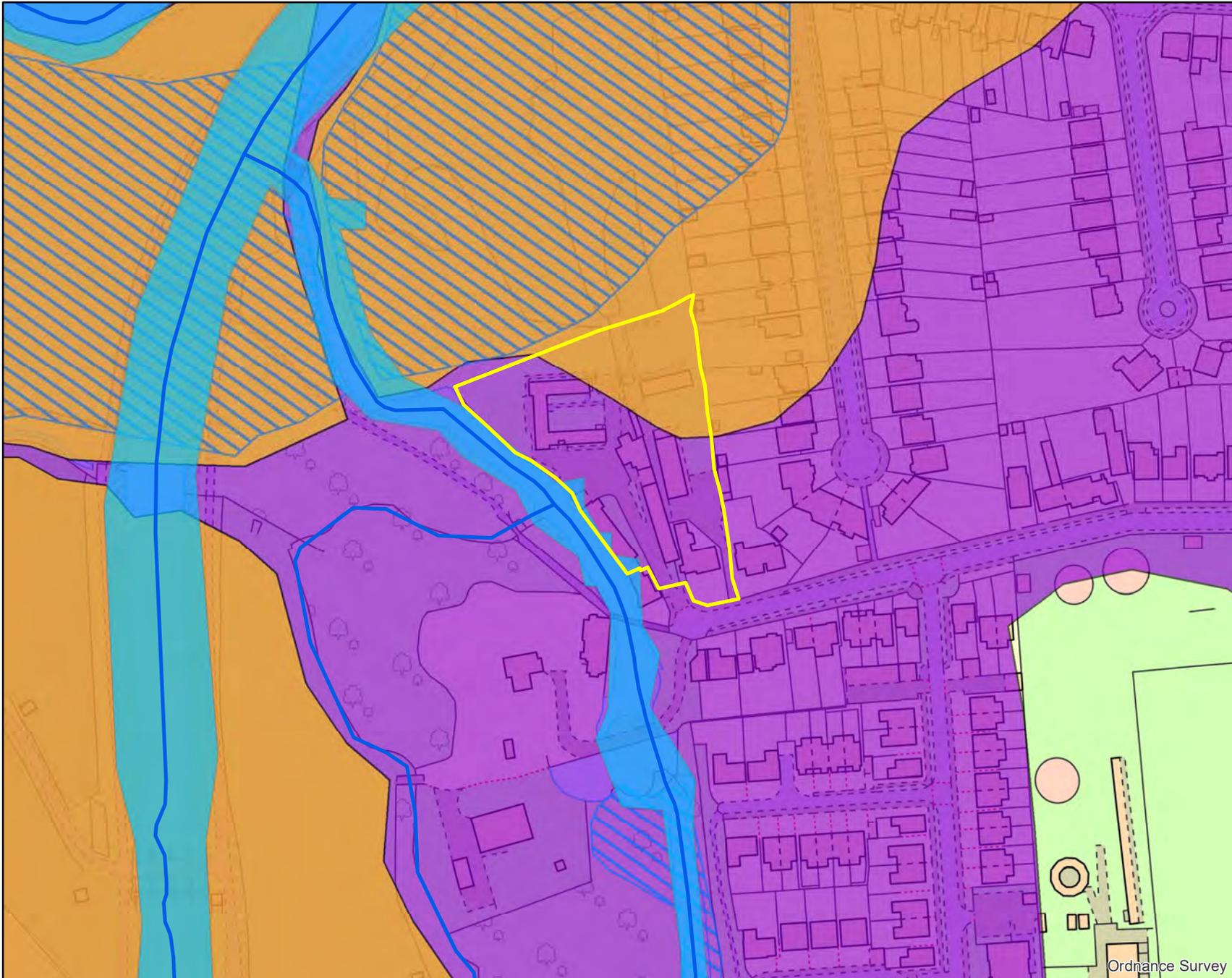
We map flooding to land, not individual properties. Our historic flood event record outlines are an indication of the geographical extent of an observed flood event. Our historic flood event outlines do not give any indication of flood levels for individual properties. They also do not imply that any property within the outline has flooded internally.

Please be aware that flooding can come from different sources. Examples of these are:

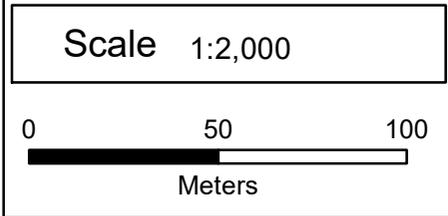
- from rivers or the sea;
- surface water (i.e. rainwater flowing over or accumulating on the ground before it is able to enter rivers or the drainage system);
- overflowing or backing up of sewer or drainage systems which have been overwhelmed,
- groundwater rising up from underground aquifers

Currently the Environment Agency can only supply flood risk data relating to the chance of flooding from rivers or the sea. However you should be aware that in recent years, there has been an increase in flood damage caused by surface water flooding or drainage systems that have been overwhelmed.

# Historic Flood Extents Map centred on KT8 0BN created 09 August 2023 (Ref: KSL 230767 AC)



- ### Legend
- Statutory Main River
  - Site
  - 2013 DEC
  - ▨ 1979 FEB
  - 1974 NOV
  - 1968 SEPT



## Additional Information

### Information Warning - OS background mapping

The mapping of features provided as a background in this product is © Ordnance Survey. It is provided to give context to this product. The Open Government Licence does not apply to this background mapping. You are granted a non-exclusive, royalty free, revocable licence solely to view the Licensed Data for non-commercial purposes for the period during which the Environment Agency makes it available. You are not permitted to copy, sub-license, distribute, sell or otherwise make available the Licensed Data to third parties in any form. Third party rights to enforce the terms of this licence shall be reserved to OS.

### Planning advice and guidance

The Environment Agency are keen to work with partners to enable development which is resilient to flooding for its lifetime and provides wider benefits to communities. If you have requested this information to help inform a development proposal, then we recommend engaging with us as early as possible by using the pre-application form available from our website:

<https://www.gov.uk/government/publications/pre-planning-application-enquiry-form-preliminary-opinion>

Complete the form in the link and email back to [kslplanning@environment-agency.gov.uk](mailto:kslplanning@environment-agency.gov.uk)

We recognise the value of early engagement in development planning decisions. This allows complex issues to be discussed, innovative solutions to be developed that both enables new development and protects existing communities. Such engagement can often avoid delays in the planning process following planning application submission, by reaching agreements up-front. We offer a charged pre-application advice service for applicants who wish to discuss a development proposal.

We can also provide a preliminary opinion for free which will identify environmental constraints related to our responsibilities including flooding, waste, land contamination, water quality, biodiversity, navigation, pollution, water resources, foul drainage or Environmental Impact Assessment.

## **Flood Risk Assessments guidance**

### **Flood risk standing advice for applicants**

In preparing your planning application submission, you should refer to the Environment Agency's Flood Risk Standing Advice and the Planning Practice Guidance for information about what flood risk assessment is needed for new development in the different Flood Zones. This information can be accessed via:

<https://www.gov.uk/flood-risk-assessment-standing-advice>

<http://planningguidance.planningportal.gov.uk/>

<https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications>

<https://www.gov.uk/guidance/flood-risk-and-coastal-change>

You should also consult the Strategic Flood Risk Assessment and flood risk local plan policies produced by your local planning authority.

You should note that:

1. Information supplied by the Environment Agency may be used to assist in producing a Flood Risk Assessment where one is required, but does not constitute such an assessment on its own.
2. This information covers flood risk from main rivers and the sea, and you will need to consider other potential sources of flooding, such as groundwater or overland runoff. You should discuss surface water management with your Lead Local Flood Authority.
3. Where a planning application requires a FRA and this is not submitted or deficient, the Environment Agency may well raise an objection due to insufficient information

## Surface Water

We have provided two national Surface Water maps, under our Strategic Overview for flooding, to your Lead Local Flood Authority who are responsible for local flood risk (i.e. surface runoff, ground water and ordinary watercourse), which alongside their existing local information will help them in determining what best represents surface water flood risk in your area.

Your Lead Local Flood Authority have reviewed these and determined what it believes best represents surface water flood risk. You should therefore contact this authority so they can provide you with the most up to date information about surface water flood risk in your area.

You may also wish to consider contacting the appropriate relevant Local Planning Authority and/or water/sewerage undertaker for the area. They may be able to provide some knowledge on the risk of flooding from other sources. We are working with these organisations to improve knowledge and understanding of surface water flooding.

## Open Government Licence

Please refer to the [Open Government Licence](#) which explains the permitted use of this information.

## Product 4 (Detailed Flood Risk) for KT8 0BN

### Our Ref: WA/2023/130267

Product 4 is designed for developers where Flood Risk Standing Advice FRA (Flood Risk Assessment) Guidance Note 3 Applies. This is:

- i) "all applications in Flood Zone 3, other than non-domestic extensions less than 250 sq metres; and all domestic extensions", and
- ii) "all applications with a site area greater than 1 ha" in Flood Zone 2.

#### Product 4 includes the following information:

Ordnance Survey 1:25k colour raster base mapping;  
Flood Zone 2 and Flood Zone 3;  
Relevant model node locations and unique identifiers (for cross referencing to the water levels, depths and flows table);  
Model extents showing *defended* scenarios;  
FRA site boundary (where a suitable GIS layer is supplied);  
Flood defence locations (where available/relevant) and unique identifiers; (supplied separately)  
Flood Map flood storage areas (where available/relevant);  
Historic flood events outlines (where available/relevant, not the Historic Flood Map) and unique identifiers;

Statutory (Sealed) Main River (where available within map extents);

A table showing:

- i) Model node X/Y coordinate locations, unique identifiers, and levels and flows for *defended* scenarios.
- ii) Flood defence locations unique identifiers and attributes; (supplied separately)
- iii) Historic flood events outlines unique identifiers and attributes; and
- iv) Local flood history data (where available/relevant).

#### Please note:

If you will be carrying out computer modelling as part of your Flood Risk Assessment, please request our guidance which sets out the requirements and best practice for computer river modelling.

This information is based on that currently available as of the date of this letter. You may feel it is appropriate to contact our office at regular intervals, to check whether any amendments/ improvements have been made. Should you re-contact us after a period of time, please quote the above reference in order to help us deal with your query.

This information is provided subject to the enclosed notice which you should read.

This letter is not a Flood Risk Assessment. The information supplied can be used to form part of your Flood Risk Assessment. Further advice and guidance regarding Flood Risk Assessments can be found on our website at:

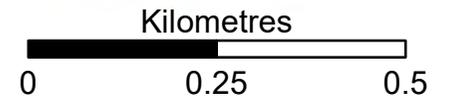
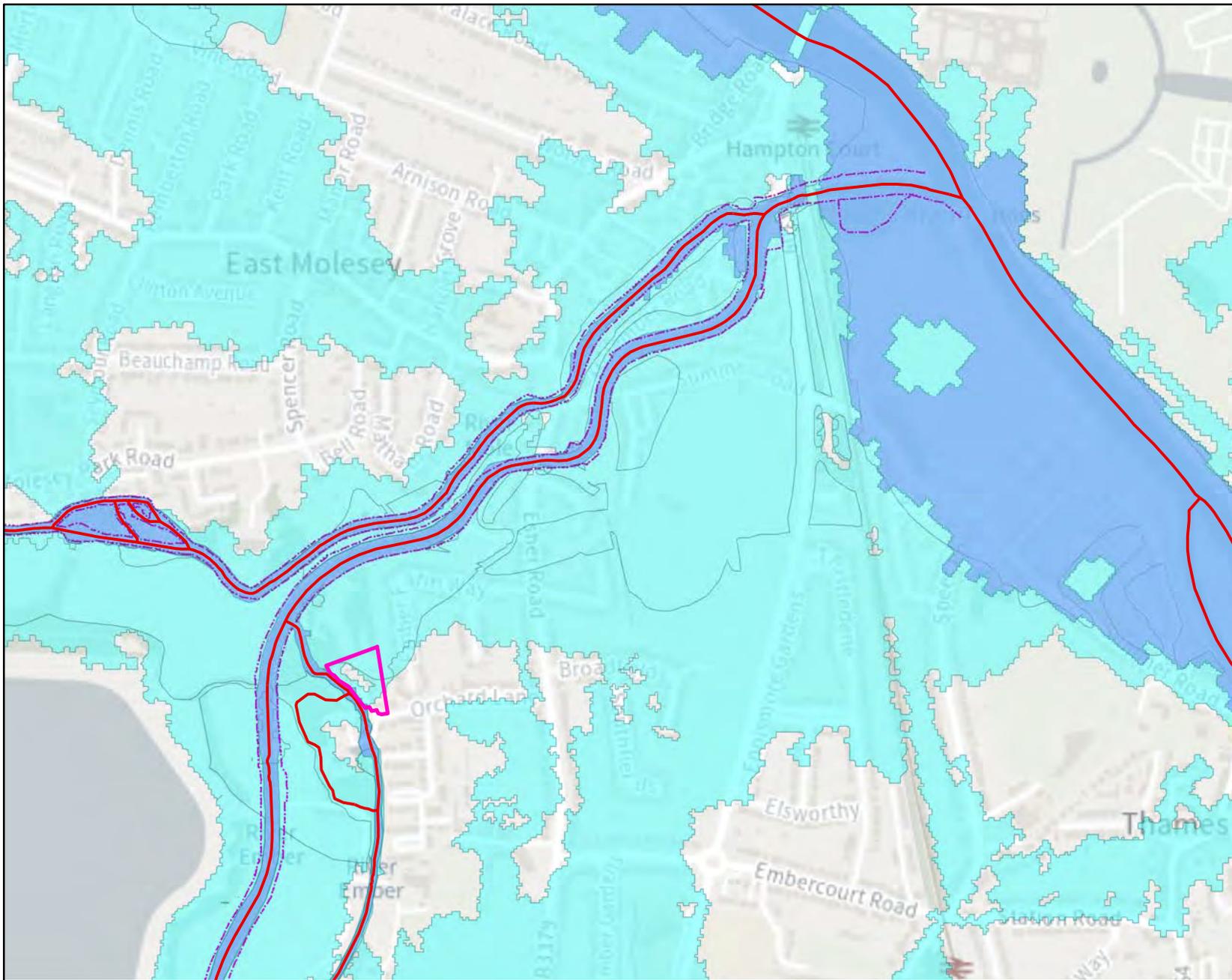
<https://www.gov.uk/guidance/flood-risk-assessment-local-planning-authorities>

If you would like advice from us regarding your development proposals you can complete our pre application enquiry form which can be found at:

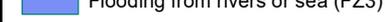
<https://www.gov.uk/government/publications/pre-planning-application-enquiry-form-preliminary-opinion>

# Flood Map for Planning centred on KT8 0BN

Created on 21/08/2023 REF: WA/2023/130267



### Legend

-  Site
-  Main River
-  Flood Map - Flood defences
-  Flood Map - Flood Storage Areas
-  Flooding from rivers or sea (FZ3)
-  Extent of extreme flood (FZ2)

Flooding from rivers or sea without defences (Flood Zone 3) shows the area that could be affected by flooding:

- from the sea with a 1 in 200 or greater chance of happening each year
- or from a river with a 1 in 100 or greater chance of happening each year.

The Extent of an extreme flood (Flood Zone 2) shows the extent of an extreme flood from rivers or the sea with up to a 1 in 1000 chance of occurring each year.

**Defence information**

Defence Location: No defences on Main River

Description: This location is not currently protected by any formal defences and we do not currently have any flood alleviation works planned for the area. However we continue to maintain certain watercourses and the schedule of these can be found on our internet pages.

## Model information

WA/2023/130267

Model: **Thames (Hurley to Teddington) 2019**

Description: The information provided is taken from the Lower River Thames Modelling Study which was completed in December 2019. The model was developed using ISIS-TUFLOW. The flood-frequency behaviour of the Lower Thames is assessed in this project using the multitude of river flow and level records that are available, concentrating mostly on the flow record at the Kingston/Teddington gauge site. Flow records are also available at other gauging sites along the modelled section of the River Thames.

This model fully supersedes the following models: Thames (Lower) Reach 1 & 2 – 2007; Thames (Lower) Reach 3 – 2009; Thames (Lower) Reach 4 – 2010. And partially supersedes: Thames (Henley to Hurley) 2002 (lower extent only)

This model includes the Jubilee River (part of the Maidenhead, Windsor and Eton Flood Alleviation Scheme). The design capacity for the Jubilee River is limited to approximately 180m<sup>3</sup>/s and is designed to remain in-bank irrespective of any increase in flows in the River Thames. Where appropriate this will need to be considered when assessing flood risk.

There are several points along the Lower Thames where there are interactions between the main river and tributaries. At these points, other local models will need to be additionally assessed to ensure the correct site specific values are being used. These locations include Chertsey Town, and along the extent of the Chalvey Ditches. The Lower Thames model explicitly modelled the tributary focused flood scenarios in particular the Battle Bourne in Old Windsor and Chertsey and its tributaries. These have been marked as - Battle Bourne/ Chertsey Bourne/ The Cut after the model name.

Throughout the majority of the catchment, the model has replicated the flow and level variations observed from gauges during flood events with a high degree of accuracy ( $\pm 150$ mm), however at some sites this was not possible across the whole event. This reflects local variations rather than a fundamental issue with the model (e.g., Bray, Romney and Penton Hook Lock).

MARLOW: the Thames (Hurley to Teddington) 2019 model (Marlow Domain) remains to be the best available modelling for Marlow, however please note that the Marlow model domain does not include representation of the recently completed Marlow Flood Alleviation Scheme. Since the completion of this model, the Marlow flood defence has been completed and as of January 2022 Marlow post-scheme modelling has been carried out, however the Environment Agency are still in the process of reviewing this modelling internally. All systems will be updated with this new modelling once the review process has been completed.

Model design runs: 1 in 2 / 50% Annual Exceedance Probability (AEP); 1 in 5 / 20% AEP; 1 in 10; 10% AEP; 1 in 20 / 5% AEP; 1 in 30 / 3.3% AEP; 1 in 40 / 2.5% AEP; 1 in 50 / 2% AEP; 1 in 75% / 1.33% AEP; 1 in 100 / 1% AEP; 1 in 100+15% / 1% AEP plus 15%; 1 in 100+25% / 1% AEP plus 25%; 1 in 100+35% / 1% AEP plus 35%; 1 in 100+70% / 1% AEP plus 70%; 1 in 1000 / 0.1% AEP

Mapped outputs: 1 in 5 / 20% AEP; 1 in 100 / 1% AEP; 1 in 100+25% / 1% AEP plus 25%; 1 in 100+35% / 1% AEP plus 35%; 1 in 100+70% / 1% AEP plus 70%

Model accuracy: Levels  $\pm 150$ mm

## Modelled in-channel flood flows and levels

WA/2023/130267

The modelled flood levels and flows for the closest most appropriate model node points for your site that are within the river channel are provided below:

Node label	Model	Easting	Northing	Flood Levels (mAOD)									
				20% AEP	5% AEP	3.3% AEP	1% AEP	1% AEP (+15% increase in flows)	1% AEP (+25% increase in flows)	1% AEP (+35% increase in flows)	1% AEP (+70% increase in flows)	0.1% AEP	
061_00_2018_MRel1776	Thames (Hurley to Teddington) 2019 - Hammersmith Domain	514441	167235	7.40	7.97	8.28	8.85	9.21	9.40	9.57	10.28	9.50	
061_00_2018_MRel1697	Thames (Hurley to Teddington) 2019 - Hammersmith Domain	514440	167315	7.30	7.90	8.23	8.81	9.18	9.37	9.54	10.06	9.47	
061_00_2018_MRel1549	Thames (Hurley to Teddington) 2019 - Hammersmith Domain	514459	167411	7.13	7.74	8.09	8.69	8.92	9.09	9.37	10.17	9.32	
061_00_2018_Mole1259	Thames (Hurley to Teddington) 2019 - Hammersmith Domain	514371	167546	7.55	7.74	7.81	8.19	8.54	8.84	9.36	10.17	9.37	
061_00_2018_MRel1476	Thames (Hurley to Teddington) 2019 - Hammersmith Domain	514514	167521	7.07	7.69	8.06	8.66	8.89	9.06	9.35	10.15	9.30	
061_00_2018_MRel1325	Thames (Hurley to Teddington) 2019 - Hammersmith Domain	514649	167597	6.96	7.61	8.00	8.60	8.83	9.00	9.28	10.11	9.24	
061_00_2018_MRel1187	Thames (Hurley to Teddington) 2019 - Hammersmith Domain	514775	167635	6.88	7.54	7.94	8.55	8.79	8.97	9.25	10.06	9.23	
061_00_2018_Mole534	Thames (Hurley to Teddington) 2019 - Hammersmith Domain	514952	167845	7.34	7.46	7.61	8.19	8.53	8.82	9.19	10.05	9.20	
061_00_2018_MRel321	Thames (Hurley to Teddington) 2019 - Hammersmith Domain	515332	168170	6.61	7.19	7.60	8.18	8.50	8.74	9.08	9.95	9.10	
061_00_2018_MRel242	Thames (Hurley to Teddington) 2019 - Hammersmith Domain	515399	168205	6.58	7.14	7.55	8.04	8.40	8.66	9.00	9.90	9.04	
061_00_2018_16.149	Thames (Hurley to Teddington) 2019 - Hammersmith Domain	515673	168210	6.57	7.12	7.46	7.92	8.29	8.56	8.90	9.76	8.94	
061_00_2018_16.144	Thames (Hurley to Teddington) 2019 - Hammersmith Domain	515798	168008	6.51	7.06	7.43	7.93	8.35	8.66	9.03	9.94	9.09	

Node label	Model	Easting	Northing	Flood Flows (m3/s)									
				20% AEP	5% AEP	3.3% AEP	1% AEP	1% AEP (+15% increase in flows)	1% AEP (+25% increase in flows)	1% AEP (+35% increase in flows)	1% AEP (+70% increase in flows)	0.1% AEP	
061_00_2018_MRel1776	Thames (Hurley to Teddington) 2019 - Hammersmith Domain	514441	167235	64.14	87.47	94.76	120.85	138.97	173.73	234.32	386.78	177.67	
061_00_2018_MRel1697	Thames (Hurley to Teddington) 2019 - Hammersmith Domain	514440	167315	64.13	87.44	94.72	120.79	138.89	170.36	225.66	408.53	172.47	
061_00_2018_MRel1549	Thames (Hurley to Teddington) 2019 - Hammersmith Domain	514459	167411	64.11	87.39	94.66	120.79	138.10	156.35	172.76	239.34	141.78	
061_00_2018_Mole1259	Thames (Hurley to Teddington) 2019 - Hammersmith Domain	514371	167546	11.28	15.38	16.66	21.29	24.48	30.59	36.95	39.73	28.67	
061_00_2018_MRel1476	Thames (Hurley to Teddington) 2019 - Hammersmith Domain	514514	167521	64.10	87.37	94.63	120.80	138.16	156.33	172.10	241.23	142.28	
061_00_2018_MRel1325	Thames (Hurley to Teddington) 2019 - Hammersmith Domain	514649	167597	64.10	87.34	94.58	120.81	138.18	155.78	174.69	236.99	149.09	
061_00_2018_MRel1187	Thames (Hurley to Teddington) 2019 - Hammersmith Domain	514775	167635	64.11	87.31	94.54	120.80	134.78	145.09	164.00	239.78	138.96	
061_00_2018_Mole534	Thames (Hurley to Teddington) 2019 - Hammersmith Domain	514952	167845	11.25	15.35	16.62	21.29	24.41	30.47	36.15	44.61	30.45	
061_00_2018_MRel321	Thames (Hurley to Teddington) 2019 - Hammersmith Domain	515332	168170	66.21	89.69	96.99	113.29	103.80	98.74	103.78	95.89	91.75	
061_00_2018_MRel242	Thames (Hurley to Teddington) 2019 - Hammersmith Domain	515399	168205	66.23	89.69	96.98	113.33	98.38	84.53	102.01	86.62	75.34	
061_00_2018_16.149	Thames (Hurley to Teddington) 2019 - Hammersmith Domain	515673	168210	448.87	596.42	657.94	777.02	883.95	979.75	1099.69	1443.61	1143.87	
061_00_2018_16.144	Thames (Hurley to Teddington) 2019 - Hammersmith Domain	515798	168008	449.05	597.15	654.58	768.46	874.71	970.66	1096.86	1522.37	1141.29	

Note:

Due to changes in guidance on the allowances for climate change, the percentage increase in river flows above should no longer to be used for development design purposes. The data included in this Product can be used for interpolation of levels as part of an intermediate level assessment.

For further advice on the new allowances please visit <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>

## Modelled floodplain flood levels

WA/2023/130267

The modelled flood levels for the closest most appropriate model grid cells for your site are provided below:

2D grid cell reference	Model	Easting	Northing	flood levels (mAOD)								
				20% AEP	5% AEP	3.3 AEP	1% AEP	1% AEP (+15% increase in flows)	1% AEP (+25% increase in flows)	1% AEP (+35% increase in flows)	1% AEP (+70% increase in flows)	0.1% AEP
Floodplain 1	Thames (Hurley to Teddington) 2019 - Hammersmith Domain	514557	167367	No Data	No Data	No Data	No Data	8.78	9.10	9.40	10.18	9.33
Floodplain 2	Thames (Hurley to Teddington) 2019 - Hammersmith Domain	514597	167378	No Data	No Data	No Data	No Data	No Data	9.03	9.34	10.16	9.29
Floodplain 3	Thames (Hurley to Teddington) 2019 - Hammersmith Domain	514633	167403	No Data	No Data	No Data	No Data	8.63	9.02	9.34	10.16	9.29
Floodplain 4	Thames (Hurley to Teddington) 2019 - Hammersmith Domain	514622	167358	No Data	No Data	No Data	No Data	No Data	9.02	9.34	10.16	9.29
Floodplain 5	Thames (Hurley to Teddington) 2019 - Hammersmith Domain	514646	167340	No Data	No Data	No Data	No Data	No Data	9.02	9.35	10.15	9.29
Floodplain 6	Thames (Hurley to Teddington) 2019 - Hammersmith Domain	514629	167317	No Data	No Data	No Data	No Data	No Data	No Data	9.42	10.17	9.33
Floodplain 7	Thames (Hurley to Teddington) 2019 - Hammersmith Domain	514637	167287	No Data	No Data	No Data	No Data	No Data	No Data	No Data	10.18	No Data
Floodplain 8	Thames (Hurley to Teddington) 2019 - Hammersmith Domain	514616	167309	No Data	No Data	No Data	No Data	No Data	No Data	9.45	10.18	9.35
Floodplain 9	Thames (Hurley to Teddington) 2019 - Hammersmith Domain	514606	167326	No Data	No Data	No Data	No Data	No Data	9.15	9.44	10.17	9.35
Floodplain 10	Thames (Hurley to Teddington) 2019 - Hammersmith Domain	514594	167346	No Data	No Data	No Data	No Data	8.84	9.15	9.42	10.17	9.34

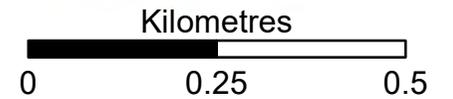
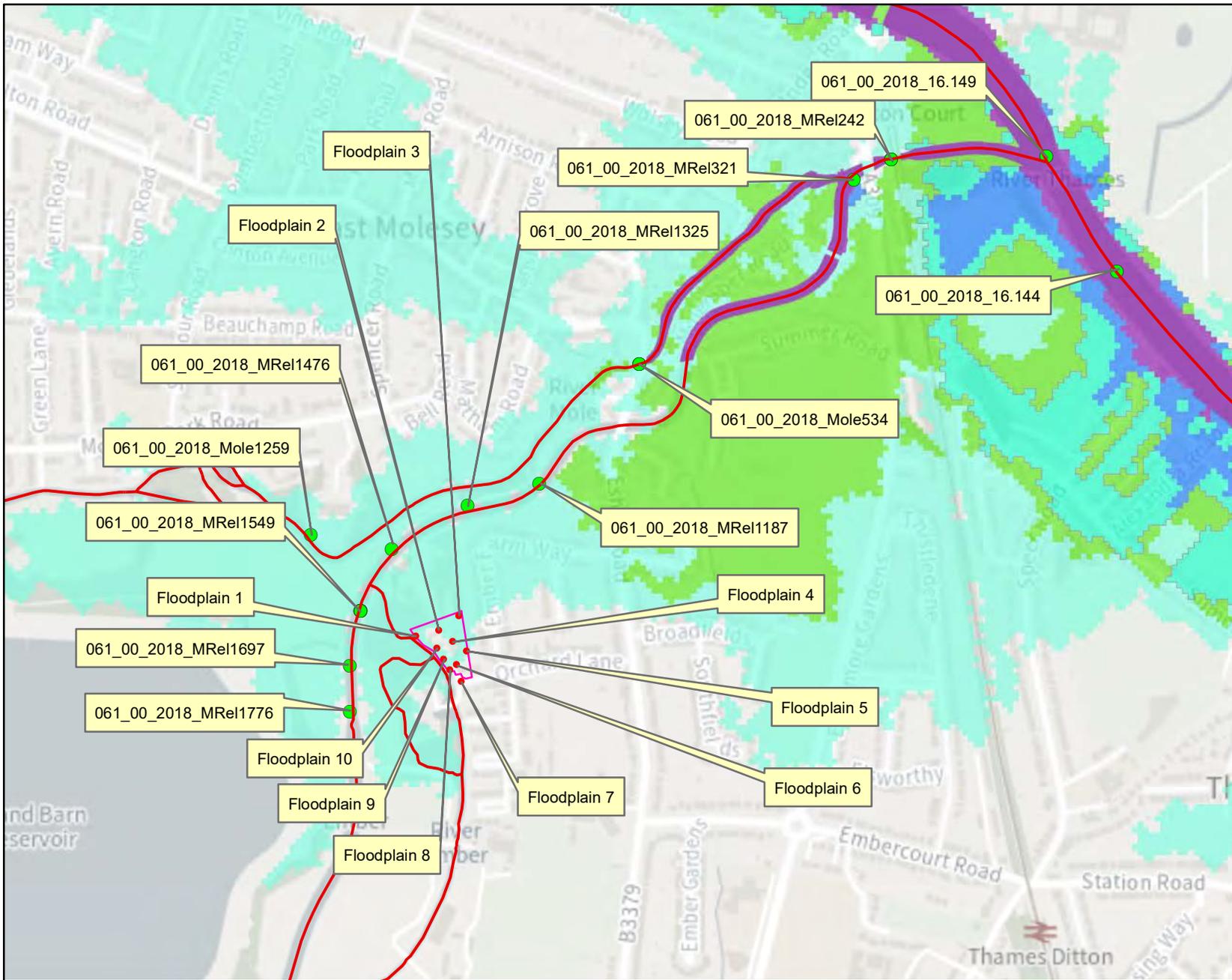
This flood model has represented the floodplain as a grid.  
The flood water levels have been calculated for each grid cell.

Note:  
Due to changes in guidance on the allowances for climate change, the percentage increase in river flows above should no longer be used for development design purposes. The data included in this Product can be used for interpolation of levels as part of an intermediate level assessment.

For further advice on the new allowances please visit  
<https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>

# Detailed FRA Map centred on KT8 0BN

Created on 21/08/2023 REF: WA/2023/130267



### Legend

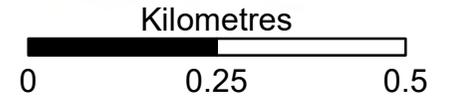
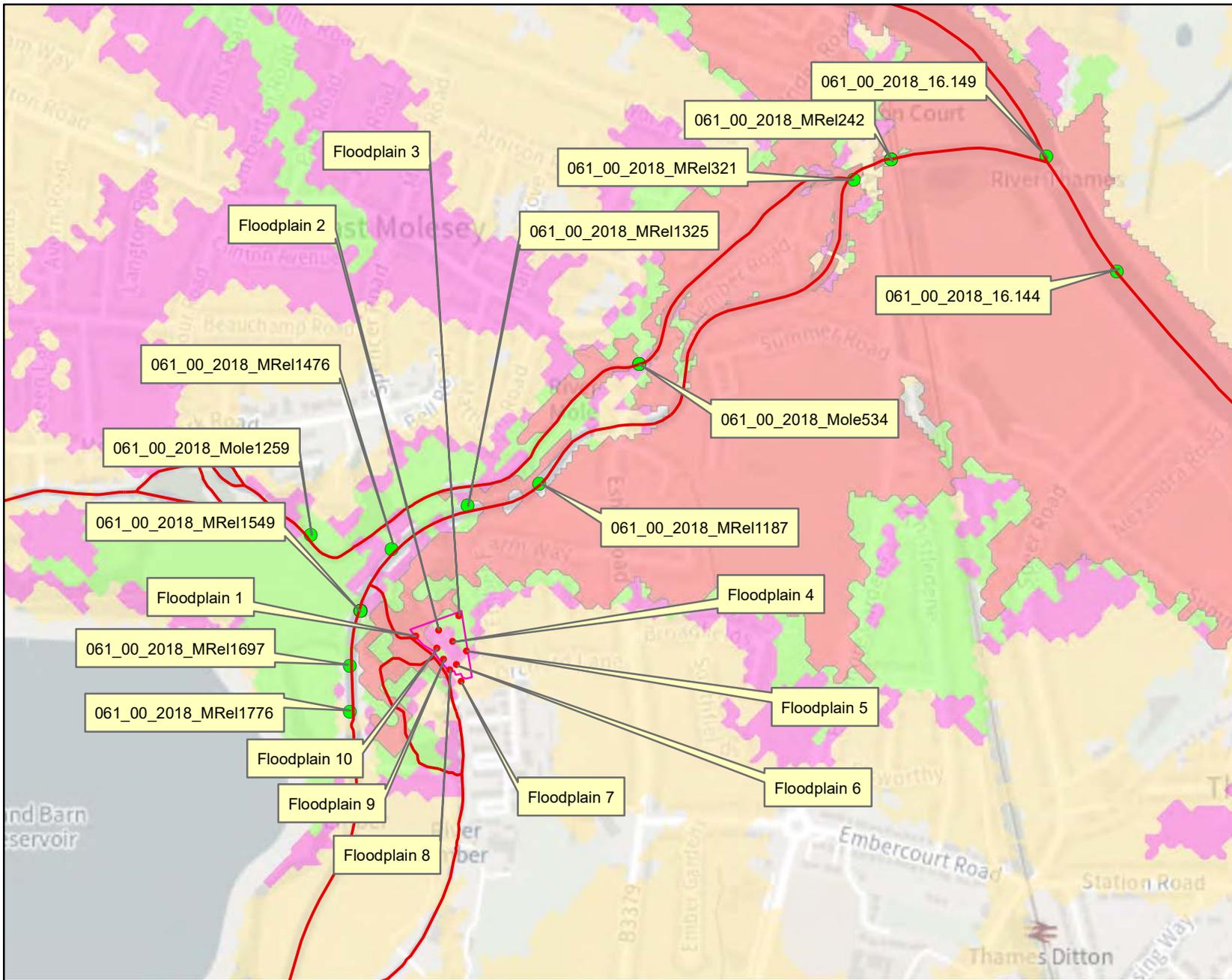
- Site
- Main River
- Node
- 20% AEP Defended Flood Outline
- 5% AEP Defended Flood Outline
- 3.3% AEP Defended Flood Outline
- 1% AEP Defended Flood Outline
- 0.1% AEP Defended Flood Outline

AEP = Annual Exceedance Probability  
 The probability of a flood of a particular magnitude, or greater, occurring in any given year

Where available climate change extents have been calculated with an additional flow added to an AEP event. An example of how this is written is 1%+20% AEP.

# Detailed FRA Map centred on KT8 0BN

Created on 21/08/2023 REF: WA/2023/130267



### Legend

- Site
- Main River
- Node
- 1%+15% CC AEP Defended Flood Outline
- 1%+25% CC AEP Defended Flood Outline
- 1%+35% CC AEP Defended Flood Outline
- 1%+70% CC AEP Defended Flood Outline

AEP = Annual Exceedance Probability  
 The probability of a flood of a particular magnitude, or greater, occurring in any given year

Where available climate change extents have been calculated with an additional flow added to an AEP event. An example of how this is written is 1%+20% AEP.

## Historic flood data

**WA/2023/130267**

Our records show that the area of your site has been affected by flooding.  
Information on the floods that have affected your site is provided in the table below:

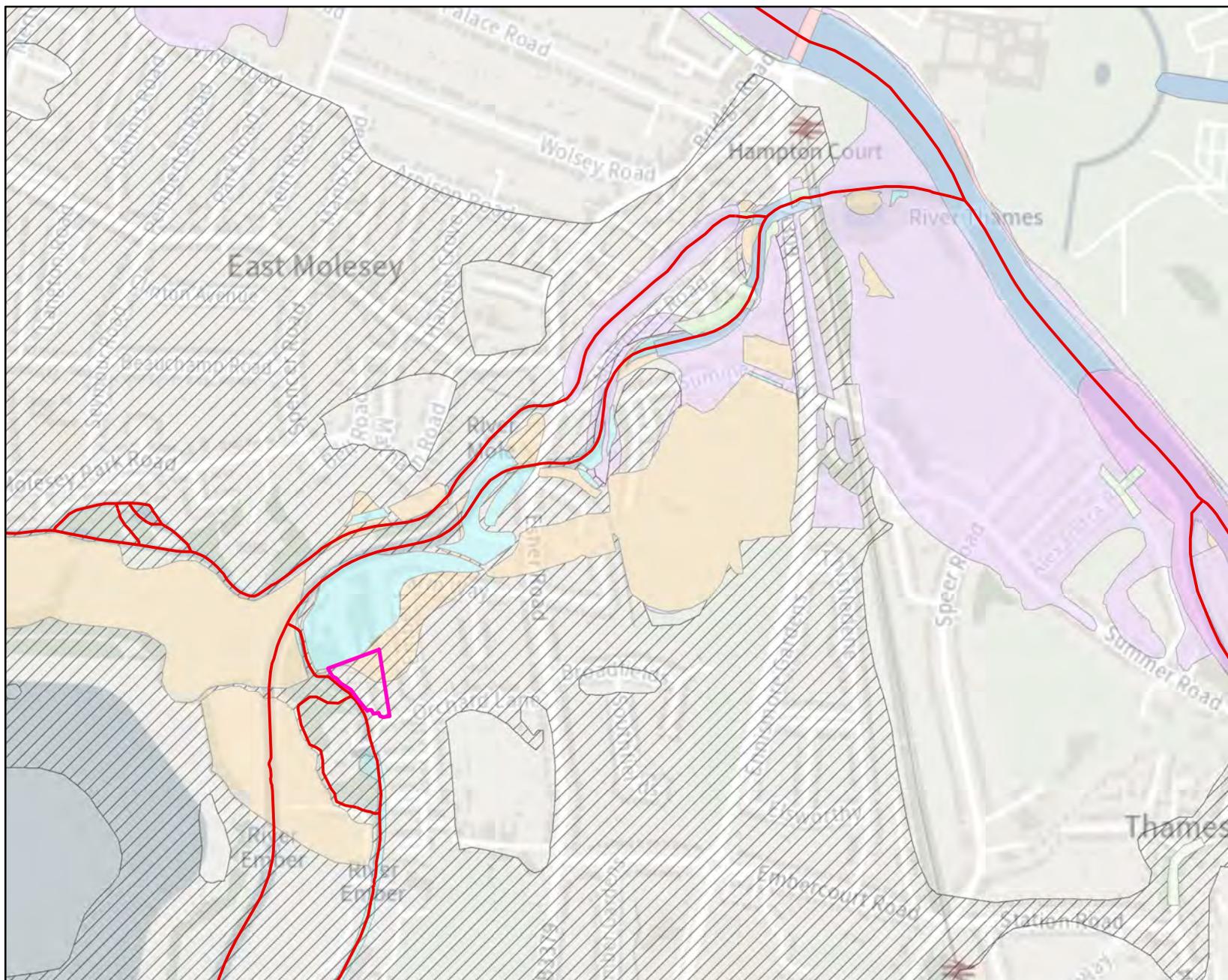
Flood Event Code	Flood Event Name	Start Date	End Date	Source of Flooding	Cause of Flooding
EA0619680900462	06SeptemberAutumn1968	01/01/1968	12/12/1968	main river	channel capacity exceeded (no raised defences)
EA0619741100088	06NovemberAutumn1974	01/01/1974	12/12/1974	main river	channel capacity exceeded (no raised defences)
EA0619790200085	06FebruaryWinter1979	01/01/1979	12/12/1979	main river	channel capacity exceeded (no raised defences)

Please note the Environment Agency maps flooding to land not individual properties. Floodplain extents are an indication of the geographical extent of a historic flood. They do not provide information regarding levels of individual properties, nor do they imply that a property has flooded internally.

Start and End Dates shown above may represent a wider range where the exact dates are not available.

# Historic Map centred on KT8 0BN

Created on 21/08/2023 REF: WA/2023/130267



### Legend

- Site
- Main River
- 1947
- 1968
- 1974
- 1979
- 1988
- 1990
- 2000
- 2002/3

Flooding from rivers or sea without defences (Flood Zone 3) shows the area that could be affected by flooding:  
- from the sea with a 1 in 200 or greater chance of happening each year  
- or from a river with a 1 in 100 or greater chance of happening each year.

The Extent of an extreme flood (Flood Zone 2) shows the extent of an extreme flood from rivers or the sea with up to a 1 in 1000 chance of occurring each year.

Elmbridge Borough Council  
Development Control  
Civic Centre High Street  
Esher  
Surrey  
KT10 9SD

**Our ref:** WA/2023/130267/01-L01  
**Your ref:** 2022/3525  
**Date:** 29 March 2023

Dear Sir/Madam

**Development Comprising 3 Detached Buildings Containing 74 Residential Units With Underground And Surface Level Car And Cycle Parking, Mechanical Plant, Soft And Hard Landscaping And Associated Diversion Of Thames Water Pipe Following Demolition Of Existing Buildings.**

**The Molesey Venture Sundial House Orchard Lane East Molesey Surrey KT8 0BN**

Thank you for consulting us on the proposed development noted above and thank you for agreeing an additional timeframe for the provision of our comments. We have reviewed the submitted documents with regards to our planning remit.

The proposed development is within 8 metres of a main river, the River Ember. According to our Flood Map for Planning, the application site partially lies within Flood Zones 2 and 3, which is land defined by the Planning Practice Guidance (PPG) as having a medium and high probability of flooding respectively.

### **Environment Agency position**

We have **two objections** to the application as submitted.

#### **Objection 1 – Flood Risk**

In accordance with Policy CS26 of the Elmbridge Core Strategy (July 2011) and paragraph 167 of the National Planning Policy Framework (NPPF), in the absence of an acceptable Flood Risk Assessment (FRA), we **object** to this application and recommend that planning permission is refused.

#### **Reason(s) 1**

The submitted FRA does not comply with the requirements for site-specific flood risk assessments, as set out in paragraphs 20 to 22 of the Flood Risk and Coastal Change section of the Planning Practice Guidance. Therefore, the FRA does not adequately assess the flood risks posed by the development. In particular, the FRA fails to:

- Provide evidence (for example, using a topographic survey) to confirm the ground levels referred to in sections 2.4, 3.8, 3.14, and 6.2;

- Provide evidence (for example, using exact measurements to compare differences in built footprint from the existing development to the proposed development, particularly for the southwest section of the development which is situated within FZ3a) to support the statements made in sections 4.1 and 6.3 regarding the requirement for floodplain compensatory storage;
- Provide sufficient evidence (for example, displaying full calculations, with a full justification for the method(s) used, including any assumptions made in respect of the relationship between flood levels and 1% increases in climate change river flows) to support the figures referred to in section 3.8 regarding the calculation of the design flood event levels (1% annual exceedance probability (AEP) plus 12% climate change flood event), which have been derived from the Environment Agency Product 4 data for the 1% AEP (plus 20% climate change) event to inform the Finished Floor Levels (FFLs) referred to;
- Justify the consultants' interpretations of the Environment Agency Product 4 data regarding the statements made in section 3.3 on historic flooding, and in sections 3.8 and 3.14 on modelled site inundation, as these appear to contradict the figures which are referred to as evidence.

This objection is in accordance with Policy CS26 of the Elmbridge Core Strategy (July 2011) and paragraph 167 of the NPPF which states 'Development must be located, designed and laid out to ensure that it is safe; the risk from flooding is minimised whilst not increasing the risk of flooding elsewhere; and that residual risks are safely managed'. Furthermore, if 'development takes place in flood zones 2 or 3, the Council will require flood resistance and resilience measures in line with current Environment Agency advice'.

### **Overcoming our objection 1**

To overcome our objection, the applicant should submit a revised FRA which addresses the points highlighted above. If this cannot be achieved, we are likely to maintain our objection. Please re-consult us on any revised FRA submitted.

### **Objection 2 – Biodiversity**

The submitted planning application and associated documents indicate that a significant loss of riparian semi-natural habitat within the riparian zone of the River Ember will be required as part of the proposed development. This activity will require a flood risk activity permit under the Environmental Permitting (England and Wales) Regulations 2016 which is unlikely to be granted for the current proposal. In accordance with Policy CS15: Biodiversity of the Elmbridge Core Strategy (July 2011), we therefore **object** to the proposed development, due to its impacts on nature conservation, ecology and physical habitats. We recommend that planning permission is refused.

### **Reasons(s)**

In determining the flood risk activity permit for this development, we will assess its compliance with the [Thames](#) River Basin Management Plan (RBMP). We'll also consider how the development will affect water biodiversity and the wetland environment. The RBMP states that the water environment should be protected and enhanced to prevent deterioration and promote the recovery of water bodies. The watercourse is classified as 'Heavily Modified and Supports Good'. Physical modification of the watercourse is sited as a reason for not achieving Good.

This approach is supported by paragraphs 174 and 180 of the National Planning Policy Framework (NPPF) which recognise that the planning system should conserve and enhance the environment by minimising impacts on and providing net gains for biodiversity. If significant harm resulting from a development cannot be avoided,

adequately mitigated, or as a last resort compensated for, planning permission should be refused.

In addition, this is supported by Policy CS15: Biodiversity of the Elmbridge Core Strategy (July 2011), which states the Council will seek to identify and develop wildlife corridors to provide ecological 'stepping stones' and form a coherent local and regional biodiversity network in accordance with CS12: The River Thames and its tributaries and CS14: Green Infrastructure. Also, ensuring new development does not result in a net loss of biodiversity and where feasible contributes to a net gain through the incorporation of biodiversity features.

Furthermore, the Emerging Elmbridge Borough Council Local Plan (2037), which has an ambition to protect and enhance blue and green infrastructure, Policy ENV6 states 'Development proposals must seek to protect, enhance and conserve wildlife habitats and species by creating new natural areas or restoring and enhancing existing habitats'. In addition, Policy ENV1 states 'Development proposals must be designed with green and/or blue infrastructure as an integral component, whether this be by enhancing existing features or providing new assets. Planning applications will be refused where this is not clearly demonstrated'. Also, Policy SS1 states all development must respond to the climate emergency by 'Increasing the extent, connectivity and diversity of wildlife habitats to enable animals and plants to adjust.'

This objection is also supported by legislation set out in the Natural Environment and Rural Communities Act 2006 and Article 10 of the Habitats Directive which stresses the importance of natural networks of linked corridors to allow movement of species between suitable habitats, and promote the expansion of biodiversity.

Development that encroaches on watercourses can have a potentially severe impact on their ecological value. Networks of undeveloped buffer zones might also help wildlife adapt to climate change and will help restore watercourses to a more natural state as required by the RBMP.

## **Overcoming our objection 2**

To overcome our objection, the applicant should:

- Provide plans for the provision and management of a 10-metre-wide buffer zone, where existing site constraints allow, measured from the bank top (defined as the point at which the bank meets the level of the surrounding land) alongside the River Ember.
- The buffer zone should be free from all built development, including paths, lighting, domestic gardens and formal landscaping.
- There shall be no light spill from external artificial lighting into the watercourse or adjacent river corridor habitat. To achieve this the specifications, location and direction of external artificial lights should be such that the lighting levels within 8 metres of the top of bank of the watercourse are maintained at background levels. The Environment Agency considers background levels to be a Lux level of 0-2. To reduce light spill onto the river corridor outside the buffer zone, all artificial lighting should be directional and focused with cowlings.
- The buffer zone should be planted with locally native species of UK genetic provenance and appropriately managed under an agreed scheme.
- Provide details demonstrating how the buffer zone will be protected during development (Construction Environmental Management Plan).
- Provide a detailed Landscape Environmental Management Plan – to show how the ecological buffer zone and river corridor will be managed over the longer term

(including named body responsible for management) and maintained to protect the ecology of the water-dependent habitat.

## **Biodiversity – Advice to applicant**

### Species

We have reviewed and support the recommendations as set out in the PEA, Preliminary Bat Roost Assessment, Dusk Emergence & Re-entry Bat Surveys, Herpetofauna Reasonable Avoidance Method Statement, Invasive Species Method Statement, Arboricultural method statement regarding protected habitats and species and mitigation during development.

The addition of bird and bat boxes, biodiverse green roofing, introduced native shrub habitat, native wildflower rich lawn areas and bioswale habitat is welcomed.

We understand that building B2 which is scheduled for partial demolition is a bat roost site. Prior to any works a licence must be obtained from Natural England and the works overseen by a licensed ecologist. The emphasis on sensitive lighting design as highlighted in the Lighting Impact Assessment should be subject to a planning condition.

### Biodiversity Net Gain (BNG)

The development boundary includes approximately 100 metres of reinforced main river bank, the red line boundary in this case should reflect ownership up to the centreline of the river rather than to bank top. This could affect the BNG metric for rivers and streams calculation.

We welcome the use of the Biodiversity Metric for Biodiversity Net Gain calculation. However, the baseline metric calculation shows that the trading rules have not been satisfied, there is no enhancement planned in the River Units. The three types of Biodiversity Units generated by the metric (habitat, hedgerow and river) are unique and cannot be summed or transferred, therefore, a 10% uplift should be delivered in each of the biodiversity units present within the red line boundary.

### River habitat

As a consequence of engineering and modification, almost half of our rivers show signs of historic or active bank reinforcement, re-sectioning or straightening. A lack of natural processes in constrained waters can often lead to poor habitat quality. Removing redundant structures and modifications is one of the 4 priority objectives for the new River Basin Management Plans. Additional effort to protect and improve the water environment, as part of new developments is required, set within the context of the government's 25 Year Environment Plan.

Removal of hard banks and reprofiling/restoration of natural banks would offer a significant environmental gain. We recommend that the proposed development is used as an opportunity to restore more natural processes or improve habitat using other methods in and adjacent to the watercourse.

## **Sequential test – advice to Planning Authority**

### What is the sequential test and does it apply to this application?

In accordance with the National Planning Policy Framework (paragraph 162), development in flood risk areas should not be permitted if there are reasonably available alternative sites, appropriate for the proposed development, in areas with a lower risk of flooding. The sequential test establishes if this is the case.

Development is in a flood risk area if it is in Flood Zone 2 or 3, or it is within Flood Zone 1 and your strategic flood risk assessment shows it to be at future flood risk or at risk from other sources of flooding such as surface water or groundwater.

Avoiding flood risk through the sequential test is the most effective way of addressing flood risk because it places the least reliance on measures such as flood defences, flood warnings and property level resilience.

#### Who undertakes the sequential test?

It is for you, as the local planning authority, to decide whether the sequential test has been satisfied, but the applicant should demonstrate to you, with evidence, what area of search has been used. Further guidance on the area of search can be found in the planning practice guidance [here](#).

#### What is our role in the sequential test?

We can advise on the relative flood risk between the proposed site and any alternative sites identified - although your strategic flood risk assessment should allow you to do this yourself in most cases. We won't advise on whether alternative sites are reasonably available or whether they would be suitable for the proposed development. We also won't advise on whether there are sustainable development objectives that mean steering the development to any alternative sites would be inappropriate. Further guidance on how to apply the sequential test to site specific applications can be found in the planning practice guidance [here](#).

#### **Exception test – advice to Planning Authority**

In accordance with the National Planning Policy Framework (paragraphs 164 and 165), the proposed development is appropriate provided that the site meets the requirements of the exception test. Our comments on the proposals relate to the part of the exception test that demonstrates the development is safe. The local planning authority must decide whether or not the proposal provides wider sustainability benefits to the community that outweigh flood risk.

The exception test should only be applied as set out in flood risk table 3 of the Planning Practice Guidance (PPG) following application of the sequential test. The exception test should not be used to justify the grant of planning permission in flood risk areas when the sequential test has shown that there are reasonably available, lower risk sites, appropriate for the proposed development.

In those circumstances, planning permission should be refused, unless you consider that sustainable development objectives make steering development to these lower risk sites inappropriate as outlined in PPG (ref ID: 7-033-20140306).

#### Our role in the exception test

The exception test is in two parts, described in the NPPF (paragraph 164). In order for the test to be passed it must be demonstrated that

1. The development would provide wider sustainability benefits to the community that outweigh flood risk; and
2. The development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

Paragraph 165 of the NPPF makes clear that both parts need to be met for the test to be satisfied. It is for the applicant to demonstrate this.

We provide advice on the second part of the test, but it is for you, as the local planning authority, to consider the first part of the test, accounting for the findings of the flood risk assessment and our flood risk advice, and to determine whether the test, overall, has been satisfied. Development that does not satisfy both parts of the exception test should be refused.

Where the flood risk assessment shows the development will be safe throughout its lifetime without increasing flood risk elsewhere

Even where a flood risk assessment shows the development can be made safe throughout its lifetime without increasing risk elsewhere, there will always be some remaining risk that the development will be affected either directly or indirectly by flooding. You will need to weigh these risks against any wider sustainability benefits to the community.

**Flood resistance and resilience – advice to applicant and Planning Authority**

We strongly recommend the use of flood resistance and resilience measures. Physical barriers, raised electrical fittings and special construction materials are just some of the ways you can help reduce flood damage.

To find out which measures will be effective for this development, please contact your building control department. If you'd like to find out more about reducing flood damage, visit the Flood Risk and Coastal Change pages of the planning practice guidance. Further guidance on flood resistance and resilience measures can also be found in:

*Government guidance on flood resilient construction*

<https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

*CIRIA Code of Practice for property flood resilience*

[https://www.ciria.org/Research/Projects\\_underway2/Code\\_of\\_Practice\\_and\\_guidance\\_for\\_property\\_flood\\_resilience.aspx](https://www.ciria.org/Research/Projects_underway2/Code_of_Practice_and_guidance_for_property_flood_resilience.aspx)

*British Standard 85500 – Flood resistant and resilient construction*

<https://shop.bsigroup.com/ProductDetail/?pid=00000000030299686>

**Risk from floating vehicles during flood event – advice to applicant and Planning Authority**

This development has been proposed within an area identified as being at risk of flooding, and includes the provision of car parking within buildings. The applicant should be aware that vehicles can start to float in flood depths of less than 60cm – less if it is fast-flowing. The applicant must satisfy themselves that any relevant building will be constructed in such a way that vehicles floating or displaced as a result of flooding, would not jeopardise its structural stability.

In addition, the applicant should ensure that any sensitive infrastructure such as gas and water pipes or electrical cabling are located and designed to withstand the potential impacts of floating or displaced vehicles.

**Environmental permit – advice to applicant**

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)  
on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- on or within 16 metres of a sea defence  
involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert

- in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing [enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk).

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

### **Other Consents – advice to applicant**

As you are aware we also have a regulatory role in issuing legally required consents, permits or licences for various activities. We have not assessed whether consent will be required under our regulatory role and therefore this letter does not indicate that permission will be given by the Environment Agency as a regulatory body.

The applicant should contact 03708 506 506 or consult our website to establish if consent will be required for the works they are proposing. Please see <http://www.environment-agency.gov.uk/business/topics/permitting/default.aspx>

### **Final Comments**

Thank you again for consulting us on this application. Our comments are based on the best available data and the information as presented to us.

**If you are minded to approve this application for major development contrary to our flood risk objection, we request that you contact us to allow further discussion and/or representations from us in line with the [Town and Country Planning \(Consultation\) \(England\) Direction 2021](#).**

**This statutory instrument prevents you from issuing planning permission without first referring the application to the Secretary of State for Housing, Communities and Local Government (via the National Planning Casework Unit) to give them the opportunity to call-in the application for their own determination. This process must be followed unless we are able to withdraw our objection to you in writing. A failure to follow this statutory process could render any decision unlawful, and the resultant permission vulnerable to legal challenge.**

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact me. Please quote our reference number in any future correspondence.

Yours faithfully

**Miss Chloe Alma-Daykin  
Planning Advisor**

Direct dial 0203 025 9872  
E-mail [Planning\\_THM@environment-agency.gov.uk](mailto:Planning_THM@environment-agency.gov.uk)

Elmbridge Borough Council  
Development Control  
Civic Centre High Street  
Esher  
Surrey  
KT10 9SD

**Our ref:** WA/2023/130267/04-L01  
**Your ref:** 2022/3525  
**Date:** 30 October 2023

Dear Sir/Madam

**Development Comprising 3 Detached Buildings Containing 74 Residential Units With Underground And Surface Level Car And Cycle Parking, Mechanical Plant, Soft And Hard Landscaping And Associated Diversion Of Thames Water Pipe Following Demolition Of Existing Buildings.**

**The Molesey Venture Sundial House Orchard Lane East Molesey Surrey KT8 0BN**

Thank you for re-consulting us on the proposed development noted above on 10 October 2023 following the submission of an amended FRA (reference: KRS.0572.001.R.003.F dated September 2023) and letter (reference: KRS.0572.001.R.007.A dated 05 October 2023), and thank you for agreeing an additional timeframe for the provision of our comments.

### **Environment Agency position**

The additional information does not fully address our earlier concerns. We therefore **maintain our objection** set out in our response dated 28 September 2023. We recommend that planning permission should be refused on this basis.

### **Reasons**

The applicant has addressed some of our concerns. However, the submitted FRA does not comply with the requirements for site-specific flood risk assessments, as set out in paragraphs 20 to 21 of the Flood Risk and Coastal Change Planning Practice Guidance and its site-specific flood risk assessment checklist. The FRA does not therefore adequately assess the flood risks posed by the development. In particular, the FRA fails to:

- Take the impacts of climate change into account. Different climate change allowances have been used to assess future flood risk than those advised in ['Flood risk assessments: climate change allowances'](#), without adequate

Did you know that in the UK, 6.6 million tonnes of household food waste a year is thrown away? Almost three quarters of that is food which could have been eaten. Do your bit to avoid domestic food waste to fight climate change! [www.lovefoodhatewaste.com](http://www.lovefoodhatewaste.com) [www.wrap.org.uk](http://www.wrap.org.uk)

justification. The Gov.UK guidance on climate change states “In some locations the dominant source of flooding will be from a neighboring management catchment. If so, use the allowances from the neighboring management catchment to assess the risk for your development or site allocation.” In the FRA the applicant has used the 12% and 15% climate change allowances for the risk of flooding from the River Thames. These values are correct when assessing flood risk from the River Ember however, the Thames catchment uses different values. The lower Thames 2080’s central allowance is 35%.

- In the FRA the applicant has stated that they do not need flood compensation because the site is not affected by the 1%AEP + climate change event. However, the flood level for a 1%AEP + 35% climate change event (Lower Thames model) ranges from 9.35mAOD – 9.40mAOD which will affect the site and therefore flood compensation will be needed.
- Furthermore, the FRA states that the finished floor levels will be at 9.45mAOD and this is not 300mm above the 1%AEP + 35% climate change flood level. We would recommend producing a map showing the flood extents of a 1%AEP + 35% climate change event which would show what parts of the site is affected and whether flood compensation will be needed.

### **Overcoming our objection**

To overcome our objection, the applicant should submit a revised FRA which addresses the points highlighted above. If this cannot be achieved, we are likely to maintain our objection. Please re-consult us on any revised FRA submitted.

### Floodplain storage

Any increase in built footprint or raising of ground levels should be compensated up to the 1% AEP plus an appropriate allowance for climate change flood level. Level for level floodplain compensation is the preferred method of mitigation and should be considered within the FRA.

Level for level floodplain compensation is the matching of floodplain storage volumes lost with new floodplain storage volume gained through the reduction of ground levels. We recommend that level for level floodplain storage calculations are provided in a table that sets out the change in volumes across the site using 100mm or 200mm slices (dependent on site specific considerations), stating the losses and gains for each slice. It will need to be demonstrated that there would be no net loss in storage volume for any slice. The location of the changes in floodplain storage should also be clearly identified in a plan or drawing that demonstrates the scheme would be hydraulically connected for each slice.

Excavation of the proposed floodplain compensation scheme should be completed prior to the construction of development to ensure floodplain capacity is maintained.

### **Riparian ownership – Advice to applicant**

As a section of main river runs along the western boundary of your site, you may have riparian ownership of that section of the watercourse. Please visit our website for guidance on riparian ownership and owning watercourses here: [Owning a watercourse - GOV.UK \(www.gov.uk\)](http://www.gov.uk/government/guidance/owning-a-watercourse).

### **Environmental permit – Advice to applicant**

Please be aware that a Flood Risk Activity Permit (FRAP) is likely to be required for any works within 8m of a main river. This includes the proposed diversion of the Thames Water main as outlined in drawing ref: ‘A3711-ASA-ZZ-00-DR-A-0210’, dated

02/06/2023. To apply for a FRAP we recommend you contact one of our Flood and Coastal Risk Management Officers at the following email address:

[PSO.SWLondonandMole@environment-agency.gov.uk](mailto:PSO.SWLondonandMole@environment-agency.gov.uk).

Under the Environmental Permitting (England and Wales) Regulations 2016, you must follow the environmental permitting rules if you want to do work:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission

Under the Environmental Permitting (England and Wales) Regulations 2016, the Environment Agency has the power to enforce against unpermitted works or works not carried out according to a FRAP. The Environment Agency also have the power under section 107(3) of the Water Resources Act to serve a notice on a landowner/person who controls the watercourse to remove an obstruction to a river where the flow is impeded.

The Environment Agency can use enforcement powers if necessary to ensure the riparian owners carry out the necessary works to ensure that the flow of water in a main river is not impeded and therefore reduce the flood risk. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

### **Sequential test – advice to Planning Authority**

What is the sequential test and does it apply to this application?

In accordance with the National Planning Policy Framework (paragraph 162), development in flood risk areas should not be permitted if there are reasonably available alternative sites, appropriate for the proposed development, in areas with a lower risk of flooding. The sequential test establishes if this is the case.

Development is in a flood risk area if it is in Flood Zone 2 or 3, or it is within Flood Zone 1 and your strategic flood risk assessment shows it to be at future flood risk or at risk from other sources of flooding such as surface water or groundwater.

The only developments exempt from the sequential test in flood risk areas are:

- Householder developments such as residential extensions, conservatories or loft conversions
- Small non-residential extensions with a footprint of less than 250sqm
- Changes of use (except changes of use to a caravan, camping or chalet site, or to a mobile home or park home site)
- Applications for development on sites allocated in the development plan through the sequential test, which are consistent with the use for which the site was allocated.

Avoiding flood risk through the sequential test is the most effective way of addressing flood risk because it places the least reliance on measures such as flood defences, flood warnings and property level resilience.

### Who undertakes the sequential test?

It is for you, as the local planning authority, to decide whether the sequential test has been satisfied, but the applicant should demonstrate to you, with evidence, what area of search has been used. Further guidance on the area of search can be found in the planning practice guidance [here](#).

### What is our role in the sequential test?

We can advise on the relative flood risk between the proposed site and any alternative sites identified - although your strategic flood risk assessment should allow you to do this yourself in most cases. We won't advise on whether alternative sites are reasonably available or whether they would be suitable for the proposed development. We also won't advise on whether there are sustainable development objectives that mean steering the development to any alternative sites would be inappropriate. Further guidance on how to apply the sequential test to site specific applications can be found in the planning practice guidance [here](#).

### **Exception test – advice to Planning Authority**

In accordance with the National Planning Policy Framework (paragraphs 164 and 165), the proposed development is appropriate provided that the site meets the requirements of the exception test. Our comments on the proposals relate to the part of the exception test that demonstrates the development is safe. The local planning authority must decide whether or not the proposal provides wider sustainability benefits to the community that outweigh flood risk.

The exception test should only be applied as set out in flood risk table 3 of the Planning Practice Guidance (PPG) following application of the sequential test. The exception test should not be used to justify the grant of planning permission in flood risk areas when the sequential test has shown that there are reasonably available, lower risk sites, appropriate for the proposed development.

In those circumstances, planning permission should be refused, unless you consider that sustainable development objectives make steering development to these lower risk sites inappropriate as outlined in PPG (ref ID: 7-033-20140306).

### Our role in the exception test

The exception test is in two parts, described in the NPPF (paragraph 164). In order for the test to be passed it must be demonstrated that

1. The development would provide wider sustainability benefits to the community that outweigh flood risk; and
2. The development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

Paragraph 165 of the NPPF makes clear that both parts need to be met for the test to be satisfied. It is for the applicant to demonstrate this.

We provide advice on the second part of the test, but it is for you, as the local planning authority, to consider the first part of the test, accounting for the findings of the flood risk assessment and our flood risk advice, and to determine whether the test, overall, has been satisfied. Development that does not satisfy both parts of the exception test should be refused.

### Where the flood risk assessment shows the development will be safe throughout its lifetime without increasing flood risk elsewhere

Even where a flood risk assessment shows the development can be made safe throughout its lifetime without increasing risk elsewhere, there will always be some remaining risk that the development will be affected either directly or indirectly by flooding. You will need to weigh these risks against any wider sustainability benefits to the community.

### **Other Consents – advice to applicant**

As you are aware we also have a regulatory role in issuing legally required consents, permits or licences for various activities. We have not assessed whether consent will be required under our regulatory role and therefore this letter does not indicate that permission will be given by the Environment Agency as a regulatory body.

The applicant should contact 03708 506 506 or consult our website to establish if consent will be required for the works they are proposing. Please see <http://www.environment-agency.gov.uk/business/topics/permitting/default.aspx>

### **Final Comments**

Thank you again for consulting us on this application. Our comments are based on the best available data and the information as presented to us.

**If you are minded to approve this application for major development contrary to our flood risk objection, we request that you contact us to allow further discussion and/or representations from us in line with the [Town and Country Planning \(Consultation\) \(England\) Direction 2021](#).**

**This statutory instrument prevents you from issuing planning permission without first referring the application to the Secretary of State for Housing, Communities and Local Government (via the National Planning Casework Unit) to give them the opportunity to call-in the application for their own determination. This process must be followed unless we are able to withdraw our objection to you in writing. A failure to follow this statutory process could render any decision unlawful, and the resultant permission vulnerable to legal challenge.**

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact me. Please quote our reference number in any future correspondence.

Yours faithfully

**Miss Chloe Alma-Daykin  
Planning Advisor**

Direct dial 0203 025 9872  
E-mail [Planning\\_THM@environment-agency.gov.uk](mailto:Planning_THM@environment-agency.gov.uk)

Elmbridge Borough Council  
Development Control  
Civic Centre High Street  
Esher  
Surrey  
KT10 9SD

**Our ref:** WA/2023/130267/03-L01  
**Your ref:** 2022/3525  
**Date:** 28 September 2023

Dear Sir/Madam

**\*Amended Plans\* Development Comprising 3 Detached Buildings Containing 74 Residential Units With Underground And Surface Level Car And Cycle Parking, Mechanical Plant, Soft And Hard Landscaping And Associated Diversion Of Thames Water Pipe Following Demolition Of Existing Buildings.**

**The Molesey Venture Sundial House Orchard Lane East Molesey Surrey KT8 0BN**

Thank you for re-consulting us on the above application on 26 September 2023, following the submission of an addendum to the Flood Risk Assessment dated 26 September 2023 prepared by KRS Environmental (reference: KRS.0572.001.R.006.A).

#### **Environment Agency position**

The additional information does not address our earlier flood risk concerns. In accordance with Policy CS26 of the Elmbridge Core Strategy (July 2011) and paragraph 167 of the National Planning Policy Framework (NPPF), in the absence of an acceptable Flood Risk Assessment (FRA), we therefore **maintain our flood risk objection** set out in our response dated 25 September 2023 (letter reference: WA/2023/130267/02-L01). We recommend that planning permission should be refused on this basis.

#### **Reasons**

##### Flood Risk Assessment

Having reviewed the submitted 'Flood Risk Assessment Addendum' by KRS Environmental, dated 26<sup>th</sup> September 2023, we agree with the applicant's comments regarding the erroneous Product 4 data that was previously used in the applicant's previous Flood Risk Assessments. However, in our previous response to this application (dated 25<sup>th</sup> September 2023), we stated that to overcome our objection, an updated FRA would be required which uses the updated Product 4 data which we have supplied to the applicant. As yet, it appears that no such updated FRA has been submitted. Therefore, our objection remains.

As stated in our previous response, part of the node data contained within the Product 4 data previously used for this site (under ref: 'KSL 230767 AC') is incorrect, and therefore the updated Product 4 data supplied to the applicant is required to ensure that an updated FRA for this development uses the corrected data.

Subsequently, our previous request for the applicant to supply evidence and justification for their calculation of the 1% annual exceedance probability (AEP) plus 12% climate change flood event which had been derived from the node data for the 1% AEP plus 20% flood event will need to be readdressed once the corrected/updated Product 4 data has been supplied.

Furthermore, the applicant's comments in section 3.8 of the updated FRA suggesting that the site would be flood free during the 0.1% AEP flood event are based on the superseded Product 4 data previously supplied for this site, and therefore do not give an accurate depiction of the flood risk for the 1% AEP plus climate change or the 0.1% AEP scenarios.

### Compensation

The document 'Flood Risk Assessment Addendum' states: "The site is not located within the 1 in 100-year flood outline, therefore as per the Elmbridge Borough Council Flood Risk Supplementary Planning Document (SPD) floodplain compensation is not required (see para 3.4.20 of the SPD)." However, the Elmbridge Borough Council Flood Risk Supplementary Planning Document (SPD) states: "Floodplain compensation must be considered in the context of the 1% annual probability (1 in 100 year/Flood Zone 3) flood level including an allowance for climate change." This means that flood compensation must take the 1 in 100 year **plus climate change scenario** into account. The lower Thames modelling shows us that the site is affected by the climate change scenario and therefore flood compensation should be provided.

### **Overcoming our objection**

As mentioned above, to overcome our objection, the applicant should use the updated Product 4 data which we have supplied to submit a revised FRA which addresses the points highlighted above. If this cannot be achieved, we are likely to maintain our objection.

### Further information – Floodplain storage compensation

Any increase in built footprint or raising of ground levels should be compensated up to the 1% AEP plus an appropriate allowance for climate change flood level. Level for level floodplain compensation is the preferred method of mitigation and should be considered within the FRA.

Level for level floodplain compensation is the matching of floodplain storage volumes lost with new floodplain storage volume gained through the reduction of ground levels. We recommend that level for level floodplain storage calculations are provided in a table that sets out the change in volumes across the site using 100mm or 200mm slices (dependent on site specific considerations), stating the losses and gains for each slice. The location of the changes in floodplain storage should also be clearly identified in a plan or drawing that demonstrates the scheme would be hydraulically connected for each slice.

Excavation of the proposed flood plain compensation scheme should be completed prior to the construction of development to ensure flood plain capacity is maintained.

If this cannot be achieved, then the applicant may need to amend the development to ensure that there will be no increase in flood risk elsewhere (for example by reducing built footprint or amount of land raising proposed).

### **Riparian ownership – Advice to applicant:**

As a section of main river runs along the western boundary of your site, you may have riparian ownership of that section of the watercourse. Please visit our website for guidance on riparian ownership and owning watercourses here: [Owning a watercourse - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/owning-a-watercourse)

### **Environmental permit – Advice to applicant**

Please be aware that a Flood Risk Activity Permit (FRAP) is likely to be required for any works within 8m of a main river. This includes the proposed diversion of the Thames Water main as outlined in drawing ref: 'A3711-ASA-ZZ-00-DR-A-0210', dated 02/06/2023. To apply for a FRAP we recommend you contact one of our Flood and Coastal Risk Management Officers at the following email address: [PSO.SWLondonandMole@environment-agency.gov.uk](mailto:PSO.SWLondonandMole@environment-agency.gov.uk).

Under the Environmental Permitting (England and Wales) Regulations 2016, you must follow the environmental permitting rules if you want to do work:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in a flood plain
- on or within 16 metres of a sea defence

Under the Environmental Permitting (England and Wales) Regulations 2016, the Environment Agency has the power to enforce against unpermitted works or works not carried out according to a FRAP. The Environment Agency also have the power under section 107(3) of the Water Resources Act to serve a notice on a landowner/person who controls the watercourse to remove an obstruction to a river where the flow is impeded.

The Environment Agency can use enforcement powers if necessary to ensure the riparian owners carry out the necessary works to ensure that the flow of water in a main river is not impeded and therefore reduce the flood risk.

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

### **Flood resistance and resilience - advice to LPA/applicant**

We strongly recommend the use of flood resistance and resilience measures. Physical barriers, raised electrical fittings and special construction materials are just some of the ways you can help reduce flood damage.

To find out which measures will be effective for this development, please contact your building control department. If you'd like to find out more about reducing flood damage, visit the Flood Risk and Coastal Change pages of the planning practice guidance.

Further guidance on flood resistance and resilience measures can also be found in:

- *Government guidance on flood resilient construction*  
<https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

- CIRIA Code of Practice for property flood resilience  
[https://www.ciria.org/Research/Projects\\_underway2/Code\\_of\\_Practice\\_and\\_guidance\\_for\\_property\\_flood\\_resilience.aspx](https://www.ciria.org/Research/Projects_underway2/Code_of_Practice_and_guidance_for_property_flood_resilience.aspx)
- *British Standard 85500 – Flood resistant and resilient construction*  
<https://shop.bsigroup.com/ProductDetail/?pid=000000000030299686>

### **Risks from floating vehicles during flood event - advice to LPA/applicant**

This development has been proposed within an area identified as being at risk of flooding, and includes the provision of car parking within buildings. The applicant should be aware that vehicles can start to float in flood depths of less than 60cm – less if it is fast-flowing. The applicant must satisfy themselves that any relevant building will be constructed in such a way that vehicles floating or displaced as a result of flooding, would not jeopardise its structural stability.

In addition, the applicant should ensure that any sensitive infrastructure such as gas and water pipes or electrical cabling are located and designed to withstand the potential impacts of floating or displaced vehicles.

### **Sequential test – advice to Planning Authority**

#### What is the sequential test and does it apply to this application?

In accordance with the National Planning Policy Framework (paragraph 162), development in flood risk areas should not be permitted if there are reasonably available alternative sites, appropriate for the proposed development, in areas with a lower risk of flooding. The sequential test establishes if this is the case.

Development is in a flood risk area if it is in Flood Zone 2 or 3, or it is within Flood Zone 1 and your strategic flood risk assessment shows it to be at future flood risk or at risk from other sources of flooding such as surface water or groundwater.

The only developments exempt from the sequential test in flood risk areas are:

- Householder developments such as residential extensions, conservatories or loft conversions
- Small non-residential extensions with a footprint of less than 250sqm
- Changes of use (except changes of use to a caravan, camping or chalet site, or to a mobile home or park home site)
- Applications for development on sites allocated in the development plan through the sequential test, which are consistent with the use for which the site was allocated.

Avoiding flood risk through the sequential test is the most effective way of addressing flood risk because it places the least reliance on measures such as flood defences, flood warnings and property level resilience.

#### Who undertakes the sequential test?

It is for you, as the local planning authority, to decide whether the sequential test has been satisfied, but the applicant should demonstrate to you, with evidence, what area of search has been used. Further guidance on the area of search can be found in the planning practice guidance [here](#).

#### What is our role in the sequential test?

We can advise on the relative flood risk between the proposed site and any alternative sites identified - although your strategic flood risk assessment should allow you to do this yourself in most cases. We won't advise on whether alternative sites are reasonably available or whether they would be suitable for the proposed development. We also won't advise on whether there are sustainable development objectives that mean

steering the development to any alternative sites would be inappropriate. Further guidance on how to apply the sequential test to site specific applications can be found in the planning practice guidance [here](#).

### **Exception test – advice to Planning Authority**

In accordance with the National Planning Policy Framework (paragraphs 164 and 165), the proposed development is appropriate provided that the site meets the requirements of the exception test. Our comments on the proposals relate to the part of the exception test that demonstrates the development is safe. The local planning authority must decide whether or not the proposal provides wider sustainability benefits to the community that outweigh flood risk.

The exception test should only be applied as set out in flood risk table 3 of the Planning Practice Guidance (PPG) following application of the sequential test. The exception test should not be used to justify the grant of planning permission in flood risk areas when the sequential test has shown that there are reasonably available, lower risk sites, appropriate for the proposed development.

In those circumstances, planning permission should be refused, unless you consider that sustainable development objectives make steering development to these lower risk sites inappropriate as outlined in PPG (ref ID: 7-033-20140306).

#### Our role in the exception test

The exception test is in two parts, described in the NPPF (paragraph 164). In order for the test to be passed it must be demonstrated that

1. The development would provide wider sustainability benefits to the community that outweigh flood risk; and
2. The development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

Paragraph 165 of the NPPF makes clear that both parts need to be met for the test to be satisfied. It is for the applicant to demonstrate this.

We provide advice on the second part of the test, but it is for you, as the local planning authority, to consider the first part of the test, accounting for the findings of the flood risk assessment and our flood risk advice, and to determine whether the test, overall, has been satisfied. Development that does not satisfy both parts of the exception test should be refused.

#### Where the flood risk assessment shows the development will be safe throughout its lifetime without increasing flood risk elsewhere

Even where a flood risk assessment shows the development can be made safe throughout its lifetime without increasing risk elsewhere, there will always be some remaining risk that the development will be affected either directly or indirectly by flooding. You will need to weigh these risks against any wider sustainability benefits to the community.

### **Other Consents – advice to applicant**

As you are aware we also have a regulatory role in issuing legally required consents, permits or licences for various activities. We have not assessed whether consent will be required under our regulatory role and therefore this letter does not indicate that permission will be given by the Environment Agency as a regulatory body.

The applicant should contact 03708 506 506 or consult our website to establish if consent will be required for the works they are proposing. Please see <http://www.environment-agency.gov.uk/business/topics/permitting/default.aspx>.

### **Final Comments**

Thank you again for consulting us on this application. Our comments are based on the best available data and the information as presented to us. Subject to our flood risk objection being overcome, we have planning conditions we would recommend in regard to biodiversity.

**If you are minded to approve this application for major development contrary to our flood risk objection, we request that you contact us to allow further discussion and/or representations from us in line with the [Town and Country Planning \(Consultation\) \(England\) Direction 2021](#).**

**This statutory instrument prevents you from issuing planning permission without first referring the application to the Secretary of State for Housing, Communities and Local Government (via the National Planning Casework Unit) to give them the opportunity to call-in the application for their own determination. This process must be followed unless we are able to withdraw our objection to you in writing. A failure to follow this statutory process could render any decision unlawful, and the resultant permission vulnerable to legal challenge.**

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact me. Please quote our reference number in any future correspondence.

Yours faithfully

**Miss Chloe Alma-Daykin  
Planning Advisor**

Direct dial 0203 025 9872

E-mail [Planning\\_THM@environment-agency.gov.uk](mailto:Planning_THM@environment-agency.gov.uk)

Product 4 (Detailed Flood Risk) for: Sundial House, The Molesey Venture, Orchard Lane, East Molesey KT8 0BN

Requested by: Keelan Serjeant

Reference: KSL 230767 AC

Date: 09/08/2023

## Contents

- Flood Risk Assessments: Climate Change Allowances
- Flood Map for Planning (Rivers and Sea)
- Flood Map Extract
- Model Output Data
- Data Point Location Map
- Modelled Flood Outlines Map
- Defence Details
- Historic Flood Events Data
- Historic Flood Events Data Map
- Additional Data
- Surface Water
- Open Government Licence

The information provided is based on the best data available as of the date of this letter.

You may feel it is appropriate to contact our office at regular intervals, to check whether any amendments/improvements have been made to the data for this location. Should you re-contact us after a period of time, please quote the above reference in order to help us deal with your query.

This information is provided subject to the enclosed notice which you should read.

**Please note. Due to the location of your site you may also need to obtain the Lower Thames Flood Modelling Study. This can be done by contacting [enquiries\\_THM@environment-agency.gov.uk](mailto:enquiries_THM@environment-agency.gov.uk) .**

Orchard House, Endeavour Park, London Road, Addington, West Malling, Kent, ME19 5SH.

Customer services line: 020 8474 6848

Email: [kslenquiries@environment-agency.gov.uk](mailto:kslenquiries@environment-agency.gov.uk)

Website: <https://www.gov.uk/government/organisations/environment-agency>

## Flood Risk Assessments: Climate Change Allowances

On 20/07/2021 the 'Flood risk assessments: climate change allowances' were updated and published on gov.uk. You can view the updated allowances at ['Flood risk assessments: climate change allowances'](#).

You will need to consider this data and factor in the new allowances to demonstrate the development will be safe from flooding.

It remains the applicant's responsibility to demonstrate through their proposals and flood risk assessments that a new development will be safe in flood risk terms for its lifetime.

## Flood Map for Planning (Rivers and Sea)

### The Flood Map for Planning (Rivers & Sea)

Our Flood Map shows the natural floodplain for areas at risk from river and tidal flooding. The floodplain is specifically mapped ignoring the presence and effect of defences. Although flood defences reduce the risk of flooding they cannot completely remove that risk as they may be over topped or breached during a flood event.

The Flood Map indicates areas with a 1% (0.5% in tidal areas), Annual Exceedance Probability (AEP) - the probability of a flood of a particular magnitude, or greater, occurring in any given year, and a 0.1% AEP of flooding from rivers and/or the sea in any given year. The map also shows the location of some flood defences.

The Flood Map is intended to act as a guide to indicate the potential risk of flooding. When producing it we use the best data available to us at the time, taking into account historic flooding and local knowledge. The Flood Map is updated on a quarterly basis to account for any amendments required. These amendments are then displayed on the internet at [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk).

### At this Site:

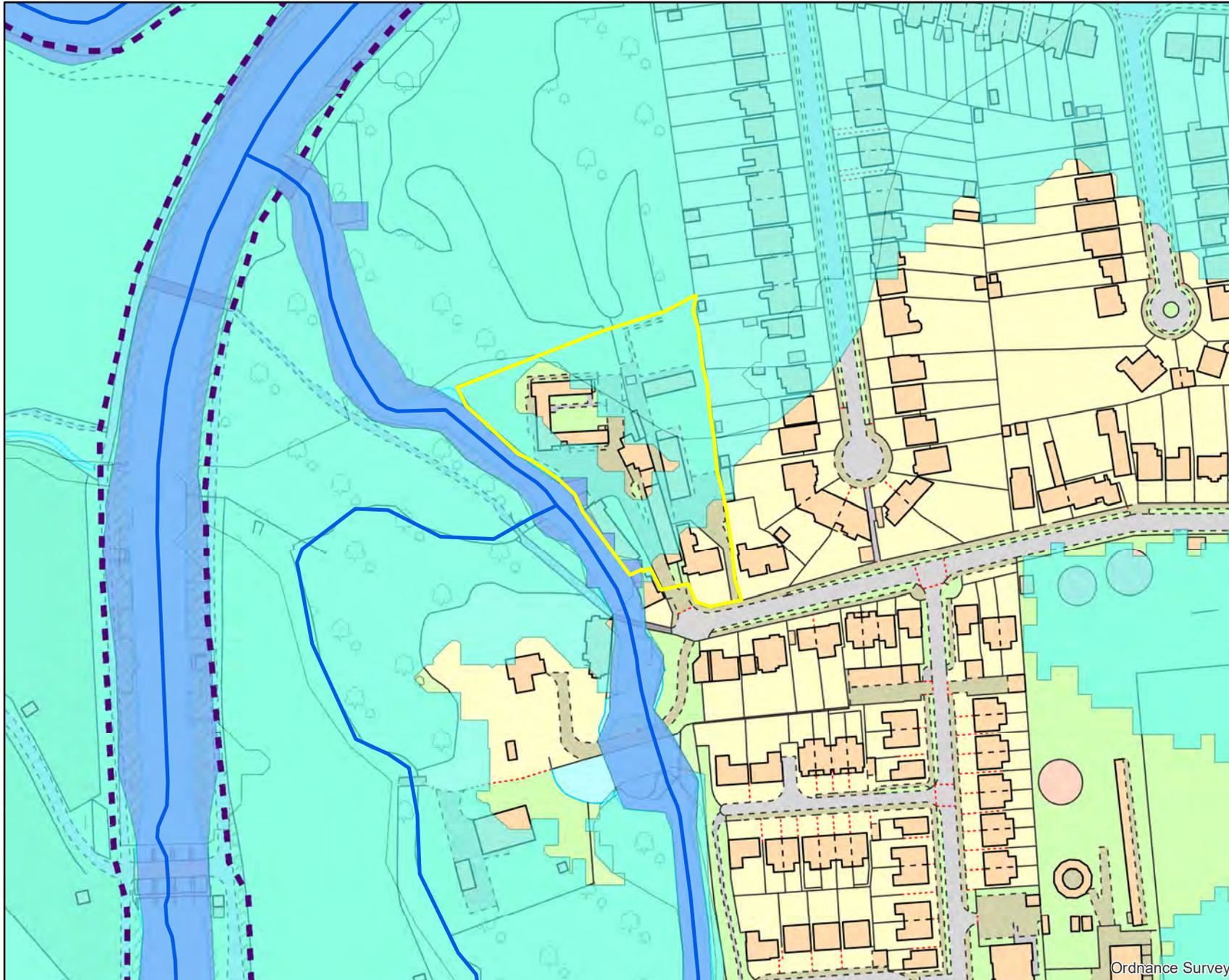
The Flood Map shows that this property/site lies within the outline of Flood Zone 3. This zone comprises land assessed as having a 1% chance of flooding from rivers in any given year.

Enclosed is an extract of our Flood Map which shows this information for your area.

### Method of production

The Flood Map at this location has been derived using our detailed fluvial model; Lower Mole Modelling and Flood Risk Mapping, completed in 2009 by Halcrow

# Detailed FRA Map centred on KT8 0BN created 09 August 2023 (Ref: KSL 230767 AC)



## Legend

- Statutory Main River
- Site
- - - Flood Defences
- - - Water Storage Area
- Flood Zone 3
- Flood Zone 2

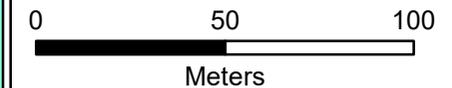
### Flood Map for Planning (assuming no defences)

**Flood Zone 3** shows the area that could be affected by flooding:

- from the sea with a 0.5% or greater chance of occurring each year
- or from a river with a 1% or greater chance of occurring each year.

**Flood Zone 2** shows the extent of an extreme flood from rivers or the sea with up to a 0.1% chance of occurring each year.

Scale 1:2,000



Ordnance Survey

## Model Output Data

You have requested flood levels for various return periods at this location.

2D

The modelled flood levels for the closest most appropriate model grid cells, any additional information you may need to know about the modelling from which they are derived and/or any specific use or health warning for their use are set out below.

Using a 2D TuFLOW model the floodplain has been represented as a grid. The flood water levels have been calculated for each grid cell.

A map showing the location of the points from which the data is taken is enclosed. Please note you should read the notice enclosed for your specific use rights.

Table 1: Modelled Defended Node Levels

Node ID	Easting	Northing	Modelled Flood Level for Annual Exceedance Probability Shown, in Metres AOD			
			5% AEP	1% AEP	1% AEP Plus Climate Change	0.1% AEP
52134	514632	167394	Nil Return	Nil Return	Nil Return	8.88
52948	514597	167379	Nil Return	Nil Return	Nil Return	8.88
52950	514622	167379	Nil Return	Nil Return	Nil Return	8.88
53210	514572	167374	Nil Return	Nil Return	Nil Return	8.89
53977	514572	167359	Nil Return	Nil Return	Nil Return	8.93
53978	514622	167359	Nil Return	Nil Return	Nil Return	8.88
54222	514637	167354	Nil Return	Nil Return	Nil Return	8.88
54702	514592	167344	Nil Return	Nil Return	Nil Return	8.95
55178	514597	167334	Nil Return	7.88	8.14	8.95
56058	514612	167314	7.29	7.88	8.14	8.96

Data taken from our Lower Mole Modelling and Flood Risk Mapping, completed in 2009 by Halcrow

Orchard House, Endeavour Park, London Road, Addington, West Malling, Kent, ME19 5SH.

Customer services line: 020 8474 6848

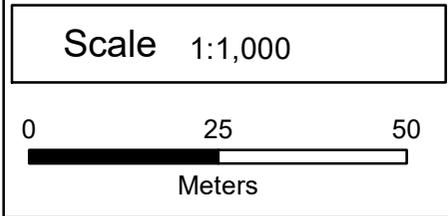
Email: [kslenquiries@environment-agency.gov.uk](mailto:kslenquiries@environment-agency.gov.uk)

Website: <https://www.gov.uk/government/organisations/environment-agency>

# 2D Node Locations Map centred on KT8 0BN created 09 August 2023 (Ref: KSL 230767 AC)



- ### Legend
- Statutory Main River
  - Site
  - 2D Nodes



1D

The modelled flood levels for the most appropriate cross sections taken from our 2D modelling of the River Mole, any additional information you may need to know about the modelling from which they are derived and/or any specific use or health warning for their use are set out below.

Table 2: Modelled Undefended Node Levels

Node ID	Easting	Northing	Modelled Flood Level for Annual Exceedance Probability Shown, in Metres AOD		
			1% AEP	0.5% AEP	0.1% AEP
Emb315	514635	167212	8.68	9.02	9.57
Emb296R	514628	167232	8.49	8.71	9.54
Emb271	514614	167257	8.49	8.71	9.54
Emb239	514617	167284	8.49	8.71	9.54
Emb217	514607	167308	8.49	8.71	9.55
Emb150	514561	167353	8.49	8.71	9.52
Emb94	514518	167378	8.49	8.71	9.51
Emb37	514502	167434	8.49	8.71	9.51

Data taken from our Lower Mole Modelling and Flood Risk Mapping, completed in 2009 by Halcrow

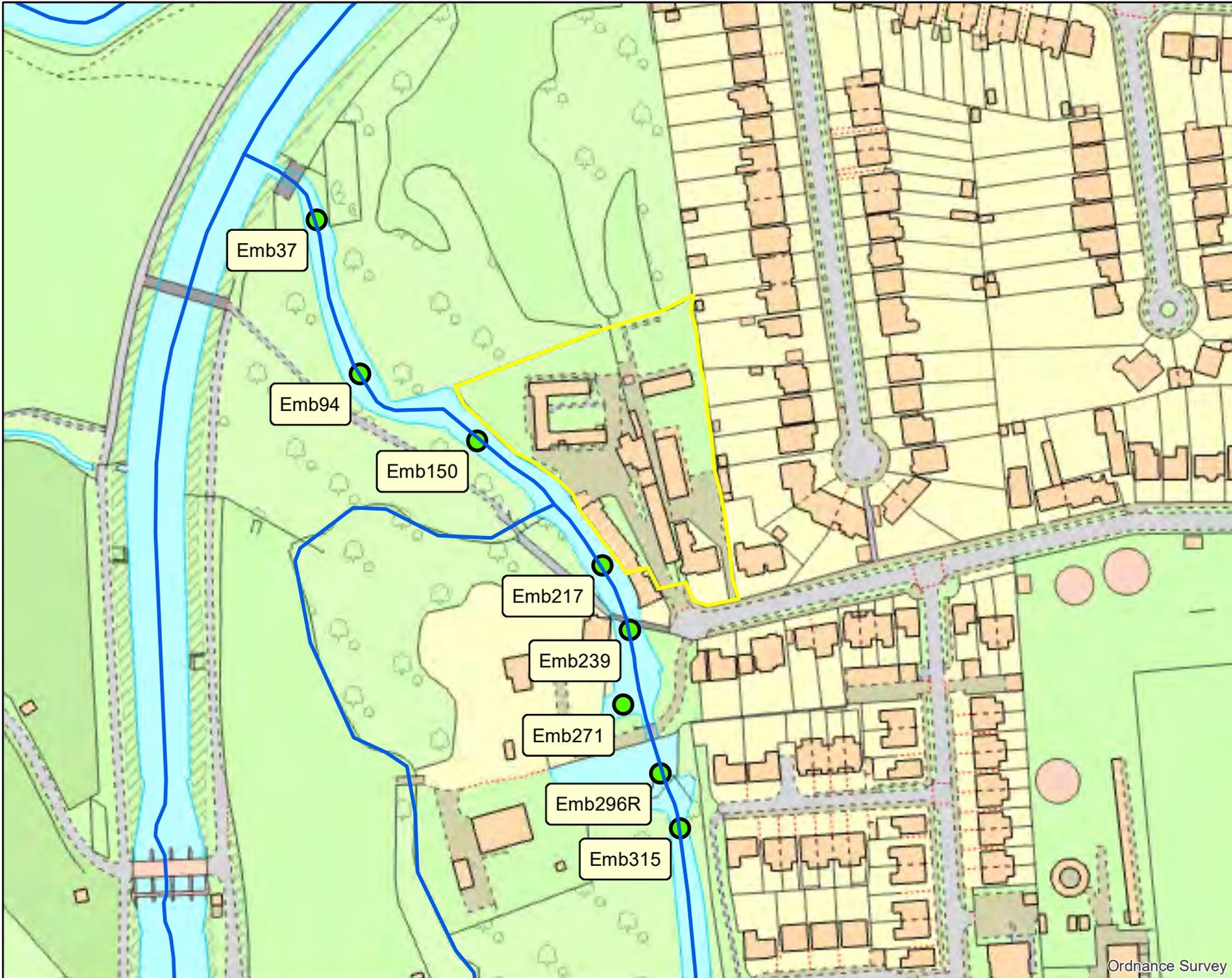
Table 3: Modelled Defended Node Levels

Node ID	Easting	Northing	Modelled Flood Level for Annual Exceedance Probability Shown, in Metres AOD						
			20% AEP	5% AEP	1.3 % AEP	1% AEP	1% AEP Plus Climate Change	0.5% AEP	0.1% AEP
Emb315	514635	167212	8.08	8.25	8.62	8.70	9.08	9.04	9.59
Emb296R	514628	167232	7.57	7.81	8.44	8.51	8.96	8.72	9.54
Emb271	514614	167257	7.19	7.81	8.44	8.51	8.96	8.72	9.54
Emb239	514617	167284	7.19	7.81	8.44	8.51	8.96	8.72	9.54
Emb217	514607	167308	7.19	7.81	8.44	8.51	8.96	8.72	9.55
Emb150	514561	167353	7.19	7.81	8.44	8.51	8.96	8.72	9.52
Emb94	514518	167378	7.19	7.81	8.44	8.51	8.96	8.72	9.51
Emb37	514502	167434	7.19	7.81	8.44	8.51	8.96	8.72	9.51

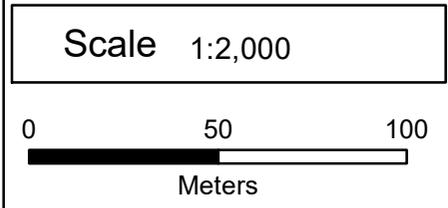
Data taken from our Lower Mole Modelling and Flood Risk Mapping, completed in 2009 by Halcrow.

There are no health warnings or additional information for these levels or the model from which they were produced.

# 1D Node Locations Map centred on KT8 0BN created 09 August 2023 (Ref: KSL 230767 AC)



- ### Legend
- Statutory Main River
  - Site
  - 1D Nodes



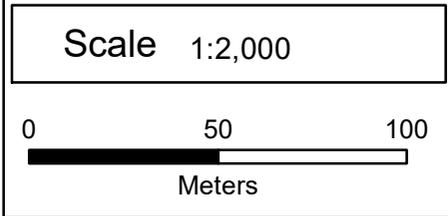
# Modelled Defended Flood Extents with Climate Change Map centred on KT8 0BN created 09 August 2023 (Ref: KSL 230767 AC)



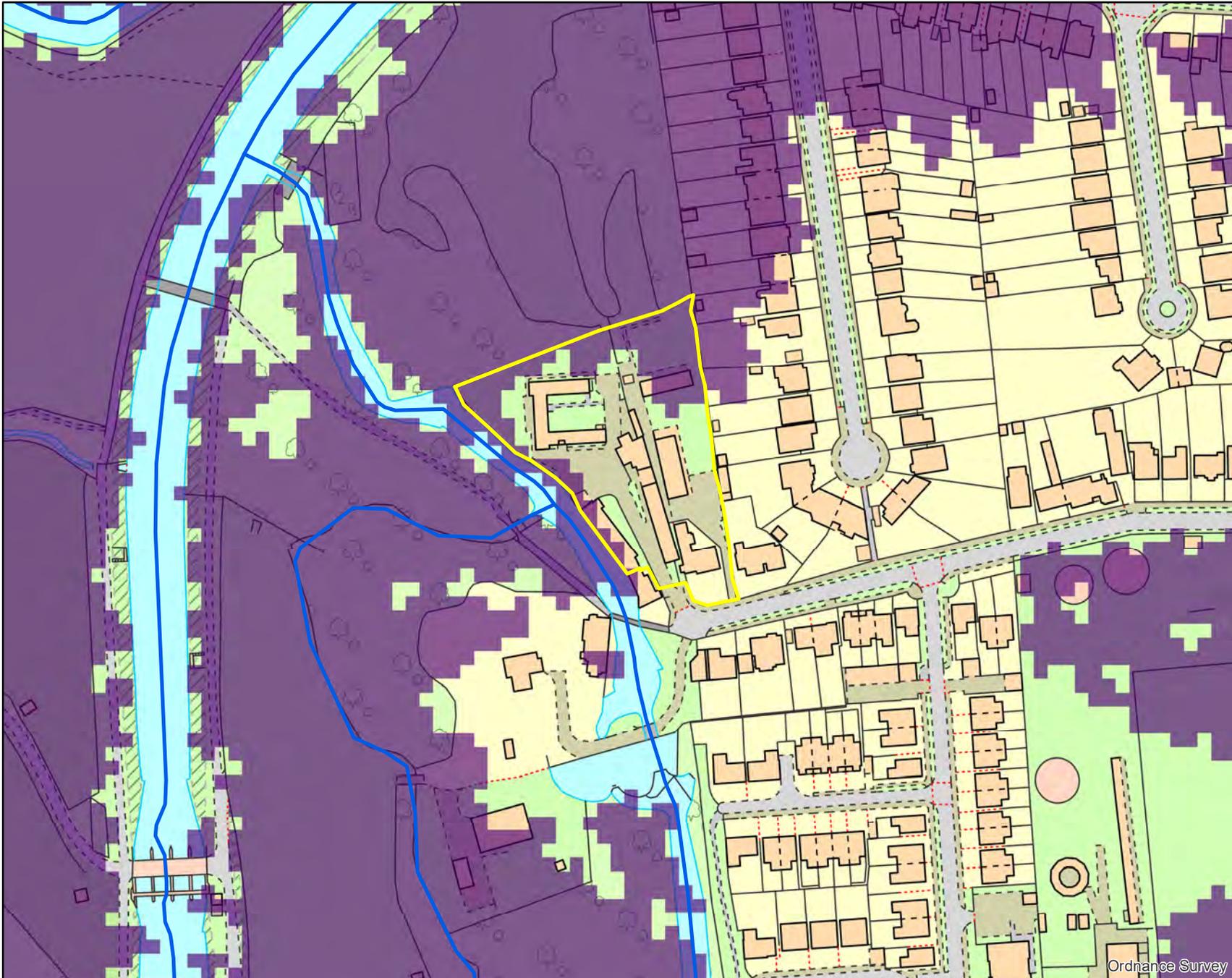
- Legend**
- Statutory Main River
  - Site
- Modelled Defended Flood Extents**
- AEP (%)**
- 5% AEP
  - 1% AEP
  - 1% AEP +CC
  - 0.1% AEP

Annual Exceedance Probability (AEP) The probability of a flood of a particular magnitude, or greater occurring in any given year.

Climate Change (CC) extent based on an increase of 20% in river flows.



# Modelled Undefended Flood Extents Map centred on KT8 0BN created 09 August 2023 (Ref: KSL 230767 AC)



## Legend

— Statutory Main River

□ Site

## Modelled Flood Extents

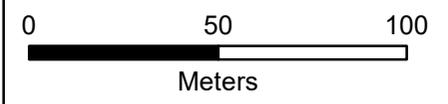
### AEP (%)

■ 1% AEP

■ 0.1% AEP

Annual Exceedance Probability (AEP) The probability of a flood of a particular magnitude, or greater occurring in any given year.

Scale 1:2,000



Ordnance Survey

## Defence Details

### Lower Mole Flood Alleviation Scheme

Asset type – Flood Risk Management

Description – As a result of the great flood of 1968, the Lower Mole Flood Alleviation Scheme was built in the 1970's through to the mid 1980's. The Lower Mole Flood Alleviation Scheme consists of an engineered river channel, 3 water level control structures, earth embankments and flood walls. During the construction of the LMFAS major works on channel creation, widening and dredging have been done. 3km of earth bank have been constructed to keep the floods within the original floodplain upstream of Albany Bridge that is utilised during high flows to further reduce the risk to flooding downstream communities. The river is also now regulated through sluices and other structures designed to minimize flood damage. During high flows, the water level control structures are operated to convey and regulate flows through the engineered section of river channel. The scheme design flow is 241 cumecs. Of this, 31 cumecs flows via Royal Mills sluice before re-entering the flood relief channel downstream of Viaduct Sluice. The remaining 210 cumecs is diverted through Viaduct Sluice into the flood relief channel.

Location – Lower Mole

Maintainer – Environment Agency

Standard of protection – 1% (1 in 100) chance in any year

Asset protection type – Fluvial

Condition – 2

Build date – 1980's

Plans for improvement / future schemes – No formal planned improvements

### Areas Benefiting from Flood Defences

The Environment Agency has taken the decision to retire this dataset and remove it from the Flood Map for Planning portal. This is because we have determined that it no longer meets the customer needs and creates a false sense of security for users.

To understand the long-term risk of flooding to an area, you can use the [Check Your Long Term Flood Risk portal](#): this will provide an understanding of flood risk from rivers and sea, taking into account the presence and condition of defences, and other sources of flood risk such as from surface water and reservoirs.

## Historic Flood Events Data

We hold records of historic flood events from rivers. Information on the floods that may have affected the area local to your site are provided below and in the enclosed map (if relevant).

### Flood Event Data

Dates of historic flood events in this area – Dec 2013, Nov 1974, Sep 1968

Please note that our records are not comprehensive. We would therefore advise that you make further enquiries locally with specific reference to flooding at this location. You should consider contacting the relevant Local Planning Authority and/or water/sewerage undertaker for the area.

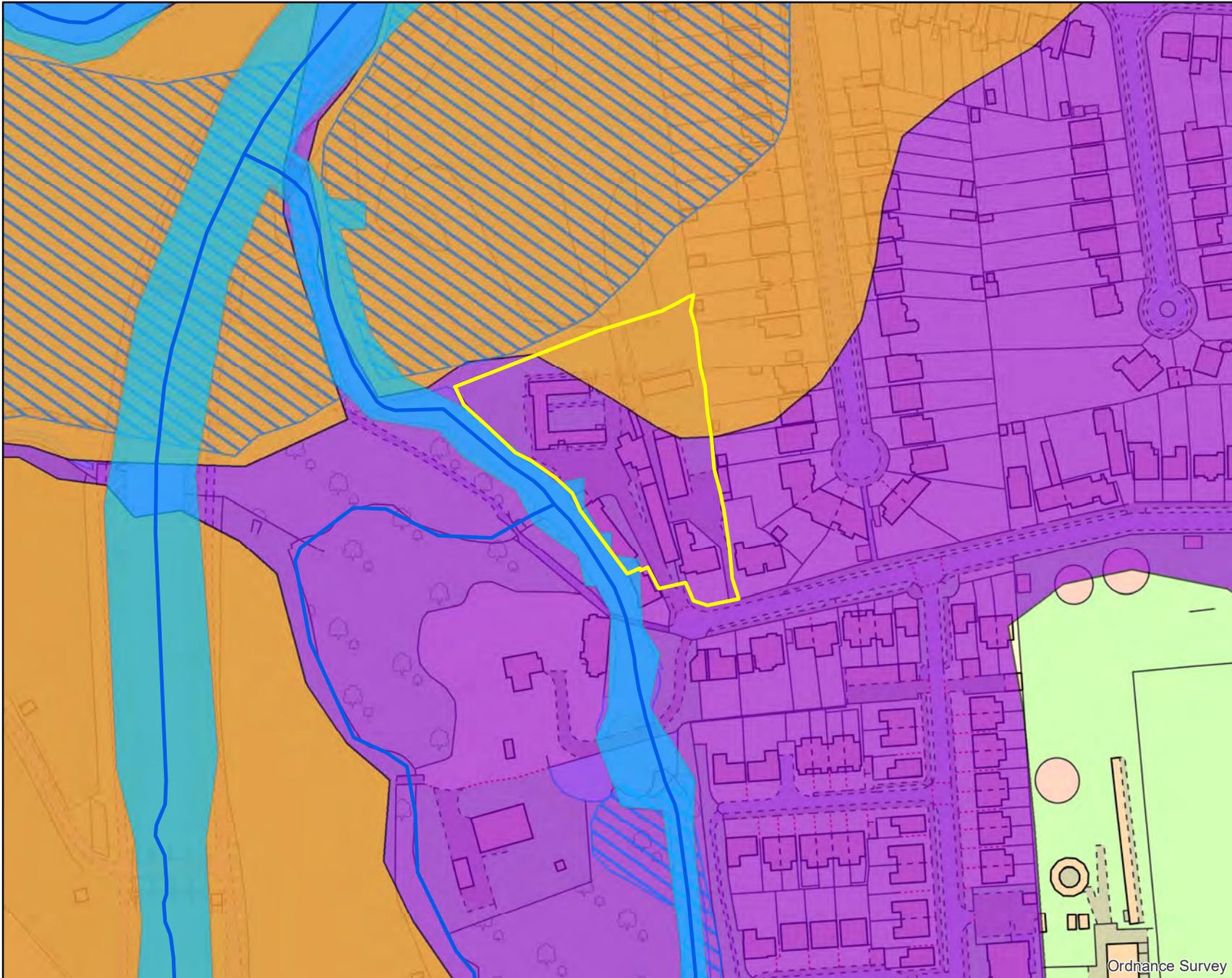
We map flooding to land, not individual properties. Our historic flood event record outlines are an indication of the geographical extent of an observed flood event. Our historic flood event outlines do not give any indication of flood levels for individual properties. They also do not imply that any property within the outline has flooded internally.

Please be aware that flooding can come from different sources. Examples of these are:

- from rivers or the sea;
- surface water (i.e. rainwater flowing over or accumulating on the ground before it is able to enter rivers or the drainage system);
- overflowing or backing up of sewer or drainage systems which have been overwhelmed,
- groundwater rising up from underground aquifers

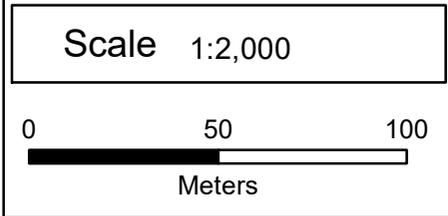
Currently the Environment Agency can only supply flood risk data relating to the chance of flooding from rivers or the sea. However you should be aware that in recent years, there has been an increase in flood damage caused by surface water flooding or drainage systems that have been overwhelmed.

# Historic Flood Extents Map centred on KT8 0BN created 09 August 2023 (Ref: KSL 230767 AC)



## Legend

- Statutory Main River
- Site
- 2013 DEC
- ▨ 1979 FEB
- 1974 NOV
- 1968 SEPT



## Additional Information

### Information Warning - OS background mapping

The mapping of features provided as a background in this product is © Ordnance Survey. It is provided to give context to this product. The Open Government Licence does not apply to this background mapping. You are granted a non-exclusive, royalty free, revocable licence solely to view the Licensed Data for non-commercial purposes for the period during which the Environment Agency makes it available. You are not permitted to copy, sub-license, distribute, sell or otherwise make available the Licensed Data to third parties in any form. Third party rights to enforce the terms of this licence shall be reserved to OS.

### Planning advice and guidance

The Environment Agency are keen to work with partners to enable development which is resilient to flooding for its lifetime and provides wider benefits to communities. If you have requested this information to help inform a development proposal, then we recommend engaging with us as early as possible by using the pre-application form available from our website:

<https://www.gov.uk/government/publications/pre-planning-application-enquiry-form-preliminary-opinion>

Complete the form in the link and email back to [kslplanning@environment-agency.gov.uk](mailto:kslplanning@environment-agency.gov.uk)

We recognise the value of early engagement in development planning decisions. This allows complex issues to be discussed, innovative solutions to be developed that both enables new development and protects existing communities. Such engagement can often avoid delays in the planning process following planning application submission, by reaching agreements up-front. We offer a charged pre-application advice service for applicants who wish to discuss a development proposal.

We can also provide a preliminary opinion for free which will identify environmental constraints related to our responsibilities including flooding, waste, land contamination, water quality, biodiversity, navigation, pollution, water resources, foul drainage or Environmental Impact Assessment.

## **Flood Risk Assessments guidance**

### **Flood risk standing advice for applicants**

In preparing your planning application submission, you should refer to the Environment Agency's Flood Risk Standing Advice and the Planning Practice Guidance for information about what flood risk assessment is needed for new development in the different Flood Zones. This information can be accessed via:

<https://www.gov.uk/flood-risk-assessment-standing-advice>

<http://planningguidance.planningportal.gov.uk/>

<https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications>

<https://www.gov.uk/guidance/flood-risk-and-coastal-change>

You should also consult the Strategic Flood Risk Assessment and flood risk local plan policies produced by your local planning authority.

You should note that:

1. Information supplied by the Environment Agency may be used to assist in producing a Flood Risk Assessment where one is required, but does not constitute such an assessment on its own.
2. This information covers flood risk from main rivers and the sea, and you will need to consider other potential sources of flooding, such as groundwater or overland runoff. You should discuss surface water management with your Lead Local Flood Authority.
3. Where a planning application requires a FRA and this is not submitted or deficient, the Environment Agency may well raise an objection due to insufficient information

## Surface Water

We have provided two national Surface Water maps, under our Strategic Overview for flooding, to your Lead Local Flood Authority who are responsible for local flood risk (i.e. surface runoff, ground water and ordinary watercourse), which alongside their existing local information will help them in determining what best represents surface water flood risk in your area.

Your Lead Local Flood Authority have reviewed these and determined what it believes best represents surface water flood risk. You should therefore contact this authority so they can provide you with the most up to date information about surface water flood risk in your area.

You may also wish to consider contacting the appropriate relevant Local Planning Authority and/or water/sewerage undertaker for the area. They may be able to provide some knowledge on the risk of flooding from other sources. We are working with these organisations to improve knowledge and understanding of surface water flooding.

## Open Government Licence

Please refer to the [Open Government Licence](#) which explains the permitted use of this information.

## Product 4 (Detailed Flood Risk) for KT8 0BN

### Our Ref: WA/2023/130267

Product 4 is designed for developers where Flood Risk Standing Advice FRA (Flood Risk Assessment) Guidance Note 3 Applies. This is:

- i) "all applications in Flood Zone 3, other than non-domestic extensions less than 250 sq metres; and all domestic extensions", and
- ii) "all applications with a site area greater than 1 ha" in Flood Zone 2.

#### Product 4 includes the following information:

Ordnance Survey 1:25k colour raster base mapping;  
Flood Zone 2 and Flood Zone 3;  
Relevant model node locations and unique identifiers (for cross referencing to the water levels, depths and flows table);  
Model extents showing *defended* scenarios;  
FRA site boundary (where a suitable GIS layer is supplied);  
Flood defence locations (where available/relevant) and unique identifiers; (supplied separately)  
Flood Map flood storage areas (where available/relevant);  
Historic flood events outlines (where available/relevant, not the Historic Flood Map) and unique identifiers;

Statutory (Sealed) Main River (where available within map extents);

A table showing:

- i) Model node X/Y coordinate locations, unique identifiers, and levels and flows for *defended* scenarios.
- ii) Flood defence locations unique identifiers and attributes; (supplied separately)
- iii) Historic flood events outlines unique identifiers and attributes; and
- iv) Local flood history data (where available/relevant).

#### Please note:

If you will be carrying out computer modelling as part of your Flood Risk Assessment, please request our guidance which sets out the requirements and best practice for computer river modelling.

This information is based on that currently available as of the date of this letter. You may feel it is appropriate to contact our office at regular intervals, to check whether any amendments/ improvements have been made. Should you re-contact us after a period of time, please quote the above reference in order to help us deal with your query.

This information is provided subject to the enclosed notice which you should read.

This letter is not a Flood Risk Assessment. The information supplied can be used to form part of your Flood Risk Assessment. Further advice and guidance regarding Flood Risk Assessments can be found on our website at:

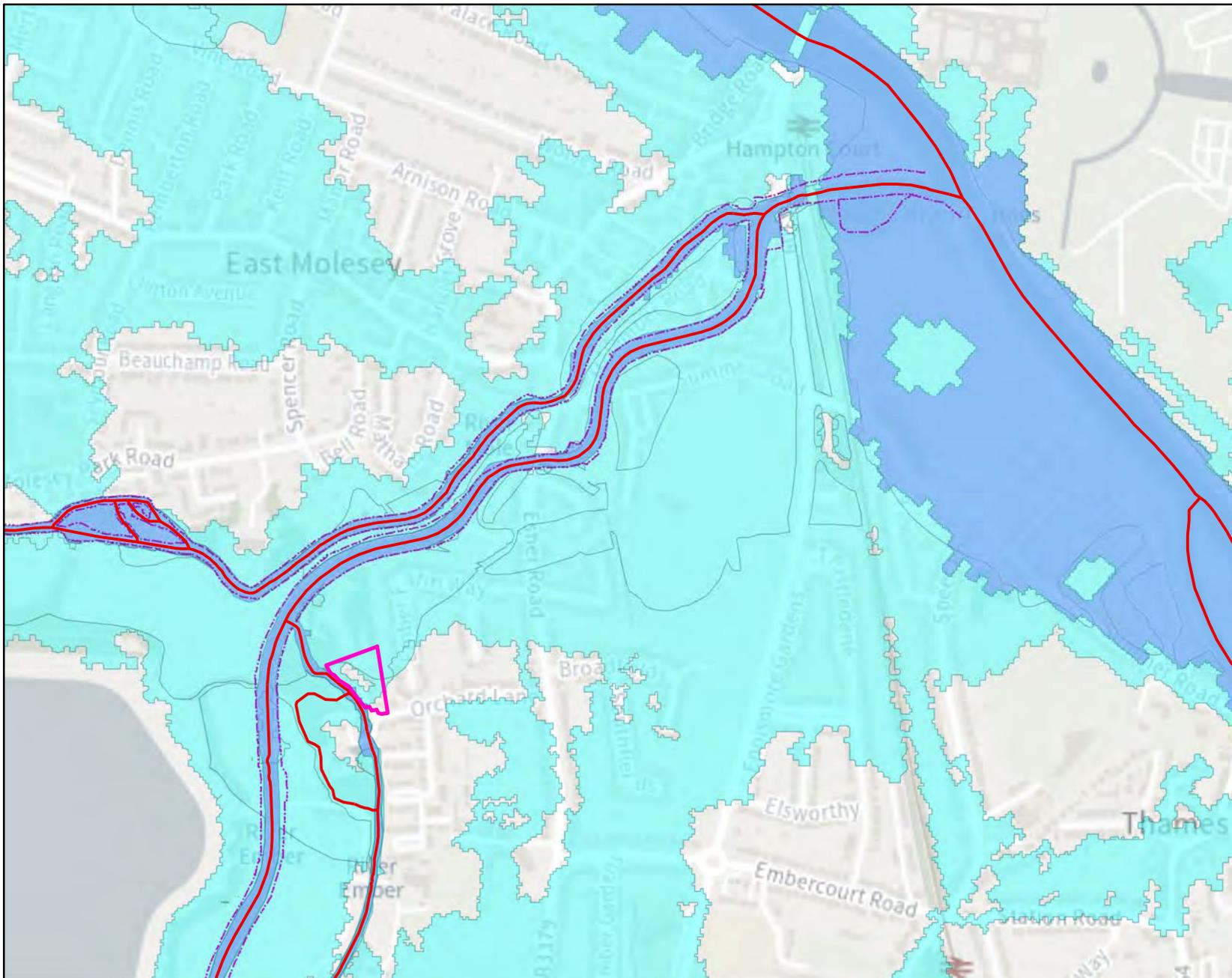
<https://www.gov.uk/guidance/flood-risk-assessment-local-planning-authorities>

If you would like advice from us regarding your development proposals you can complete our pre application enquiry form which can be found at:

<https://www.gov.uk/government/publications/pre-planning-application-enquiry-form-preliminary-opinion>

# Flood Map for Planning centred on KT8 0BN

Created on 21/08/2023 REF: WA/2023/130267



### Legend

- Site
- Main River
- Flood Map - Flood defences
- Flood Map - Flood Storage Areas
- Flooding from rivers or sea (FZ3)
- Extent of extreme flood (FZ2)

Flooding from rivers or sea without defences (Flood Zone 3) shows the area that could be affected by flooding:

- from the sea with a 1 in 200 or greater chance of happening each year
- or from a river with a 1 in 100 or greater chance of happening each year.

The Extent of an extreme flood (Flood Zone 2) shows the extent of an extreme flood from rivers or the sea with up to a 1 in 1000 chance of occurring each year.

## Defence information

Defence Location: No defences on Main River

Description: This location is not currently protected by any formal defences and we do not currently have any flood alleviation works planned for the area. However we continue to maintain certain watercourses and the schedule of these can be found on our internet pages.

## Model information

WA/2023/130267

Model: **Thames (Hurley to Teddington) 2019**

Description: The information provided is taken from the Lower River Thames Modelling Study which was completed in December 2019. The model was developed using ISIS-TUFLOW. The flood-frequency behaviour of the Lower Thames is assessed in this project using the multitude of river flow and level records that are available, concentrating mostly on the flow record at the Kingston/Teddington gauge site. Flow records are also available at other gauging sites along the modelled section of the River Thames.

This model fully supersedes the following models: Thames (Lower) Reach 1 & 2 – 2007; Thames (Lower) Reach 3 – 2009; Thames (Lower) Reach 4 – 2010. And partially supersedes: Thames (Henley to Hurley) 2002 (lower extent only)

This model includes the Jubilee River (part of the Maidenhead, Windsor and Eton Flood Alleviation Scheme). The design capacity for the Jubilee River is limited to approximately 180m<sup>3</sup>/s and is designed to remain in-bank irrespective of any increase in flows in the River Thames. Where appropriate this will need to be considered when assessing flood risk.

There are several points along the Lower Thames where there are interactions between the main river and tributaries. At these points, other local models will need to be additionally assessed to ensure the correct site specific values are being used. These locations include Chertsey Town, and along the extent of the Chalvey Ditches. The Lower Thames model explicitly modelled the tributary focused flood scenarios in particular the Battle Bourne in Old Windsor and Chertsey and its tributaries. These have been marked as - Battle Bourne/ Chertsey Bourne/ The Cut after the model name.

Throughout the majority of the catchment, the model has replicated the flow and level variations observed from gauges during flood events with a high degree of accuracy ( $\pm 150$ mm), however at some sites this was not possible across the whole event. This reflects local variations rather than a fundamental issue with the model (e.g., Bray, Romney and Penton Hook Lock).

MARLOW: the Thames (Hurley to Teddington) 2019 model (Marlow Domain) remains to be the best available modelling for Marlow, however please note that the Marlow model domain does not include representation of the recently completed Marlow Flood Alleviation Scheme. Since the completion of this model, the Marlow flood defence has been completed and as of January 2022 Marlow post-scheme modelling has been carried out, however the Environment Agency are still in the process of reviewing this modelling internally. All systems will be updated with this new modelling once the review process has been completed.

Model design runs: 1 in 2 / 50% Annual Exceedance Probability (AEP); 1 in 5 / 20% AEP; 1 in 10; 10% AEP; 1 in 20 / 5% AEP; 1 in 30 / 3.3% AEP; 1 in 40 / 2.5% AEP; 1 in 50 / 2% AEP; 1 in 75% / 1.33% AEP; 1 in 100 / 1% AEP; 1 in 100+15% / 1% AEP plus 15%; 1 in 100+25% / 1% AEP plus 25%; 1 in 100+35% / 1% AEP plus 35%; 1 in 100+70% / 1% AEP plus 70%; 1 in 1000 / 0.1% AEP

Mapped outputs: 1 in 5 / 20% AEP; 1 in 100 / 1% AEP; 1 in 100+25% / 1% AEP plus 25%; 1 in 100+35% / 1% AEP plus 35%; 1 in 100+70% / 1% AEP plus 70%

Model accuracy: Levels  $\pm 150$ mm

## Modelled in-channel flood flows and levels

WA/2023/130267

The modelled flood levels and flows for the closest most appropriate model node points for your site that are within the river channel are provided below:

Node label	Model	Easting	Northing	Flood Levels (mAOD)									
				20% AEP	5% AEP	3.3% AEP	1% AEP	1% AEP (+15% increase in flows)	1% AEP (+25% increase in flows)	1% AEP (+35% increase in flows)	1% AEP (+70% increase in flows)	0.1% AEP	
061_00_2018_MRel1776	Thames (Hurley to Teddington) 2019 - Hammersmith Domain	514441	167235	7.40	7.97	8.28	8.85	9.21	9.40	9.57	10.28	9.50	
061_00_2018_MRel1697	Thames (Hurley to Teddington) 2019 - Hammersmith Domain	514440	167315	7.30	7.90	8.23	8.81	9.18	9.37	9.54	10.06	9.47	
061_00_2018_MRel1549	Thames (Hurley to Teddington) 2019 - Hammersmith Domain	514459	167411	7.13	7.74	8.09	8.69	8.92	9.09	9.37	10.17	9.32	
061_00_2018_Mole1259	Thames (Hurley to Teddington) 2019 - Hammersmith Domain	514371	167546	7.55	7.74	7.81	8.19	8.54	8.84	9.36	10.17	9.37	
061_00_2018_MRel1476	Thames (Hurley to Teddington) 2019 - Hammersmith Domain	514514	167521	7.07	7.69	8.06	8.66	8.89	9.06	9.35	10.15	9.30	
061_00_2018_MRel1325	Thames (Hurley to Teddington) 2019 - Hammersmith Domain	514649	167597	6.96	7.61	8.00	8.60	8.83	9.00	9.28	10.11	9.24	
061_00_2018_MRel1187	Thames (Hurley to Teddington) 2019 - Hammersmith Domain	514775	167635	6.88	7.54	7.94	8.55	8.79	8.97	9.25	10.06	9.23	
061_00_2018_Mole534	Thames (Hurley to Teddington) 2019 - Hammersmith Domain	514952	167845	7.34	7.46	7.61	8.19	8.53	8.82	9.19	10.05	9.20	
061_00_2018_MRel321	Thames (Hurley to Teddington) 2019 - Hammersmith Domain	515332	168170	6.61	7.19	7.60	8.18	8.50	8.74	9.08	9.95	9.10	
061_00_2018_MRel242	Thames (Hurley to Teddington) 2019 - Hammersmith Domain	515399	168205	6.58	7.14	7.55	8.04	8.40	8.66	9.00	9.90	9.04	
061_00_2018_16.149	Thames (Hurley to Teddington) 2019 - Hammersmith Domain	515673	168210	6.57	7.12	7.46	7.92	8.29	8.56	8.90	9.76	8.94	
061_00_2018_16.144	Thames (Hurley to Teddington) 2019 - Hammersmith Domain	515798	168008	6.51	7.06	7.43	7.93	8.35	8.66	9.03	9.94	9.09	

Node label	Model	Easting	Northing	Flood Flows (m3/s)									
				20% AEP	5% AEP	3.3% AEP	1% AEP	1% AEP (+15% increase in flows)	1% AEP (+25% increase in flows)	1% AEP (+35% increase in flows)	1% AEP (+70% increase in flows)	0.1% AEP	
061_00_2018_MRel1776	Thames (Hurley to Teddington) 2019 - Hammersmith Domain	514441	167235	64.14	87.47	94.76	120.85	138.97	173.73	234.32	386.78	177.67	
061_00_2018_MRel1697	Thames (Hurley to Teddington) 2019 - Hammersmith Domain	514440	167315	64.13	87.44	94.72	120.79	138.89	170.36	225.66	408.53	172.47	
061_00_2018_MRel1549	Thames (Hurley to Teddington) 2019 - Hammersmith Domain	514459	167411	64.11	87.39	94.66	120.79	138.10	156.35	172.76	239.34	141.78	
061_00_2018_Mole1259	Thames (Hurley to Teddington) 2019 - Hammersmith Domain	514371	167546	11.28	15.38	16.66	21.29	24.48	30.59	36.95	39.73	28.67	
061_00_2018_MRel1476	Thames (Hurley to Teddington) 2019 - Hammersmith Domain	514514	167521	64.10	87.37	94.63	120.80	138.16	156.33	172.10	241.23	142.28	
061_00_2018_MRel1325	Thames (Hurley to Teddington) 2019 - Hammersmith Domain	514649	167597	64.10	87.34	94.58	120.81	138.18	155.78	174.69	236.99	149.09	
061_00_2018_MRel1187	Thames (Hurley to Teddington) 2019 - Hammersmith Domain	514775	167635	64.11	87.31	94.54	120.80	134.78	145.09	164.00	239.78	138.96	
061_00_2018_Mole534	Thames (Hurley to Teddington) 2019 - Hammersmith Domain	514952	167845	11.25	15.35	16.62	21.29	24.41	30.47	36.15	44.61	30.45	
061_00_2018_MRel321	Thames (Hurley to Teddington) 2019 - Hammersmith Domain	515332	168170	66.21	89.69	96.99	113.29	103.80	98.74	103.78	95.89	91.75	
061_00_2018_MRel242	Thames (Hurley to Teddington) 2019 - Hammersmith Domain	515399	168205	66.23	89.69	96.98	113.33	98.38	84.53	102.01	86.62	75.34	
061_00_2018_16.149	Thames (Hurley to Teddington) 2019 - Hammersmith Domain	515673	168210	448.87	596.42	657.94	777.02	883.95	979.75	1099.69	1443.61	1143.87	
061_00_2018_16.144	Thames (Hurley to Teddington) 2019 - Hammersmith Domain	515798	168008	449.05	597.15	654.58	768.46	874.71	970.66	1096.86	1522.37	1141.29	

Note:

Due to changes in guidance on the allowances for climate change, the percentage increase in river flows above should no longer to be used for development design purposes. The data included in this Product can be used for interpolation of levels as part of an intermediate level assessment.

For further advice on the new allowances please visit <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>

## Modelled floodplain flood levels

WA/2023/130267

The modelled flood levels for the closest most appropriate model grid cells for your site are provided below:

2D grid cell reference	Model	Easting	Northing	flood levels (mAOD)								
				20% AEP	5% AEP	3.3 AEP	1% AEP	1% AEP (+15% increase in flows)	1% AEP (+25% increase in flows)	1% AEP (+35% increase in flows)	1% AEP (+70% increase in flows)	0.1% AEP
Floodplain 1	Thames (Hurley to Teddington) 2019 - Hammersmith Domain	514557	167367	No Data	No Data	No Data	No Data	8.78	9.10	9.40	10.18	9.33
Floodplain 2	Thames (Hurley to Teddington) 2019 - Hammersmith Domain	514597	167378	No Data	No Data	No Data	No Data	No Data	9.03	9.34	10.16	9.29
Floodplain 3	Thames (Hurley to Teddington) 2019 - Hammersmith Domain	514633	167403	No Data	No Data	No Data	No Data	8.63	9.02	9.34	10.16	9.29
Floodplain 4	Thames (Hurley to Teddington) 2019 - Hammersmith Domain	514622	167358	No Data	No Data	No Data	No Data	No Data	9.02	9.34	10.16	9.29
Floodplain 5	Thames (Hurley to Teddington) 2019 - Hammersmith Domain	514646	167340	No Data	No Data	No Data	No Data	No Data	9.02	9.35	10.15	9.29
Floodplain 6	Thames (Hurley to Teddington) 2019 - Hammersmith Domain	514629	167317	No Data	No Data	No Data	No Data	No Data	No Data	9.42	10.17	9.33
Floodplain 7	Thames (Hurley to Teddington) 2019 - Hammersmith Domain	514637	167287	No Data	No Data	No Data	No Data	No Data	No Data	No Data	10.18	No Data
Floodplain 8	Thames (Hurley to Teddington) 2019 - Hammersmith Domain	514616	167309	No Data	No Data	No Data	No Data	No Data	No Data	9.45	10.18	9.35
Floodplain 9	Thames (Hurley to Teddington) 2019 - Hammersmith Domain	514606	167326	No Data	No Data	No Data	No Data	No Data	9.15	9.44	10.17	9.35
Floodplain 10	Thames (Hurley to Teddington) 2019 - Hammersmith Domain	514594	167346	No Data	No Data	No Data	No Data	8.84	9.15	9.42	10.17	9.34

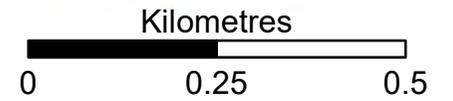
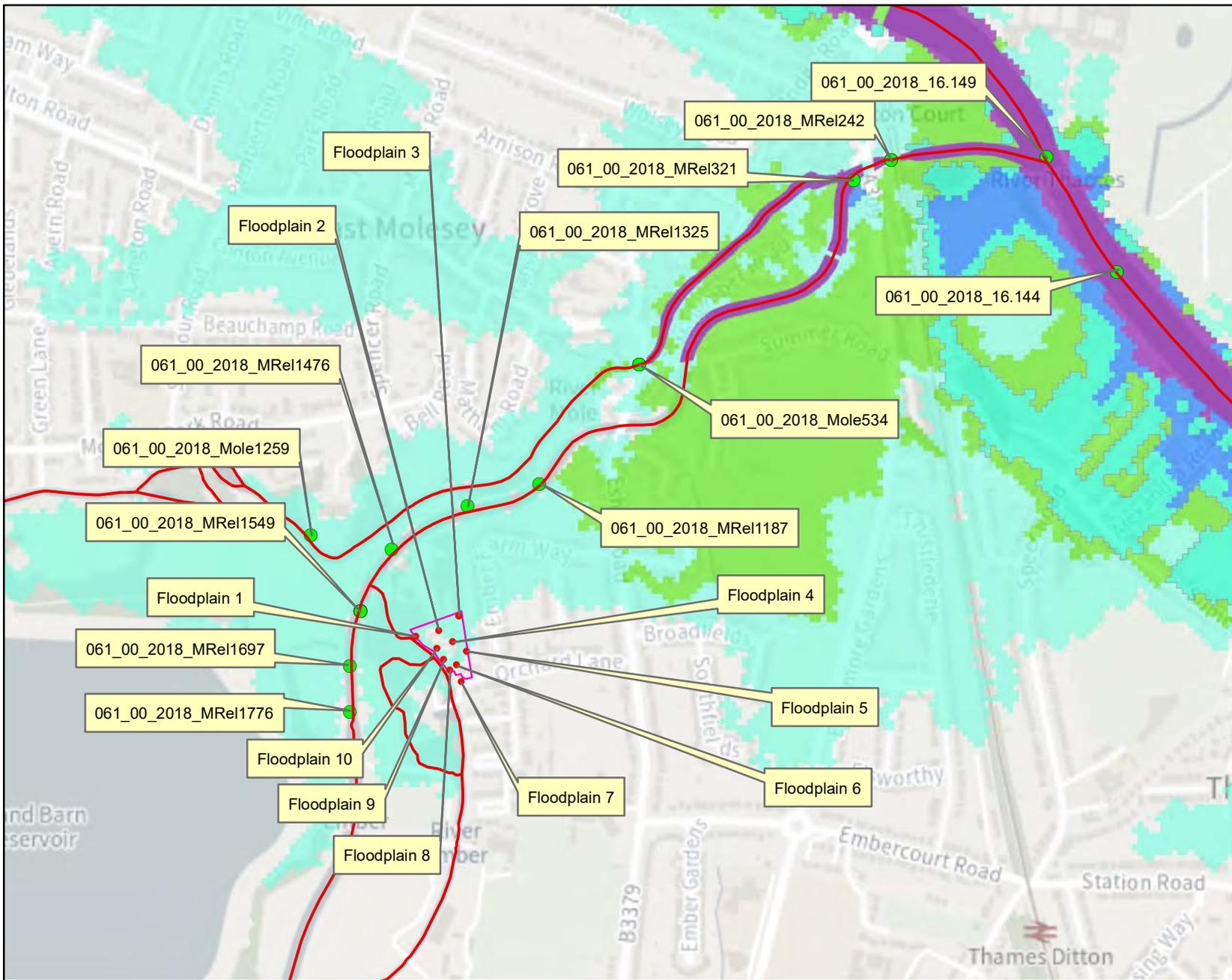
This flood model has represented the floodplain as a grid.  
The flood water levels have been calculated for each grid cell.

Note:  
Due to changes in guidance on the allowances for climate change, the percentage increase in river flows above should no longer be used for development design purposes. The data included in this Product can be used for interpolation of levels as part of an intermediate level assessment.

For further advice on the new allowances please visit  
<https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>

# Detailed FRA Map centred on KT8 0BN

Created on 21/08/2023 REF: WA/2023/130267



### Legend

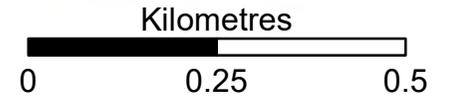
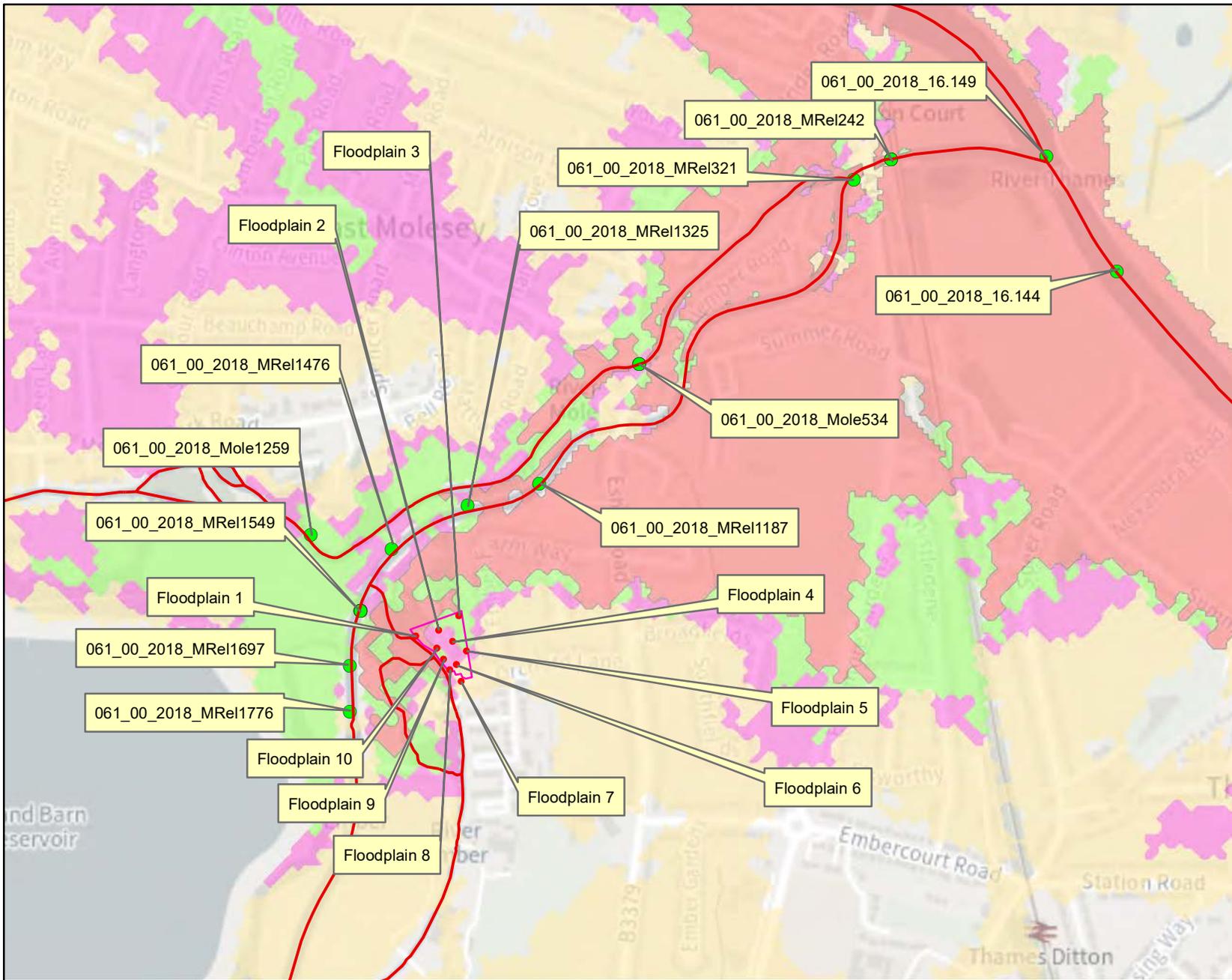
- Site
- Main River
- Node
- 20% AEP Defended Flood Outline
- 5% AEP Defended Flood Outline
- 3.3% AEP Defended Flood Outline
- 1% AEP Defended Flood Outline
- 0.1% AEP Defended Flood Outline

AEP = Annual Exceedance Probability  
 The probability of a flood of a particular magnitude, or greater, occurring in any given year

Where available climate change extents have been calculated with an additional flow added to an AEP event. An example of how this is written is 1%+20% AEP.

# Detailed FRA Map centred on KT8 0BN

Created on 21/08/2023 REF: WA/2023/130267



### Legend

- Site
- Main River
- Node
- 1%+15% CC AEP Defended Flood Outline
- 1%+25% CC AEP Defended Flood Outline
- 1%+35% CC AEP Defended Flood Outline
- 1%+70% CC AEP Defended Flood Outline

AEP = Annual Exceedance Probability  
 The probability of a flood of a particular magnitude, or greater, occurring in any given year

Where available climate change extents have been calculated with an additional flow added to an AEP event. An example of how this is written is 1%+20% AEP.

## Historic flood data

**WA/2023/130267**

Our records show that the area of your site has been affected by flooding.  
Information on the floods that have affected your site is provided in the table below:

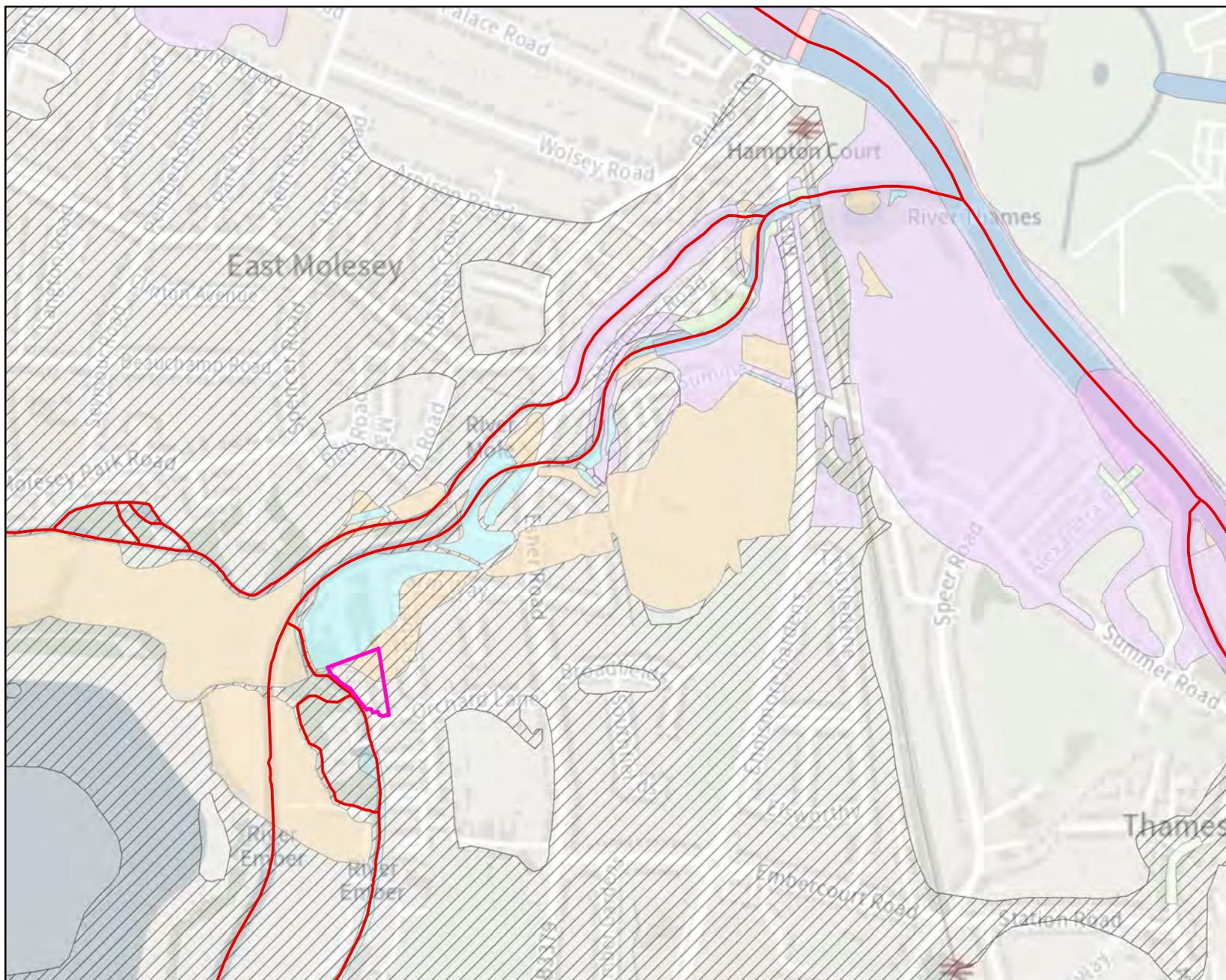
Flood Event Code	Flood Event Name	Start Date	End Date	Source of Flooding	Cause of Flooding
EA0619680900462	06SeptemberAutumn1968	01/01/1968	12/12/1968	main river	channel capacity exceeded (no raised defences)
EA0619741100088	06NovemberAutumn1974	01/01/1974	12/12/1974	main river	channel capacity exceeded (no raised defences)
EA0619790200085	06FebruaryWinter1979	01/01/1979	12/12/1979	main river	channel capacity exceeded (no raised defences)

Please note the Environment Agency maps flooding to land not individual properties. Floodplain extents are an indication of the geographical extent of a historic flood. They do not provide information regarding levels of individual properties, nor do they imply that a property has flooded internally.

Start and End Dates shown above may represent a wider range where the exact dates are not available.

# Historic Map centred on KT8 0BN

Created on 21/08/2023 REF: WA/2023/130267



### Legend

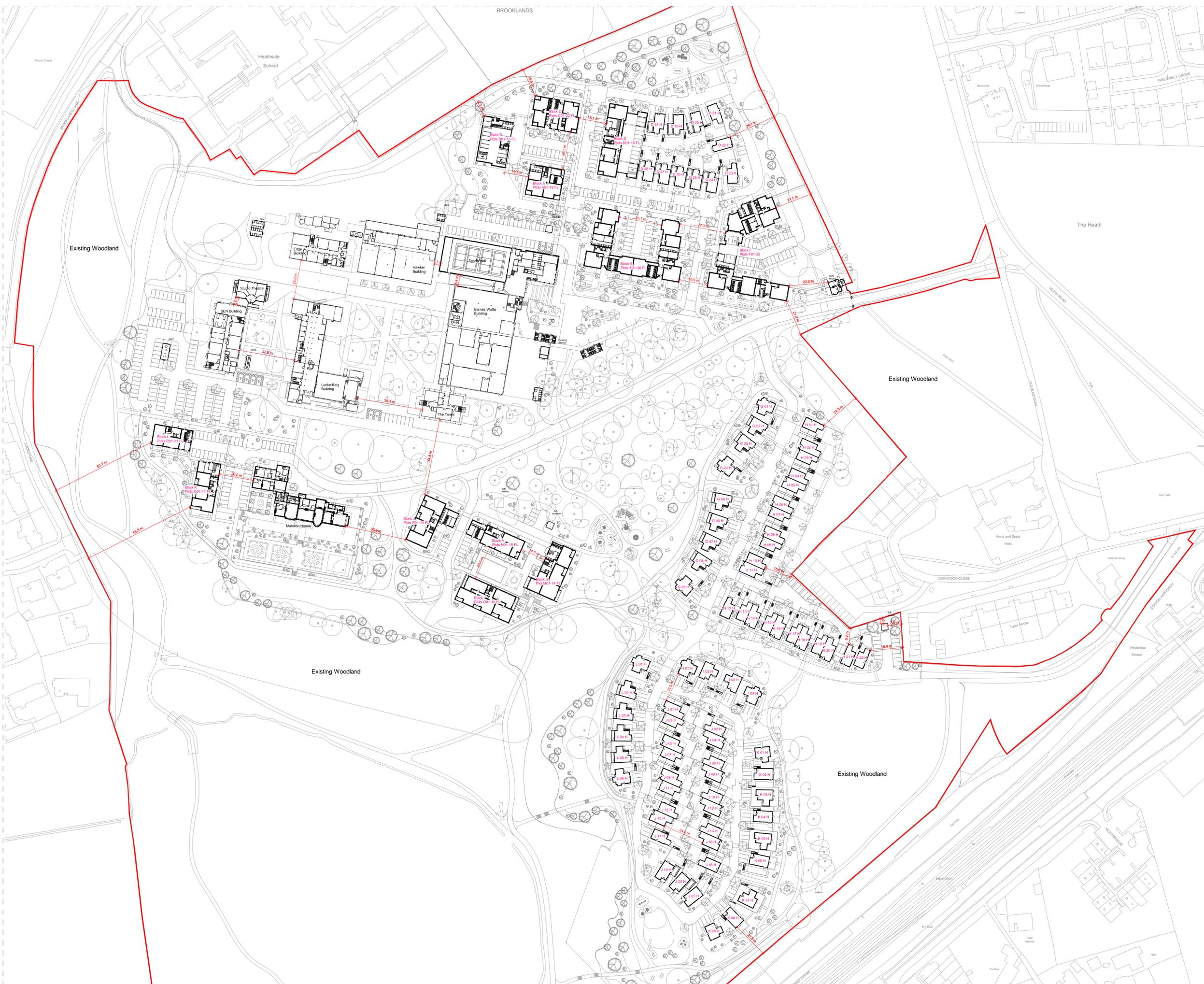
- Site
- Main River
- 1947
- 1968
- 1974
- 1979
- 1988
- 1990
- 2000
- 2002/3

Flooding from rivers or sea without defences (Flood Zone 3) shows the area that could be affected by flooding:

- from the sea with a 1 in 200 or greater chance of happening each year
- or from a river with a 1 in 100 or greater chance of happening each year.

The Extent of an extreme flood (Flood Zone 2) shows the extent of an extreme flood from rivers or the sea with up to a 1 in 1000 chance of occurring each year.

## Appendix 5.1

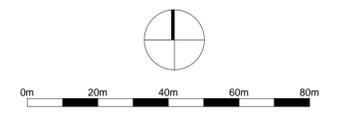


The contractor is responsible for checking dimensions, tolerances and references. Any discrepancy to be verified with the Architect before proceeding with the works. Where an item is covered by drawings to different scales the larger scale drawing is to be worked to.

Where products have been specified, PRP have reviewed applicable products available in the UK at the time of writing the specification. For the avoidance of doubt, product manufacturers and suppliers must confirm that each product is fit for its intended use and provide such evidence as may reasonably be requested to confirm performance, including, but not limited to, product test classification and interfaces with adjacent products.

Where the contractor wishes to propose alternative products, representative samples and a full technical appraisal should be submitted by the contractor to the employer demonstrating that their proposed alternative has equal or better performance.

CDM REGULATIONS 2015. All current drawings and specifications for the project must be read in conjunction with the Designer's Hazard and Environment Assessment Record  
All intellectual property rights reserved.



- KEY**
- Site boundary
  - Existing tree
  - Proposed tree
  - 08 H Plot number
  - ↔ 5.3 m Dimension to site boundary / existing building

F	16/11/23	Gate house parking illustrated	DD	MM
E	25/10/23	Landscape and arboricultural updates	DD	MM
D	26/08/23	Amended Garden Fences	JA	MM
C	19/08/23	Amended Sports Hall and Updated Landscape Plan	MM	BW
B	08/09/23	Block A ground level Amended	MM	BW
A	21/07/23	Separation distances included	MC	MM
-	21/04/23	Issue for planning application	CC	BW
Rev	Date	Description	Dwn	Ckd

**Brooklands College, Weybridge**  
Proposed Site Ground Floor Plan

**BA9691-2050** **REV F**  
FOR PLANNING  
Drawn CC Checked BW Date 21/04/23 Scale @ A1 1:1000

## Appendix 5.2

**These Minutes should be referred to in conjunction with the Minutes of the subsequent meeting of the Council, where they are presented; and for completeness to the next relevant meeting when the Minutes are adopted.**

Elmbridge Borough Council

Planning Committee

Report of a meeting held on 5 December 2023

Members of the Committee:

- \* Barry Cheyne (Chairman)
- \* Caroline James (Vice-Chairman)

*	Liz Laino
*	Judy Sarsby
*	Charu Sood
*	Corinne Sterry
*	Janet Turner
*	Simon Waugh
*	Laurence Wells

\* Denotes attendance

Substitutes:

Alex Batchelor (Substituting for Mike Axton)  
Helgi Joensen (Substituting for Chester Chandler)  
Alistair Mann (Substituting for Charu Sood)  
Ashley Tilling (Substituting for Liz Laino)

Also present:

Tony Popham

28/23 Declarations of Interest

In respect of application numbers 2023/1333 and 2023/1359 – Brooklands College, Heath Road, Weybridge, whilst not a disclosable pecuniary or other interest under the Code of Conduct, Judy Sarsby wished that it be noted that she had worked with the Principal of Brooklands College as part of their preparations for attending the Weybridge Festival.

In respect of application numbers 2023/1333 and 2023/1359 – Brooklands College, Heath Road, Weybridge, whilst not a disclosable pecuniary or other interest under the Code of Conduct, Simon Waugh wished that it be noted that one of his sons was a former pupil at the College.

Matters of Report

29/23 Reports of the Area Planning Sub-Committees

**These Minutes should be referred to in conjunction with the Minutes of the subsequent meeting of the Council, where they are presented; and for completeness to the next relevant meeting when the Minutes are adopted.**

The Committee received and noted the reports of the East, North and South Area Planning Sub-Committee meetings held on 6, 7 and 8 November 2023 respectively.

### 30/23 Planning Applications

(Link to Council Priorities: P2 – Deliver appropriate sustainable planning decisions)

Resolved that the applications set out below be determined as indicated, in accordance with authority delegated to the Committee:

(a) 2023-1333 - Brooklands College, Heath Road, Weybridge

The Committee was addressed by Ms. C. Ricketts, the applicant.

Grant Listed Building Consent with the conditions/reasons as set out in the agenda.

(b) 2023-1359 - Brooklands College, Heath Road, Weybridge

A further letter of support was received.

Updates in respect of the following matters were provided to the Committee:

- within paragraph 405 of the report, the percentage of existing category C trees should read 37.61%; and
- various updates to the following proposed conditions:
  - Condition 6 – Remediation Strategy;
  - Condition 9 – Archaeology – Written Scheme of Investigation;
  - Condition 11 – Vibration;
  - Condition 17 – Additional Arboricultural information;
  - Condition 18 – Tree Retention;
  - Condition 19 – Tree Planting and Maintenance;
  - Condition 25 – Secured by Design – prior to above ground works;
  - Condition 30 – BS8233:2014 Guidance on Sound Insulation and Noise Reduction for Buildings;
  - Condition 36 – Car Club;
  - Condition 43 – SANG Car Park;
  - Condition 47 – Hours of Deliveries;
  - Condition 52 – Obscure Glazing; and
  - Condition 53 – Balcony Screen.

The Committee was addressed by Ms. C. Ricketts, the applicant.

Following detailed consideration of the application, the Committee:

**These Minutes should be referred to in conjunction with the Minutes of the subsequent meeting of the Council, where they are presented; and for completeness to the next relevant meeting when the Minutes are adopted.**

Resolved that planning permission be granted with the conditions / reasons / informatives as set out in the agenda, subject to:

- a) the receipt of a satisfactory legal agreement within 6 months of the Committee's resolution, or any such extended period as agreed with the Head of Planning and Environmental Health;
- b) the S106 Legal Agreement securing Suitable Alternative Natural Green (SANG) space provision on site for the development;
- c) the following amended conditions/reasons; and
- d) referral to the Secretary of State:

**Amended conditions/reasons:**

**Condition 6 – Remediation Strategy**

**No development, within a relevant phase, approved by this planning permission shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the Local Planning Authority. This strategy will include the following components:**

**1. A further site investigation scheme, based on the Phase II report (April 2023) to provide information for a detailed (hydrogeological) assessment of the risk to all receptors that may be affected, including those off-site. This scope shall include groundwater monitoring throughout and following all groundworks, including piling and have sufficient spatial and depth coverage. In addition to ammoniacal nitrogen, nitrate/total oxidised N are required to be analysed. A minimum of 2 rounds of analysis for PFAS shall also be undertaken, and based on the results, where appropriate measures must be proposed in the revised Remediation Strategy (below).**

**Condition 9 - Archaeology - Written Scheme of Investigation**

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

**Condition 11 - Vibration**

**Prior to the commencement of a relevant phase, where relevant the proposed development shall be subject to a vibration impact assessment from the railway. Any vibration within the adjoining residential or commercial premises, should not exceed the base line curves identified within BS 6472 which identify vibration magnitudes below which adverse comments or complaints are rare.**

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Any vibration should therefore not exceed the levels set out in the table below:

<b>Vibration dose values [m/s<sup>1.75</sup>] above which various degrees of adverse comment may be expected in residential buildings</b>			
	<b>Low probability of adverse comment</b>	<b>Adverse comment possible</b>	<b>Adverse comment probable</b>
<b>Day [16 hr]</b>	<b>0.2 – 0.4</b>	<b>0.4 – 0.8</b>	<b>0.8 - 1.6</b>
<b>Night [8 hr]</b>	<b>0.1 – 0.2</b>	<b>0.2 - 0.4</b>	<b>0.4 – 0.8</b>

The report should include details of the recommended remedial measures should vibration levels be above these levels. This assessment shall be supplied to the Local Planning Authority prior to the commencement of a relevant phase. The assessment shall be carried out in accordance with the method rating system as detailed in BS 6472:2008, and the raw data gathered shall be presented as an appendix to such an assessment.

Immediately upon completion of the development there shall be an assessment of the vibration levels to ensure compliance with the above condition. The results of the assessment shall be submitted in writing to the Local Planning Authority.

**Reason:** To avoid adverse impacts on health and quality of life from noise in accordance with paragraph 123 of the National Planning Policy Framework and the Noise Policy Statement for England. This is required to be a pre-commencement condition as the details go to the heart of the planning permission.

**Condition 17 - Additional arboricultural information**

No development, within a relevant phase, including groundworks and demolition shall take place until all supporting arboricultural information has been submitted to and approved in writing by the Local Planning Authority. This shall include details of the:

**Condition 18 - Tree retention**

All existing trees, hedges or hedgerows inside the identified site boundary shall be retained, unless shown on the approved drawings as being removed and the paragraph below shall have

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effect until the expiration of 5 years from the first occupation of the proposed development.

No retained tree, hedge or hedgerow shall be cut down, uprooted or destroyed, other than in accordance with the approved plans and particulars. If any retained tree, hedge or hedgerow is removed, uprooted or destroyed or dies (other than through natural causes), another tree, hedge or hedgerow of similar size and species shall be planted at the same place, in the next available planting season or sooner

**Condition 19 - Tree planting and maintenance**

No development, within a relevant phase, including groundworks and demolition shall take place until full details of all proposed tree planting shall be submitted to and approved in writing by the Local Planning Authority.

**Condition 25 - Secured by design - prior to above ground works**  
Prior to any above-ground works of a relevant residential phase details of full 'Secured By Design' Accreditation shall be submitted and approved in writing by the Local Planning Authority. The details shall demonstrate consultation with Surrey Police Designing Out Crime Officers and that each building or part of a building can achieve accreditation. The development shall only be carried out in accordance with the approved details and maintained thereafter.

**Condition 30 - BS8233:2014 Guidance on sound insulation and noise reduction for buildings**

The design and structure of the development shall be of such a standard (BS 8233:2014) that it protects residents within it from existing external noise so that they are not exposed to levels indoors of more than 35 dB LAeq 16 hrs daytime and of more than 30 dB LAeq 8 hrs in bedrooms at night.

Prior to first occupation of each relevant phase, the applicant shall carry out a post completion internal noise assessment, and submit this in writing to the planning Authority, to show that the development complies with the requirements of BS 8233:2014 in that it protects residents within it from existing external noise.

**Reason:** To avoid adverse impacts on health and quality of life from noise in accordance with paragraph 180 of the National Planning Policy Framework and the Noise Policy Statement for England.

**Condition 36 - Car Club**

Prior to the occupation of the first residential dwelling, a scheme to provide a 'Car Club' shall be provided at the developers' expense. The Car Club shall include the following minimum provision including timescales.

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- A Car Club for two cars with dedicated Ultra Low Emission Vehicle bays within the site;
- Appropriate charging points for Ultra Low Vehicle Usage;
- Residents to be provided with 3-year free membership and £50 free drive time; and
- the Car Club to be supported by the developer for a minimum of 3 years

**Condition 43 - SANG Car Park**

Notwithstanding the approved plans, details of the proposed SANG car park shall be submitted to and approved in writing by the Local Planning Authority, prior to first occupation of the residential element of the development. The car park shall be implemented within the timescales agreed in writing by the Local Planning Authority and shall be retained in perpetuity in accordance with the approved plans.

**Condition 47 - Hours of deliveries**

No deliveries relating to the operation of the college shall be made outside of the hours of 0700 and 1800 (2100 on Wednesdays) and at no time on Sundays, bank or public holidays and deliveries to the whole site should be in accordance with the Delivery and Servicing Management Plan - Appendix G4 dated September 2023.

**Condition 52 - Obscure glazing**

Prior to any above ground works of the residential elements within a relevant phase of the development hereby permitted a plan shall be submitted to and approved in writing the Local Planning Authority showing which properties will include obscure glazed windows to prevent harmful overlooking. Windows shall be glazed with obscure glass that accords with level three obscurity as shown on the pilkington textured glass privacy levels (other glass suppliers are available) and only openable above a height of 1.7m above the internal floor level of the room to which it serves. The window shall be permanently retained in that condition thereafter.

**Condition 53 - Balcony screen**

Prior to any above ground works of the residential elements within a relevant phase of the development hereby permitted a plan shall be submitted to and approved in writing the Local Planning Authority showing which properties will include balcony screen to prevent harmful overlooking. Once approved the screens shall be maintained permanently in strict accordance with the approved plans.

**These Minutes should be referred to in conjunction with the Minutes of the subsequent meeting of the Council, where they are presented; and for completeness to the next relevant meeting when the Minutes are adopted.**

Resolved that compliance in respect of Condition No. 3 (making good boundary wall) and Condition No. 6 (archaeology) of planning application 2023/2822 be confirmed.

31/23 Planning Compliance Update

(Link to Council Priorities: Character and Environment)

The Committee considered a report that provided an overview of the performance and workflow of the Planning Compliance Team.

Resolved that the performance and workflow of the Planning Compliance Team be noted.

-----

The meeting commenced at 7.00 pm and concluded at 9.19 pm

Barry Cheyne  
Chairman

Democratic Services Officer in attendance

Marianne Bailey

Committee and Member Services Manager

Other Officers in attendance

Suzanne Parkes

- Head of Planning and Environmental Health

Victoria Statham

- Head of Legal and Governance

Paul Falconer

- Development Manager

Margarita Romanovich

- Senior Planner

Seema Richardson

- Webcaster

## Appendix 5.3

**From:** [Zahra Waters](#)  
**To:** [Paul Falconer](#)  
**Cc:** [Margarita Romanovich](#)  
**Subject:** Brooklands College, Weybridge - Proposed Housing Delivery  
**Date:** 15 March 2024 13:12:06  
**Attachments:** image001.jpg  
external.png

---



Hi Paul

See below figures for the proposed housing delivery at Brooklands College, Weybridge – to caveat that this is a high level indication at the moment based on a mid-May 2024 start date and is subject to change as we review the detailed build programme. The below is based on calendar years.

2025 – 27  
2026 – 160  
2027 – 48  
2028 – 71  
2029 – 14

Kind Regards  
Zahra

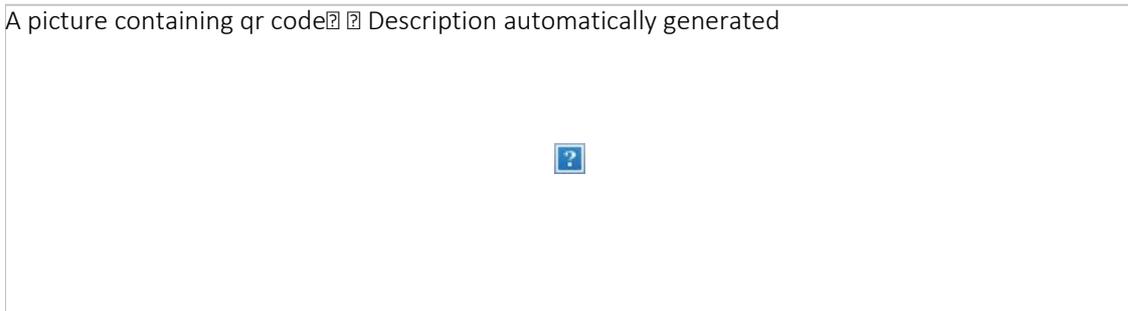
**Zahra Waters**  
Planning Manager

Mobile: [REDACTED] E: [REDACTED]  
(Please note I do not work on Wednesdays)

**CALA Homes (Thames) Ltd.**

CALA House, 54 The Causeway, Staines-Upon-Thames, Surrey, TW18 3AX.

A picture containing qr code [REDACTED] Description automatically generated



**CALA Homes (Thames) Limited** (02522271), **Legal & General Homes Communities (Arborfield) Limited** (11050597), **Legal & General Homes Communities (Crowthorne) Limited** (10563263). All having their registered office at: CALA House, 54 The Causeway, Staines-Upon-Thames, Surrey, TW18 3AX and acting for and on behalf of **CALA Management Limited** (SC013655) with its registered office at 5 New Mid Cultins, Edinburgh, EH11 4DU, Scotland.  
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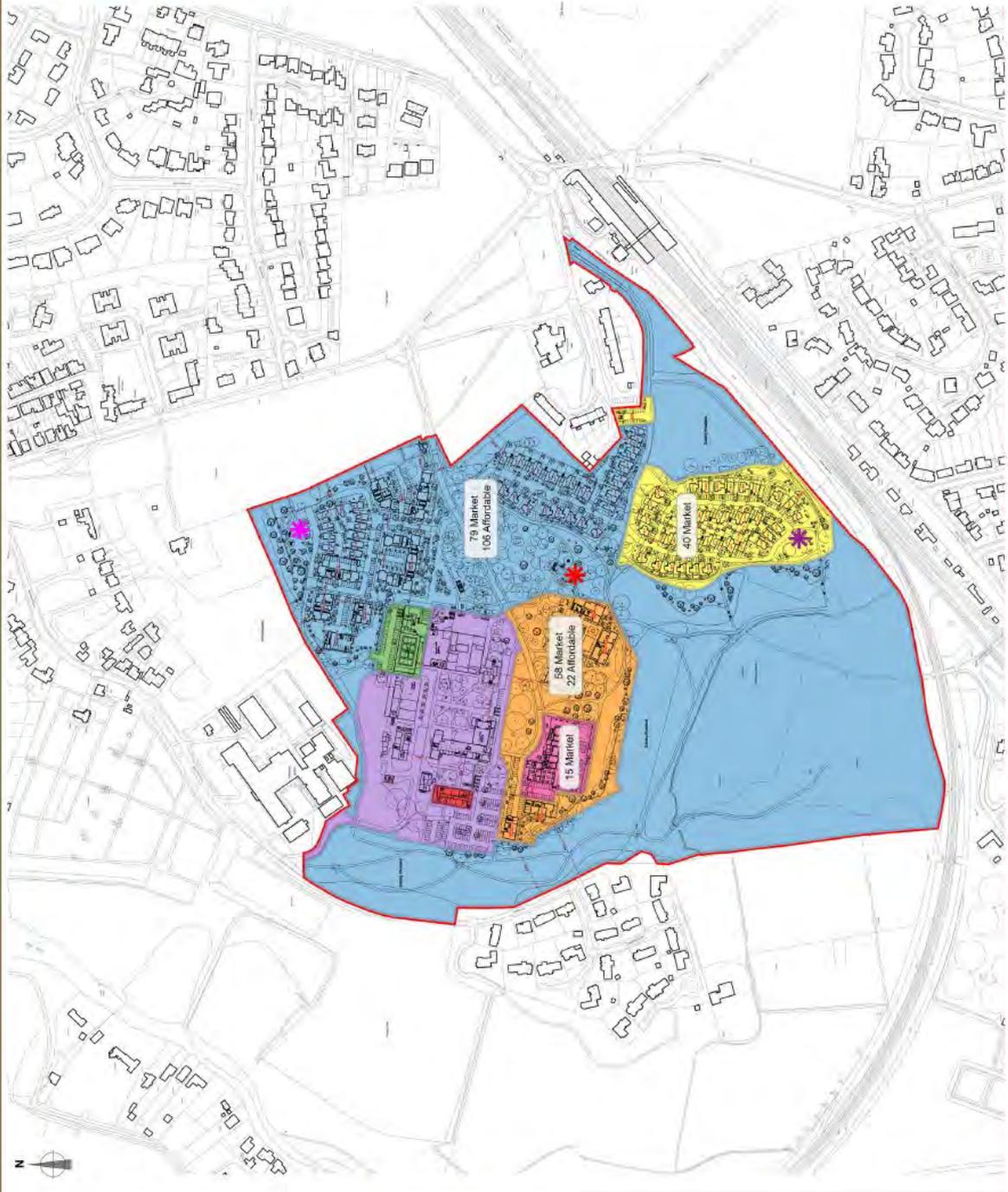
Banner Management Limited, Registered in England, Company Number 03351227; Banner Construction Limited, Registered in England, Company Number 01457331; Banner Homes Midlands Limited, Registered in England, Company Number 01091164; Banner Homes Southern Limited, Registered in England, Company Number 01453522; Banner Homes Ventures Limited,

Registered in England, Company Number 08026864; Banner Homes Group Limited, Registered in England, Company Number 03647340; Banner Homes Bentley Priory Limited, Registered in England, Company Number 08082535; Banner Homes Central Limited, Registered in England, Company Number 01067052; Banner Developments Limited, Registered in England, Company Number 04046706; Banner Freehold Limited, Registered in England, Company Number 4824344; all with Registered Office at CALA House, 54 The Causeway, Staines TW18 3AX

Click [here](#) to report this email as spam.

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This email was scanned by Bitdefender



- Key:**
- Site Boundary
  - Residential Phase 1 and SANG
  - Residential Phase 2
  - Residential Phase 3
  - Menson
  - Sports Hall and Community Space
  - College
  - Vicars Building
  - Northern play spaces
    - to be completed prior to 15% occupation of Phase 1
  - Southern play space
    - to be completed prior to 15% occupation of Phase 2
  - Central play space
    - to be completed prior to 50% occupation of Phase 3

**Notes:**  
 - Areas shown in red are to be completed prior to final occupation  
 - Development phases and completion prior to final occupation

REV	DATE	DESCRIPTION
D	29.07.24	Menson shown as separate phase
C	14.02.24	Information added on delivery of play spaces
B	07.02.24	Information on open spaces and play added
A	20.11.23	Residential phases updated



Land of Brooklands College, Weybridge

Phasing Plan

Scale: 1:2500 @ A2

Draw No: SK.01

Date: 08.11.2023

Rev: JL

Drawn: JL

Disc: D

## Appendix 5.4



Planning and Environmental Health  
 Elmbridge Borough Council  
 Civic Centre, High Street  
 Esher, Surrey KT10 9SD  
 01372 474474  
 tplan@elmbridge.gov.uk  
 elmbridge.gov.uk/planning

## Application for Planning Permission

### Town and Country Planning Act 1990 (as amended)

#### Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

### Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)  Northing (y)

Description

## Applicant Details

### Name/Company

Title

First name

Surname

Company Name

### Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

Secondary number

Fax number

Email address

## Agent Details

### Name/Company

Title

First name

Surname

Company Name

### Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

## Contact Details

Primary number

Secondary number

Fax number

Email address

## Site Area

What is the measurement of the site area? (numeric characters only).

Unit

## Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

### Description

Please describe details of the proposed development or works including any change of use

Has the work or change of use already started?

- Yes  
 No

## Existing Use

Please describe the current use of the site

The Site is currently in educational use.

Is the site currently vacant?

- Yes  
 No

**Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.**

Land which is known to be contaminated

- Yes  
 No

Land where contamination is suspected for all or part of the site

- Yes  
 No

A proposed use that would be particularly vulnerable to the presence of contamination

- Yes  
 No

## Materials

Does the proposed development require any materials to be used externally?

- Yes  
 No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

**Type:**

Other

**Other (please specify):**

See Design and Access Statement

**Existing materials and finishes:**

See Design and Access Statement for further details.

**Proposed materials and finishes:**

See Design and Access Statement for further details.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- Yes  
 No

If Yes, please state references for the plans, drawings and/or design and access statement

See cover letter for full list of plans, drawings, design and access statement details and other additional documents.

## Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- Yes  
 No

Is a new or altered pedestrian access proposed to or from the public highway?

- Yes  
 No

Are there any new public roads to be provided within the site?

- Yes  
 No

Are there any new public rights of way to be provided within or adjacent to the site?

- Yes  
 No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- Yes  
 No

## Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- Yes  
 No

**Vehicle Type:**

Other

**Other (please specify):**

Car Club (Vehicle)

**Existing number of spaces:**

0

**Total proposed (including spaces retained):**

2

**Difference in spaces:**

2

**Vehicle Type:**

Other

**Other (please specify):**

SANG (Vehicle)

**Existing number of spaces:**

0

**Total proposed (including spaces retained):**

12

**Difference in spaces:**

12

**Vehicle Type:**

Other

**Other (please specify):**

College Car Parking

**Existing number of spaces:**

525

**Total proposed (including spaces retained):**

164

**Difference in spaces:**

-361

**Vehicle Type:**

Other

**Other (please specify):**

College Cycle Parking

**Existing number of spaces:**

44

**Total proposed (including spaces retained):**

112

**Difference in spaces:**

68

**Vehicle Type:**

Disability spaces

**Existing number of spaces:**

8

**Total proposed (including spaces retained):**

15

**Difference in spaces:**

7

**Vehicle Type:**

Other

**Other (please specify):**

Residential Car Parking

**Existing number of spaces:**

0

**Total proposed (including spaces retained):**

381

**Difference in spaces:**

381

**Vehicle Type:**

Other

**Other (please specify):**

Residential Cycle Parking

**Existing number of spaces:**

0

**Total proposed (including spaces retained):**

428

**Difference in spaces:**

428

## Trees and Hedges

Are there trees or hedges on the proposed development site?

- Yes  
 No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- Yes  
 No

**If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.**

## Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- Yes  
 No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes  
 No

Will the proposal increase the flood risk elsewhere?

- Yes  
 No

How will surface water be disposed of?

- Sustainable drainage system  
 Existing water course  
 Soakaway  
 Main sewer  
 Pond/lake

## Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

c) Features of geological conservation importance

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

### Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

## Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer  
 Septic tank  
 Package treatment plant  
 Cess pit  
 Other  
 Unknown

Are you proposing to connect to the existing drainage system?

- Yes
- No
- Unknown

## Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes
- No

If Yes, please provide details:

Communal waste stores are provided for each residential block, with refuse store from houses provided on-street or within the curtilage of each property. Three external waste stores are proposed for the college element of the scheme. These waste stores are shown within the proposed ground floor plan (ref. BA9691-2050).

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
- No

If Yes, please provide details:

Waste calculations and split between general waste and recycling. A breakdown of the 'Apartment Block Refuse Schedule' is submitted as part of this application.

## Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes
- No

## Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes
- No

**Please note: This question is based on the current housing categories and types specified by government.**

If your application was started before 23 May 2020, the categories and types shown in this question will now have changed. We recommend that you review any information provided to ensure it is correct before the application is submitted.

## Proposed

Please select the housing categories that are relevant to the proposed units

- Market Housing
- Social, Affordable or Intermediate Rent
- Affordable Home Ownership
- Starter Homes
- Self-build and Custom Build

Market Housing

# Market Housing

Please specify each type of housing and number of units proposed

## Housing Type:

Houses

### 1 Bedroom:

0

### 2 Bedroom:

0

### 3 Bedroom:

55

### 4+ Bedroom:

28

### Unknown Bedroom:

0

### Total:

83

## Housing Type:

Flats / Maisonettes

### 1 Bedroom:

26

### 2 Bedroom:

83

### 3 Bedroom:

0

### 4+ Bedroom:

0

### Unknown Bedroom:

0

### Total:

109

## Proposed Market Housing Category Totals

1 Bedroom Total

26

2 Bedroom Total

83

3 Bedroom Total

55

4+ Bedroom Total

28

Unknown

Bedroom Total

0

Bedroom Total

192

## Social, Affordable or Intermediate Rent

Please specify each type of housing and number of units proposed

### Housing Type:

Flats / Maisonettes

#### 1 Bedroom:

22

#### 2 Bedroom:

27

#### 3 Bedroom:

0

#### 4+ Bedroom:

0

#### Unknown Bedroom:

0

#### Total:

49

### Proposed Social, Affordable or Intermediate Rent Category Totals

1 Bedroom Total	2 Bedroom Total	3 Bedroom Total	4+ Bedroom Total	Unknown Bedroom Total	Bedroom Total
22	27	0	0	0	49

## Affordable Home Ownership

Please specify each type of housing and number of units proposed

### Housing Type:

Flats / Maisonettes

#### 1 Bedroom:

53

#### 2 Bedroom:

26

#### 3 Bedroom:

0

#### 4+ Bedroom:

0

#### Unknown Bedroom:

0

#### Total:

79

### Proposed Affordable Housing Category Totals

1 Bedroom Total	2 Bedroom Total	3 Bedroom Total	4+ Bedroom Total	Unknown Bedroom Total	Bedroom Total
53	26	0	0	0	79

## Existing

Please select the housing categories for any existing units on the site

- Market Housing  
 Social, Affordable or Intermediate Rent  
 Affordable Home Ownership  
 Starter Homes  
 Self-build and Custom Build

## Totals

Total proposed residential units	<input type="text" value="320"/>
Total existing residential units	<input type="text" value="0"/>
Total net gain or loss of residential units	<input type="text" value="320"/>

## All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?  
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- Yes  
 No

Please add details of the Use Classes and floorspace.

**Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. [View further information on Use Classes.](#)**

### Use Class:

D1 - Non-residential institutions

### Existing gross internal floorspace (square metres):

22215

### Gross internal floorspace to be lost by change of use or demolition (square metres):

10961

### Total gross new internal floorspace proposed (including changes of use) (square metres):

3837

### Net additional gross internal floorspace following development (square metres):

-18378

Totals	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
	<input type="text" value="22215"/>	<input type="text" value="10961"/>	<input type="text" value="3837"/>	<input type="text" value="-18378"/>

## Loss or gain of rooms

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

## Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

Yes

No

## Existing Employees

Please complete the following information regarding existing employees:

Full-time

227

Part-time

38

Total full-time equivalent

227.00

## Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

227

Part-time

38

Total full-time equivalent

227.00

## Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes

No

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

**Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. [View further information on Use Classes.](#)**

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

**Use Class:**

F1 - Learning and non-residential institutions

**Unknown:**

No

**Monday to Friday:**

**Start Time:**

08:00

**End Time:**

18:00

**Saturday:**

**Start Time:**

**End Time:**

**Sunday / Bank Holiday:**

**Start Time:**

**End Time:**

## Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

Yes

No

Is the proposal for a waste management development?

Yes

No

## Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

Yes

No

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes

No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

The agent

The applicant

Other person

## Pre application Advice

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes  
 No

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

Officer name:

Title

Ms

First Name

Margarita

Surname

Romanovich

Reference

2021/3728/NEW

Date (must be pre-application submission)

15/03/2023

Details of the pre-application advice received

A series of meetings with Elmbridge Borough Council's Planning Department via a PPA agreement.  
Meetings took place from November 2021- March 2023.  
Please refer to section 4.0 of the Planning Statement for further details.

## Authority Employee/Member

**With respect to the Authority, is the applicant and/or agent one of the following:**

- (a) a member of staff  
(b) an elected member  
(c) related to a member of staff  
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes  
 No

## Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes  
 No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- Yes  
 No

If No, and you cannot trace all the other owners/agricultural tenants, can you give the appropriate notice to one or more owner/agricultural tenant?

- Yes  
 No

## Certificate Of Ownership - Certificate D

I certify/ The applicant certifies that:

- **Certificate A cannot be issued for this application**
- **All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner\* and/or agricultural tenant\*\* of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.**

\* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

\*\* "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

The steps taken were:

All known owners were identified through a solicitor search of HM Land Registry. This confirmed that the red line includes land owned by Brooklands College 'the applicant', therefore, no notice required. The search also identified unregistered land at the access road, so a notice is being placed in the Surrey Advertiser.

The details of the appropriate paper to publish the notice was confirmed by Elmbridge Borough Council.

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated)

Surrey Advertiser

On the following date (which must not be earlier than 21 days before the date of the application) (DD/MM/YYYY)

12/05/2023

Person Role

- The Applicant  
 The Agent

Title

Miss

First Name

Jennifer

Surname

Woods

Declaration Date

05/05/2023

Declaration made

## Declaration

I / We hereby apply for Full planning permission as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Lucy Benbow

Date

05/05/2023

# Brooklands Grove – Public Exhibition

July 12, 2022 @ 2:00 pm – 8:00 pm



Brooklands College is seeking to redevelop its Weybridge campus and wants to hear from the local community to help shape its future.

The College has teamed up with Cala Homes to explore how best to sensitively redevelop the site. The redevelopment will transform the college's teaching environment, provide new homes and deliver community benefits, including improved sports facilities.

We would welcome your feedback to help shape our exciting plans. We are holding a drop-in event for local residents and neighbours. Our dedicated project team will be on-hand to provide you with our initial ideas and to listen to you.

Find out more and have your say at: [www.brooklandsgrove.co.uk](http://www.brooklandsgrove.co.uk)

Add to calendar

## DETAILS

Date:

July 12, 2022

Time:

2:00 pm - 8:00 pm

## VENUE

Brooklands College –  
Weybridge Campus

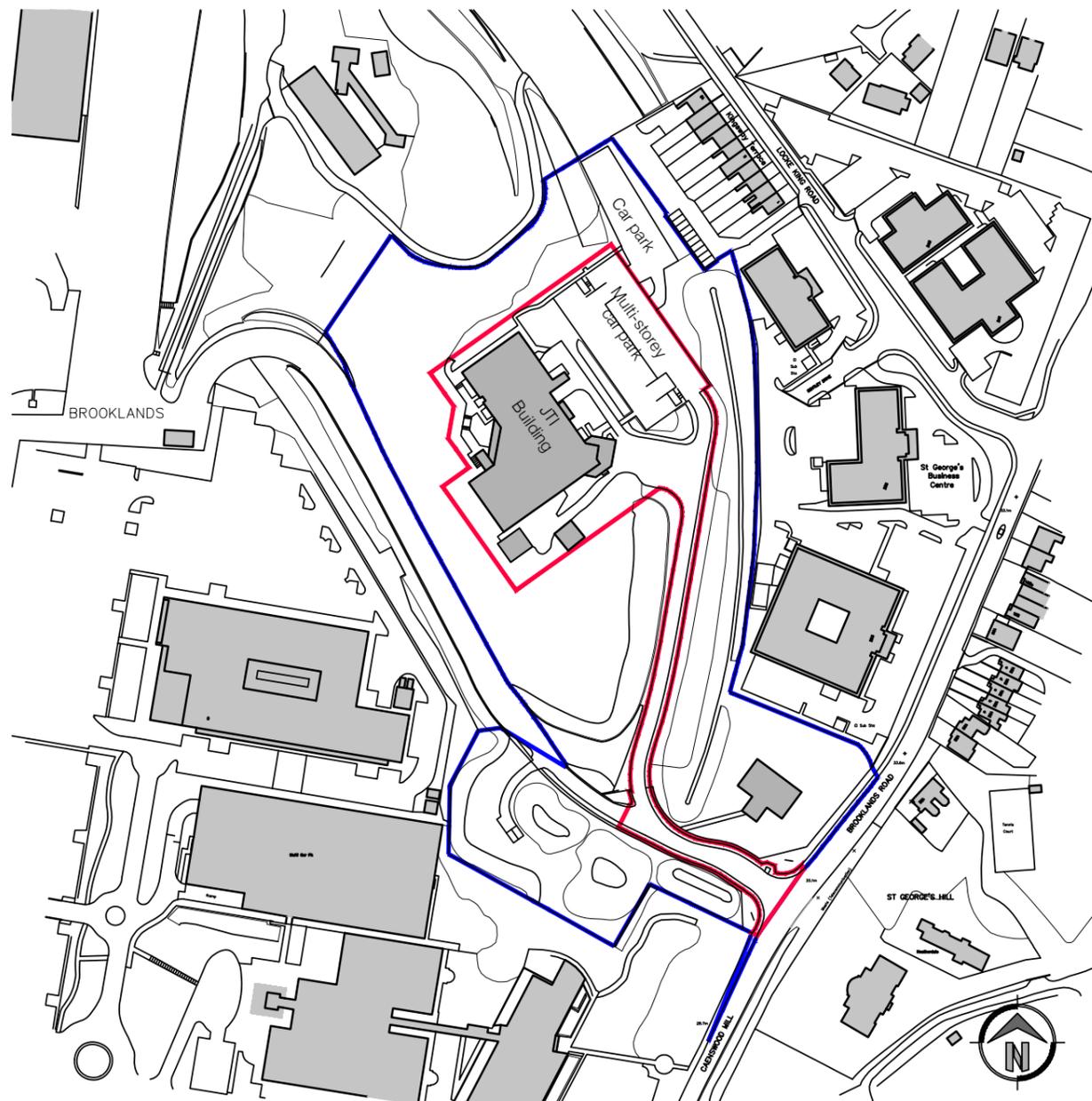
Brooklands College, Heath  
Road

Weybridge, Surrey, KT13

STT United Kingdom

Google Map

## Appendix 6.1



- - - JTI Demise
- - - Planning Application Prior Approval Boundary  
Area = 11,170m<sup>2</sup> (1.117 ha)

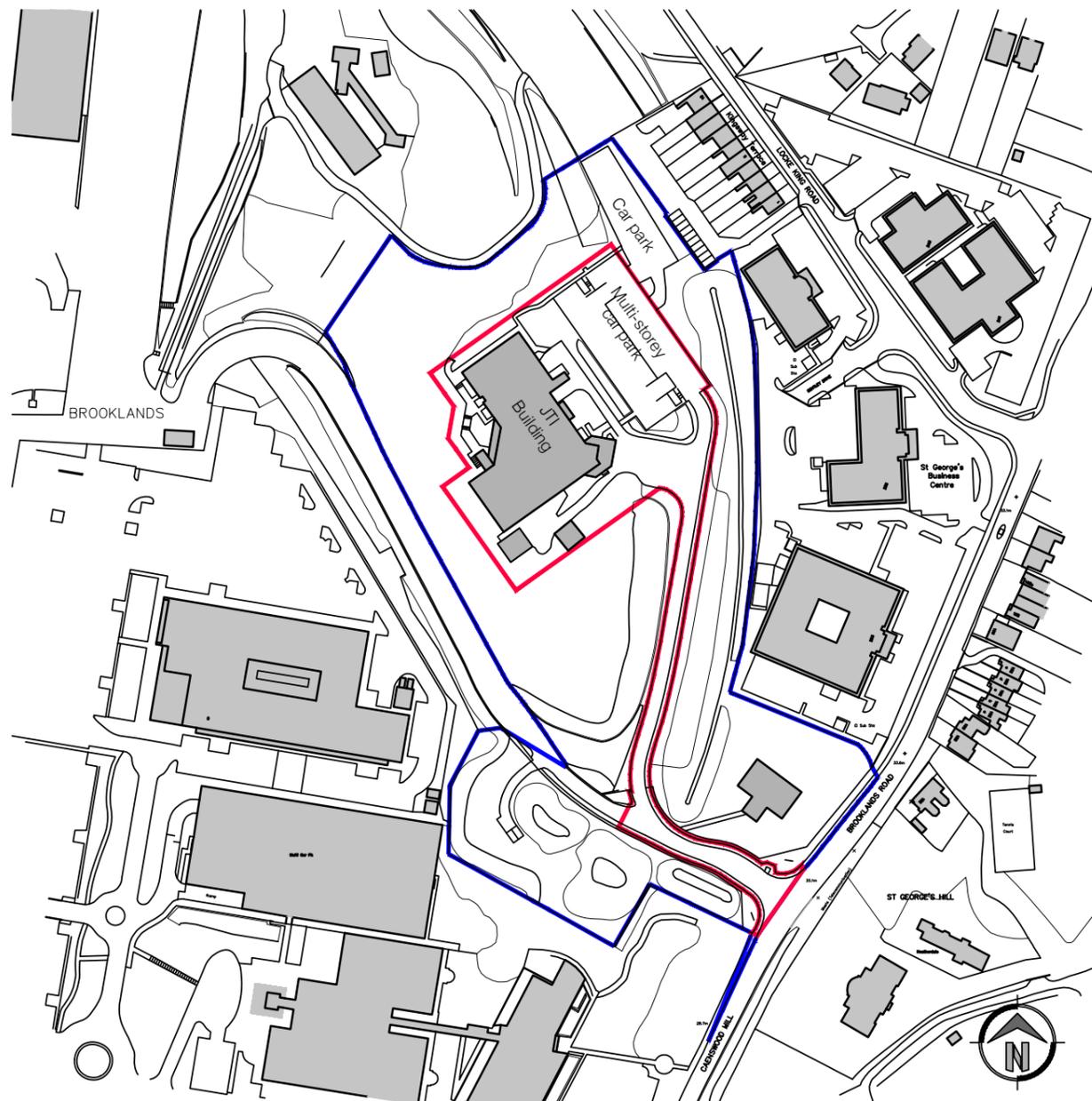
# Location Plan

1:2500

Ordnance Survey (c) Crown Copyright 2020.  
All rights reserved. Licence number 100022432

<p>Notes:</p> <p>0mm 25mm A3 original sheet size</p> <p>Contact HLN regarding terms &amp; conditions, copyrights, CDM, etc. Check printed scale, responsibility is not accepted for reproduction of digital media or measuring from this document. Only figured dimensions to be used for construction. Report doubts/discrepancies to project Architect.</p>	<p>Notes:</p> <p>This feasibility drawing has been produced using an ordnance survey drawing. All boundaries and built locations are subject to full measured topographical survey. All service routes and locations are subject to confirmation by approved statutory body/subscon survey. All proposed design work is subject to full consultation with LA planning and highways.</p> <p>This original drawing is issued for the purpose indicated and contains confidential information. Further copies and circulation will be strictly in accordance with the confidentiality agreement with hirarchitects.</p> <p><b>Safety Health &amp; Environmental (SHE) Notes</b> are for informing competent persons of significant risks or design issues, relevant to their area of work, which may be unusual or not obvious, or which might be difficult to manage</p>	<table border="1"> <thead> <tr> <th>Rv</th> <th>Date</th> <th>By</th> <th>Ch</th> <th>Revisions</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Rv	Date	By	Ch	Revisions					
Rv	Date	By	Ch	Revisions								

<p>Client CBRE</p> <p>Drawing Status MS 1 - DESKTOP</p> <p>HLN Architects Ltd The Maltings, East Tyndall St, Cardiff, CF24 5EZ.</p> <p>Tel:0845 375 3298 architecture@hngroup.co.uk www.hngroup.co.uk</p>	<p>Project JTI Building Weybridge, Members Hill, Brooklands Road, Surrey, KT13 0QU</p> <p>Scale 1:2500 @ A3</p> <p>Date 24.07.2020</p> <p>Drawn By ED</p> <p>Checked CP</p>	<p>Drawing Title Residential Desktop Study JTI Building Location Plan</p> <p>Job No: 104142</p> <p>Drawing No. LP (90) 900</p> <p>Rev. B</p> <p>RIBA Chartered Practice</p> <p>CARDIFF BROMSGROVE LONDON</p> <p>HLN ARCHITECTURE + ENGINEERING</p>
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- - - JTI Demise
- - - Planning Application Prior Approval Boundary  
Area = 11,170m<sup>2</sup> (1.117 ha)

# Location Plan

1:2500

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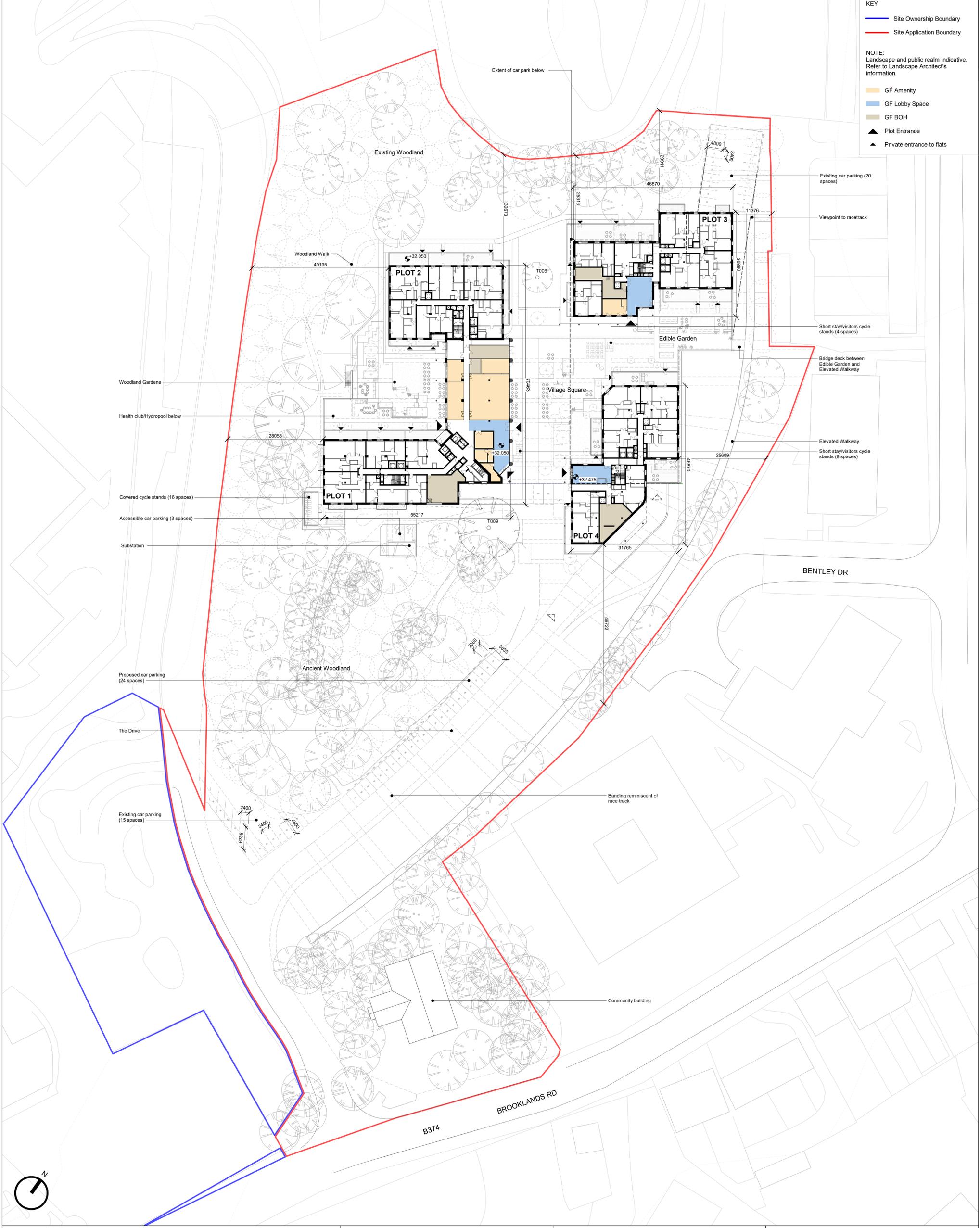
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**KEY**

- Site Ownership Boundary
- Site Application Boundary

**NOTE:**  
Landscape and public realm indicative. Refer to Landscape Architect's information.

- GF Amenity
- GF Lobby Space
- GF BOH
- Plot Entrance
- ▲ Private entrance to flats



**notes**

The recipient should report all drawing errors, omissions and discrepancies to the architect. All dimensions should be checked on site by the contractor and such dimensions shall be the contractor's responsibility. Allford Hall Monaghan Morris Limited (AHMM) accepts no responsibility or liability for:

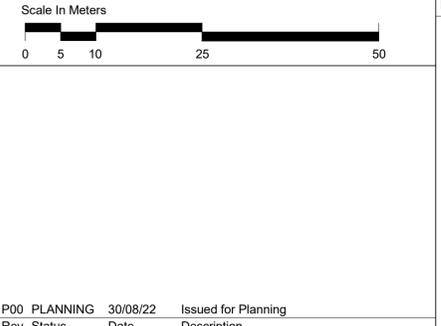
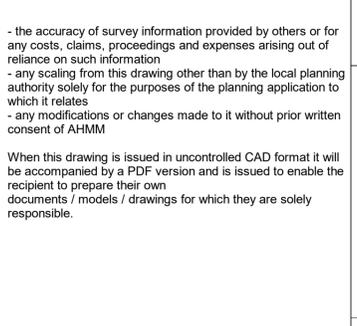
- any use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared
- any alterations or additions to or discrepancies arising out of changes to the background information on which the drawings are based that was current at the time of issue, and which occur to that information after it has been issued by AHMM
- any loss or degradation of the information held in this drawing resulting from the translation from the original file format to any other file format or from the recipient's reading of it in any other programme or any version of the programme other than that which was used to prepare it

- the accuracy of survey information provided by others or for any costs, claims, proceedings and expenses arising out of reliance on such information

- any scaling from this drawing other than by the local planning authority solely for the purposes of the planning application to which it relates

- any modifications or changes made to it without prior written consent of AHMM

When this drawing is issued in uncontrolled CAD format it will be accompanied by a PDF version and is issued to enable the recipient to prepare their own documents / models / drawings for which they are solely responsible.



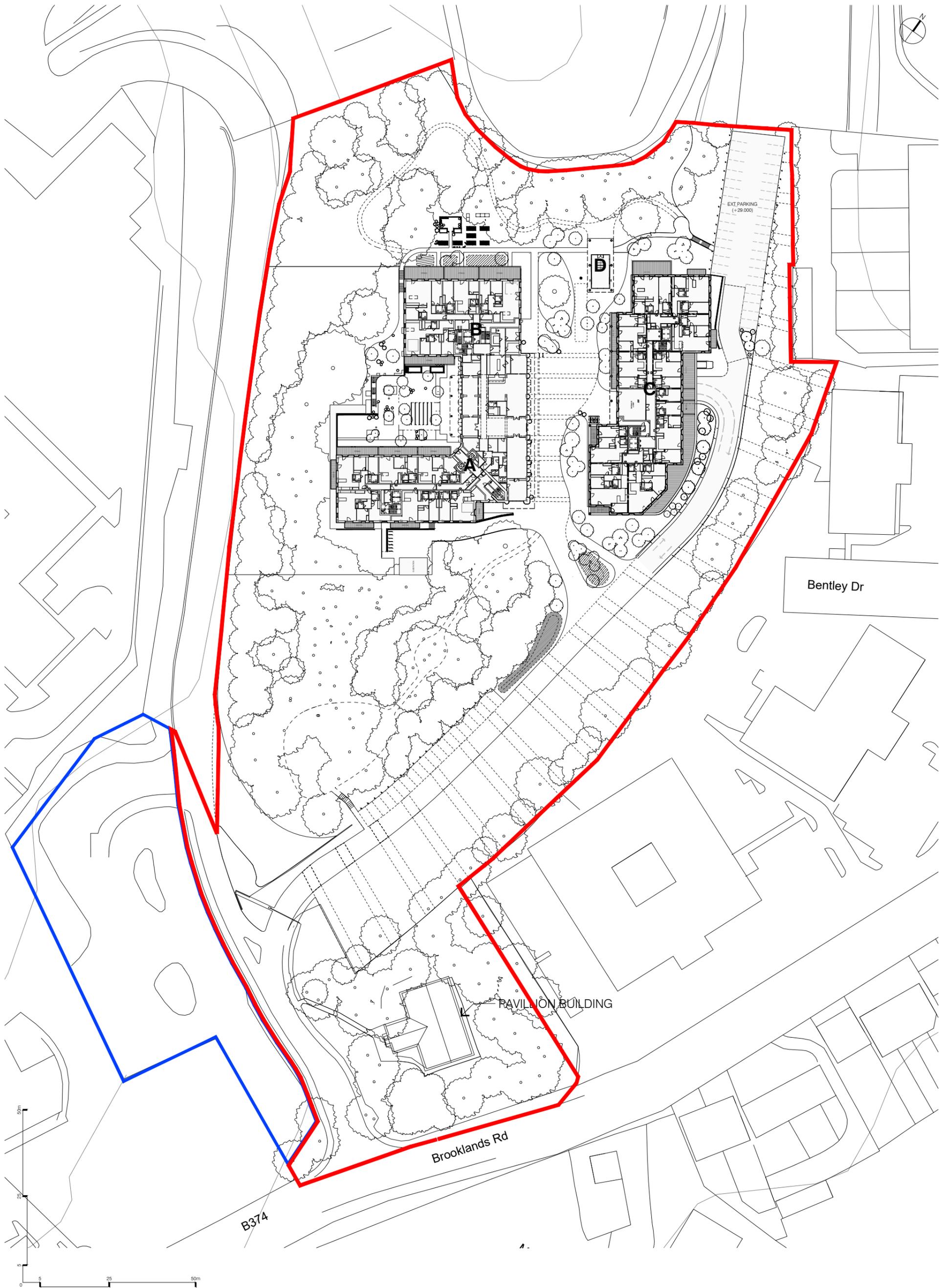
drawn	checked	scale	status	revision
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project	originator	volume	level	type
2.1142	AHMM	ZZ	GF	DR
	role	drawing no.		
	A	P00010		

**ALLFORD HALL MONAGHAN MORRIS**  
ARCHITECTS Ltd  
MORELANDS, 5-23 OLD STREET LONDON EC1V 9HL  
TEL 020 7251 5261 FAX 020 7251 5123 WEB WWW.AHMM.CO.UK

project name  
**Members Hill Weybridge**

drawing title  
**Proposed Site Plan - Ground Floor**

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## Appendix 6.2

**Approval**

Application No: 2020/3345  
Type: Prior Approval Office B1(a)  
to Dwelling C3

Mr Ben Posford  
CBRE Ltd  
Henrietta House  
Henrietta Place  
London  
W1G 0NB

Town and Country Planning Act 1990

**Prior Approval**

**Proposal:** Prior Approval Schedule 2, Part 3, Class O: Change of use from Offices (B1a) to Residential (C3).

**Applicant:** CBRE Ltd

**Location:** Members Hill Brooklands Road Weybridge Surrey KT13 0QU

The decision of Elmbridge Borough Council on the proposal received as valid by the Council on 03/12/2020 and described above is **Prior Approval**, subject to the following conditions, if any, set out below:

Conditions/Reasons

1 **Prior approval - time limit (Class O)**

The development shall be completed on or before 3 years from the date of this decision.

Reason: In order to comply with the provisions of paragraph 0.2(2) of Class O, Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

2 **Prior approval - approved details (Class O)**

The development shall be carried out in accordance with the information provided under Class O of The Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.

Reason: In order to comply with the provisions of part W of Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

## **Approval**

Application No: 2020/3345

Type: Prior Approval Office B1(a)  
to Dwelling C3

### **3 Vehicle and cycle parking**

The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority for a maximum of 89 vehicles and a minimum 74 cycles to be parked. All cycle parking shall be secure, covered and lit. Thereafter the parking areas shall be retained and maintained for their designated purposes.

Reason: The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users, in order to satisfy policy DM7 of the Elmbridge Development Management Plan April 2015 & CS25 of the Elmbridge Core Strategy, and in recognition of the National Planning Policy 2019.

### **4 Electric vehicle charging**

The development hereby approved shall not be occupied unless and until all of the available parking spaces are provided with a fast charge socket (current minimum requirement: 7kw Mode 3 with Type 2 connector - 230 v AC 32 amp single phase dedicated supply) in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason: The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users, and to sustain compliance with and contribute towards EU limit values or national objectives for pollutants, in order to satisfy policies DM5 and DM7 of the Elmbridge Development Management Plan April 2015 & CS25 of the Elmbridge Core Strategy, and in recognition of the National Planning Policy 2019.

## **Approval**

Application No: 2020/3345

Type: Prior Approval Office B1(a)  
to Dwelling C3

### **5 Noise Sensitive Premises Assessment**

No development shall take place until a detailed acoustic report on the existing noise climate at the development site has been submitted to and been approved in writing by the Local Planning Authority.

The report shall include a scheme of noise insulation measures for all residential accommodation. The noise insulation measures shall be designed to achieve noise insulation to a standard that disturbance will not be caused to the occupiers of residential accommodation by noise from the following:-

the adjoining commercial premises including events (such as at Brooklands Museum, Mercedes Benz World and associated entertainment noise). The data can be modelled if it not possible to survey at full capacity levels.

The noise assessment shall be carried out by a suitably qualified acoustic consultant/engineer and shall take into account the following:

- a) the provisions of BS 8233:2014 - Guidance on sound insulation and noise reduction for buildings, such that it protects residents within it from external noise so that they are not exposed to levels indoors of more than 35dB LAeq 16hrs daytime and more than 30 dB LAeq 8hrs in bedrooms at night.
- b) A scheme of noise insulation measures to ensure that internal Leq 15-minute music/event noise levels from the commercial premises do not exceed the following:
  - NR 25 octave band rating curve within bedrooms during night-time period (2300 - 0700hrs)
  - NR 35 octave band rating curve within living areas during the daytime (0700 - 2300 hrs)"

The approved scheme shall be implemented prior to first occupation of the development and be permanently maintained thereafter.

Reason: To avoid adverse impacts on health and quality of life from noise in accordance with paragraph 180 of the National Planning Policy Framework and the Noise Policy Statement for England.

### **6 Sound Insulation Between Properties**

No development shall take place until details of how the flats will be insulated to reduce airborne and structure borne noise passing between the flats has been submitted to and approved in writing by the Local Planning Authority.

The work hereby approved must be carried out according to the approved details before the dwellings are occupied and thereafter retain the sound insulation measures installed.

Reason: To protect the living conditions of future occupiers and to safeguard the amenities of adjoining residential occupiers as set out in Building Regulation Approved Document E.

## **Approval**

Application No: 2020/3345

Type: Prior Approval Office B1(a)  
to Dwelling C3

### **7 Noise And Insulation Standard - BS 8233:2014 - Post Completion Internal Noise Assessment**

Prior to first occupation, the applicant shall carry out a post completion internal noise assessment, and submit this in writing to the planning Authority, to show that the development complies with the requirements of BS 8233:2014 in that it protects residents within it from existing external noise so that they are not exposed to levels indoors of more than 35 dB LAeq 16 hrs daytime and of more than 30 dB LAeq 8 hrs in bedrooms at night.

Reason: To avoid adverse impacts on health and quality of life from noise in accordance with paragraph 180 of the National Planning Policy Framework and the Noise Policy Statement for England.

### **8 Potential for Unforeseen Ground Contamination**

If, during development ground works (if any), ground contamination is found to be present at the site it must be reported immediately to the Local Planning Authority.

Development must be halted and an investigation shall be agreed, in writing, with the Council. The investigation shall be carried out by a competent person, to assess the condition of the land with respect to contamination.

In the event that remediation is required, a written method statement detailing how the identified contamination shall be dealt with and risks mitigated shall be submitted to the Council for written approval. The agreed remediation method statement shall be implemented prior to occupation or the development being brought into use.

Upon completion of the remediation, and prior to occupation or the development being brought into use, a written report providing verification that the required works with regards to remediation of contamination have been carried out in line with the agreed method statement shall be submitted the Council for written approval. The verification shall be carried out and reported by an independent, competent person, stating that remediation was carried out in accordance with the approved remediation scheme and that the site is suitable for the permitted end use.

Reason: To avoid adverse effects from pollution on the environment, harm to human health or general amenity, in accordance with the National Planning Policy Framework.

Informative(s): (if applicable)

### **1 Community Infrastructure Levy (CIL) - Prior Approvals and Certificate of Lawfulness**

Development commenced under a general consent is liable to pay CIL if a new dwelling is being created (including via change of use); a new annex is being created, or if an extension has a new build floorspace of 100sqm or more. A general consent includes permitted development rights granted under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). If you intend to commence development under general consent you must submit a CIL Form 5: Notice of Chargeable Development to Elmbridge Borough Council before you commence the development. Commencement of development is defined in Regulation 7 of the CIL Regulations 2010 (as amended). The only exception to the requirement to submit CIL Form 5 is where the development creates less than 100sqm of new build floorspace and no new dwelling or

## Approval

Application No: 2020/3345

Type: Prior Approval Office B1(a)  
to Dwelling C3

annex is created, or if the CIL rate for the use is £0 per sq. m in the CIL Charging Schedule <https://www.elmbridge.gov.uk/planning/development-contributions/> Formal determination of the CIL liability will be made by the Council following the receipt of Form 5. Failure to adhere to the CIL Regulations and commencing work without notifying the Council could forfeit any rights you have to exemptions, payment by instalments and you may also incur surcharges. For further information see our webpages <https://www.elmbridge.gov.uk/planning/the-community-infrastructure-levy-cil-process> or contact [CIL@elmbridge.gov.uk](mailto:CIL@elmbridge.gov.uk)

### 2 **Electric vehicle charging**

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.

### 3 **Construction phase only - noise and pollution**

To control noise and pollution during the construction phase where sensitive premises are nearby it is advised that:

(a) Work which is audible beyond the site boundary should only be carried out between the following hours:

Monday to Friday 08:00 hrs to 18:00 hrs

Saturday 08:00 hrs to 13:00 hrs

and not at all on Sundays or Bank Holidays.

(b) The quietest available items of plant and machinery should be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels.

(c) Deliveries and collections should only be received within the hours detailed above.

(d) Adequate steps should be taken to prevent dust causing nuisance beyond the site boundary. These could include the use of hoses to damp down stockpiles of materials which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes.

(e) There should be no burning on site that causes nuisance to local residents.

(f) Only minimal security lighting shall be used outside the hours stated above.

### 4 **Asbestos Containing Materials (ACMs)**

Please be aware that buildings constructed before 2000 may contain asbestos and we recommend a suitable asbestos survey is undertaken before any redevelopment commences. Where a site has been subject to historical redevelopment, it is possible that asbestos containing materials are also present within the ground at the site. If materials containing asbestos are present on the site, a written Plan for either removal of the ACMs from the building or management of the ACMs within the building is required by the Health and Safety Executive. This is to ensure that the material is not broken up and left on site and does not pose a health risk to site workers or neighbouring residents. Asbestos advice is available at <http://www.hse.gov.uk/asbestos/>

### 5 **Thames Water - water supply**

With regard to water supply, this comes within the area covered by the Affinity Water Company. For your information the address to write to is - Affinity Water Company The Hub, Tamblin Way, Hatfield, Herts, AL10 9EZ - Tel - 08457823333.

## **Approval**

Application No: 2020/3345

Type: Prior Approval Office B1(a)  
to Dwelling C3

Please read the important notes attached.



Kim Tagliarini  
Head of Planning Services

Date: 24 February 2021

### **Important Notes**

#### **Approval of details reserved by conditions**

Attention is drawn to the conditions that have been attached to the planning permission together with the reason for their imposition. Particular attention is drawn to those conditions that require the submission of further information to the local planning authority and its approval of such further information before building works commence. In the case of a reserved matters approval you must also take account of the conditions imposed on the outline permission.

#### **Appeals to the Secretary of State**

If you are aggrieved by a decision to refuse permission or to grant it subject to conditions you can appeal to the Planning Inspectorate. Appeals can be made using a form which you can get online at: [gov.uk/planning-inspectorate](http://gov.uk/planning-inspectorate)

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

Appeals must be made on the correct form relating to the type of application you submitted. Information provided as part of the appeal process will be published online. Only the applicant has the right of appeal. In some circumstances the Planning Inspectorate may refuse to consider an appeal.

- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.

## **Approval**

Application No: 2020/3345

Type: Prior Approval Office B1(a)  
to Dwelling C3

- If this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse an application for express consent for the display of an advertisement(s), or grant it subject to conditions, and you want to appeal against your local planning authority's decision, then you must do so within 8 weeks of the date of receipt of this notice.
- If this is a decision to refuse an application for consent to the cutting down, topping, lopping or uprooting any tree which is subject to a Tree Preservation Order, or to grant consent subject to conditions, and you want to appeal against your local planning authority's decision, then you must do within 28 days from date of receipt of this notice.
- If you want to appeal against your local planning authority's decision and it doesn't fall into any of the above categories, then you must do so within 6 months of the date of this notice.

### **Purchase notices**

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council requiring them to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).

### **Positive and proactive engagement**

The National Planning Policy Framework requires local planning authorities to work with the applicant in a positive and proactive manner to resolve problems before the application is submitted and to foster the delivery of sustainable development. This requirement is met within Elmbridge through the availability of pre-application advice.

### **Local plan**

The above decision makes reference to the Core Strategy and the Development Management Plan. Should you wish to read the wording and content of any of these policies, the documents can be viewed online at: [elmbridge.gov.uk/planning/planning-policy](http://elmbridge.gov.uk/planning/planning-policy)

### **Site notice**

In the interests of protecting the character of the environment, please remove any planning notice that may have been displayed on the site of the application.

Ben Posford  
CBRE  
Planning & Development Team  
CBRE Ltd  
Henrietta House  
Henrietta Place  
London  
W1G 0NB

Town and Country Planning Act 1990

**Prior Approval**

**Proposal:** Prior Approval Schedule 2, Part 3, Class O: Change of Use from Offices (B1a) to Residential (C3).

**Applicant:** Posford (C/O Agent)

**Location:** Members Hill Brooklands Road Weybridge Surrey KT13 0QU

The decision of Elmbridge Borough Council on the proposal received as valid by the Council on 20/07/2021 and described above is **Prior Approval**, subject to the following conditions, if any, set out below:

Conditions/Reasons

1 **Prior approval - time limit (Class O)**

The development shall be completed on or before 3 years from the date of this decision.

Reason: In order to comply with the provisions of paragraph 0.2(2) of Class O, Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

2 **Prior approval - approved details (Class O)**

The development shall be carried out in accordance with the information provided under Class O of The Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.

Reason: In order to comply with the provisions of part W of Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

- 3 **Vehicle and cycle parking**  
The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority for a maximum of 89 vehicles and a minimum 74 cycles to be parked. All cycle parking shall be secure, covered and lit. Thereafter the parking areas shall be retained and maintained for their designated purposes.
- Reason: The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users, in order to satisfy policy DM7 of the Elmbridge Development Management Plan April 2015 & CS25 of the Elmbridge Core Strategy, and in recognition of the National Planning Policy 2021.
- 4 **Electric Vehicle Charging**  
The development hereby approved shall not be occupied unless and until all of the available parking spaces are provided with a fast charge socket (current minimum requirement: 7kw Mode 3 with Type 2 connector - 230 v AC 32 amp single phase dedicated supply) in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.
- Reason: The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users, and to sustain compliance with and contribute towards EU limit values or national objectives for pollutants, in order to satisfy policies DM5 and DM7 of the Elmbridge Development Management Plan April 2015 & CS25 of the Elmbridge Core Strategy, and in recognition of the National Planning Policy 2021.
- 5 **Noise sensitive premises assessment**  
The development hereby permitted shall be carried out in strict accordance with the measures set out in the submitted plans and Environmental Noise Assessment carried out by Entran Ltd (document ref: E2864 Ver 1.1 dated 26 April 20021) received on 20/07/2021.
- Reason: To avoid adverse impacts on health and quality of life from noise in accordance with paragraph 185 of the National Planning Policy Framework and the Noise Policy Statement for England.
- 6 **Sound Insulation Between Properties**  
No development shall take place until details of how the flats will be insulated to reduce airborne and structure borne noise passing between the flats has been submitted to and approved in writing by the Local Planning Authority.
- The work hereby approved must be carried out according to the approved details before the dwellings are occupied and thereafter retain the sound insulation measures installed.
- Reason: To protect the living conditions of future occupiers and to safeguard the amenities of adjoining residential occupiers as set out in Building Regulation Approved Document E and in accordance with paragraph 185 of the National Planning Policy Framework and the Noise Policy Statement for England.

7 **Noise And Insulation Standard - BS 8233:2014 - Post Completion Internal Noise Assessment**

Prior to first occupation, the applicant shall carry out a post completion internal noise assessment, and submit this in writing to the planning Authority, to show that the development complies with the requirements of BS 8233:2014 in that it protects residents within it from existing external noise so that they are not exposed to levels indoors of more than 35 dB LAeq 16 hrs daytime and of more than 30 dB LAeq 8 hrs in bedrooms at night.

Reason: To avoid adverse impacts on health and quality of life from noise in accordance with paragraph 185 of the National Planning Policy Framework and the Noise Policy Statement for England.

8 **Potential for Unforeseen Ground Contamination**

If, during development ground works (if any), ground contamination is found to be present at the site it must be reported immediately to the Local Planning Authority.

Development must be halted and an investigation shall be agreed, in writing, with the Council. The investigation shall be carried out by a competent person, to assess the condition of the land with respect to contamination.

In the event that remediation is required, a written method statement detailing how the identified contamination shall be dealt with and risks mitigated shall be submitted to the Council for written approval. The agreed remediation method statement shall be implemented prior to occupation or the development being brought into use.

Upon completion of the remediation, and prior to occupation or the development being brought into use, a written report providing verification that the required works with regards to remediation of contamination have been carried out in line with the agreed method statement shall be submitted the Council for written approval. The verification shall be carried out and reported by an independent, competent person, stating that remediation was carried out in accordance with the approved remediation scheme and that the site is suitable for the permitted end use.

Reason: To avoid adverse effects from pollution on the environment, harm to human health or general amenity, in accordance with the National Planning Policy Framework.

Informative(s): (if applicable)

1 **Community Infrastructure Levy (CIL) - Prior Approvals and Certificate of Lawfulness**

Development commenced under a general consent is liable to pay CIL if a new dwelling is being created (including via change of use); a new annex is being created, or if an extension has a new build floorspace of 100sqm or more. A general consent includes permitted development rights granted under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). If you intend to commence development under general consent you must submit a CIL Form 5: Notice of Chargeable Development to Elmbridge Borough Council before you commence the development. Commencement of development is defined in Regulation 7 of the CIL Regulations 2010 (as amended). The only exception to the requirement to submit CIL Form 5 is where the development creates less than 100sqm of new build floorspace and no new dwelling or annex is created, or if the CIL rate for the use is £0 per sq. m in the CIL Charging

Schedule <https://www.elmbridge.gov.uk/planning/development-contributions/> Formal determination of the CIL liability will be made by the Council following the receipt of Form 5. Failure to adhere to the CIL Regulations and commencing work without notifying the Council could forfeit any rights you have to exemptions, payment by instalments and you may also incur surcharges. For further information see our webpages <https://www.elmbridge.gov.uk/planning/the-community-infrastructure-levy-cil-process> or contact [CIL@elmbridge.gov.uk](mailto:CIL@elmbridge.gov.uk)

**2 Electric vehicle charging**

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.

**3 Construction phase only - noise and pollution**

To control noise and pollution during the construction phase where sensitive premises are nearby it is advised that:

(a) Work which is audible beyond the site boundary should only be carried out between the following hours:

Monday to Friday 08:00 hrs to 18:00 hrs

Saturday 08:00 hrs to 13:00 hrs

and not at all on Sundays or Bank Holidays.

(b) The quietest available items of plant and machinery should be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels.

(c) Deliveries and collections should only be received within the hours detailed above.

(d) Adequate steps should be taken to prevent dust causing nuisance beyond the site boundary. These could include the use of hoses to damp down stockpiles of materials which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes.

(e) There should be no burning on site that causes nuisance to local residents.

(f) Only minimal security lighting shall be used outside the hours stated above.

**4 Asbestos Containing Materials (ACMs)**

Please be aware that buildings constructed before 2000 may contain asbestos and we recommend a suitable asbestos survey is undertaken before any redevelopment commences. Where a site has been subject to historical redevelopment, it is possible that asbestos containing materials are also present within the ground at the site. If materials containing asbestos are present on the site, a written Plan for either removal of the ACMs from the building or management of the ACMs within the building is required by the Health and Safety Executive. This is to ensure that the material is not broken up and left on site and does not pose a health risk to site workers or neighbouring residents. Asbestos advice is available at <http://www.hse.gov.uk/asbestos>.

**5 Thames Water - water supply**

With regard to water supply, this comes within the area covered by the Affinity Water Company. For your information the address to write to is - Affinity Water Company The Hub, Tamblin Way, Hatfield, Herts, AL10 9EZ - Tel - 08457823333.

Please read the important notes attached.



Kim Tagliarini  
Head of Planning Services

Date: 08 October 2021

## **Important Notes**

### **Approval of details reserved by conditions**

Attention is drawn to the conditions that have been attached to the planning permission together with the reason for their imposition. Particular attention is drawn to those conditions that require the submission of further information to the local planning authority and its approval of such further information before building works commence. In the case of a reserved matters approval you must also take account of the conditions imposed on the outline permission.

### **Appeals to the Secretary of State**

If you are aggrieved by a decision to refuse permission or to grant it subject to conditions you can appeal to the Planning Inspectorate. Appeals can be made using a form which you can get online at: [gov.uk/planning-inspectorate](http://gov.uk/planning-inspectorate)

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

Appeals must be made on the correct form relating to the type of application you submitted. Information provided as part of the appeal process will be published online. Only the applicant has the right of appeal. In some circumstances the Planning Inspectorate may refuse to consider an appeal.

- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.

**Approval**  
Application No: 2021/2626  
Type: Prior Approval Office B1(a)  
to Dwelling C3

- If this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse an application for express consent for the display of an advertisement(s), or grant it subject to conditions, and you want to appeal against your local planning authority's decision, then you must do so within 8 weeks of the date of receipt of this notice.
- If this is a decision to refuse an application for consent to the cutting down, topping, lopping or uprooting any tree which is subject to a Tree Preservation Order, or to grant consent subject to conditions, and you want to appeal against your local planning authority's decision, then you must do within 28 days from date of receipt of this notice.
- If you want to appeal against your local planning authority's decision and it doesn't fall into any of the above categories, then you must do so within 6 months of the date of this notice.

### **Purchase notices**

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council requiring them to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).

### **Positive and proactive engagement**

The National Planning Policy Framework requires local planning authorities to work with the applicant in a positive and proactive manner to resolve problems before the application is submitted and to foster the delivery of sustainable development. This requirement is met within Elmbridge through the availability of pre-application advice.

### **Local plan**

The above decision makes reference to the Core Strategy and the Development Management Plan. Should you wish to read the wording and content of any of these policies, the documents can be viewed online at: [elmbridge.gov.uk/planning/planning-policy](http://elmbridge.gov.uk/planning/planning-policy)

### **Site notice**

In the interests of protecting the character of the environment, please remove any planning notice that may have been displayed on the site of the application.

Mr J Daniels  
Savills  
33 Margaret Street  
London  
W1G 0JD

Town and Country Planning Act 1990

**Grant of Planning Permission**

**Proposal:** Redevelopment of the site to provide an Integrated Retirement Community (C2 Use Class) through the partial demolition of the existing building and multi-storey car park; conversion of and extensions to the existing building; erection of two new buildings above the retained car park; alterations and change of use of the existing pavilion building to a flexible commercial/community space; provision of resident's facilities, car and cycle parking, refuse storage, servicing, hard and soft landscaping, infrastructure and all associated works.

**Applicant:** Amicala Weybridge Ltd

**Location:** Members Hill Brooklands Road Weybridge Surrey KT13 0QU

The decision of Elmbridge Borough Council on the application registered as valid by the Council on 15/09/2022 and described above is to **Grant Permission** subject to the conditions (if any) set out below:

Conditions/Reasons

- 1 **Time limit (full application)**  
The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  
  
Reason: To comply with Section 51 of Part 4 of the Planning and Compulsory Purchase Act 2004.
- 2 **List of approved plans**  
The development hereby permitted shall be carried out in strict accordance with the following list of approved plans:  
  
Demolition Drawings:  
P12010 Rev P00, P12098 Rev P00, P12100 Rev P00, P12102 Rev P00, P12104 Rev P00, P12110 Rev P00, P12300 Rev P00, P12301 Rev P00  
  
Proposed Drawings:  
P00001 Rev P00, P00050 Rev P00, P00150 Rev P00, P00300 Rev P00, P00301 Rev P00, P00400 Rev P00, P00401 Rev P00, P00402 Rev P00, P00403 Rev P00, P00404 Rev P00, P00405 Rev P00, P00406 Rev P00, P00010 Rev P00, P00020 Rev P00,

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P00098 Rev P00, P00099 Rev P00, P00100 Rev P00, P00101 Rev P00, P00102 Rev P00, P00104 Rev P00, P00105 Rev P00, P00106 Rev P00, P00107 Rev P00, P00110 Rev P00, P00151 Rev P00, P00200 Rev P00, P00201 Rev P00, P00202 Rev P00, P00203 Rev P00 received 6 October 2022.

### Landscape Drawings:

MHW-BHS-ZZ-XX-DR-L-0003 Rev P01, MHW-BHS-ZZ-XX-DR-L-0101 Rev P01, MHW-BHS-ZZ-XX-DR-L-0102 Rev P01, MHW-BHS-ZZ-XX-DR-L-0121, MHW-BHS-ZZ-XX-DR-L-0122, MHW-BHS-ZZ-XX-DR-L-0123, MHW-BHS-ZZ-XX-DR-L-0201 Rev P01, MHW-BHS-ZZ-XX-DR-L-0401 Rev P01, MHW-BHS-ZZ-XX-DR-L-0402 Rev P01, MHW-BHS-ZZ-XX-DR-L-301, MHW-BHS-ZZ-XX-DR-L-302, MHW-BHS-ZZ-XX-DR-L-303, MHW-BHS-ZZ-XX-DR-L-304, MHW-BHS-ZZ-XX-DR-L-305, MHW-BHS-ZZ-XX-DR-L-0307 received 5 September 2022

Reason: To ensure that the development is carried out in a satisfactory manner.

### 3 **Materials details**

No development (excluding groundworks and demolition) shall take place until full details of the materials to be used on the external faces and roof of the buildings have been submitted to and approved in writing by the borough council. Development shall be carried out in accordance with the approved details.

Reason: To ensure that a satisfactory external appearance is achieved of the development in accordance with policy DM2 of the Elmbridge Development Management Plan.

### 4 **Tree pre-commencement meeting (additional arboricultural information)**

No development including groundworks and demolition shall take place and no equipment, machinery or materials shall be brought onto the site for the purposes of the development until a pre-commencement meeting has been held on site and attended by a suitable qualified arboriculturist, representative from the Local Planning Authority and the site manager/foreman. The site visit is required to ensure operatives are aware of the agreed working procedures and the precise position of the approved tree protection measures or/and that all tree protection measures have been installed in accordance with all documentation submitted and approved to comply with the Additional Arboricultural Information condition. To arrange a pre-commencement meeting please email [tplan@elmbridge.gov.uk](mailto:tplan@elmbridge.gov.uk) with the application reference and contact details.

Reason: To protect and enhance the appearance and character of the site and locality, reduce the risk to protected and retained trees in accordance with the approved details pursuant to section 197 of the Town and Country Planning Act 1990, and in accordance with policies CS14 of the Councils Core Strategy 2011, and DM6 of the Councils Development Management Plan 2015. This is required to be a pre-commencement condition as the details go to the heart of the planning permission.

### 5 **Tree protection measures (with pre-commencement meeting)**

After the agreed tree protection measures have been installed in accordance with the approved plans, all tree protection measures shall be maintained for the course of the development works. The development thereafter shall be implemented in strict accordance with all documentation submitted and approved to comply with the Additional

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Arboricultural Information condition.

Reason: To protect and enhance the appearance and character of the site and locality, reduce the risk to protected and retained trees in accordance with the approved details pursuant to section 197 of the Town and Country Planning Act 1990, and in accordance with policies CS14 of the Councils Core Strategy 2011, and DM6 of the Councils Development Management Plan 2015.

### 6 **Additional arboricultural information**

No development including groundworks and demolition shall take place until all supporting arboricultural information has been submitted to and approved in writing by the Local Planning Authority. This shall include details of the:

- a) measures taken to protect existing trees and hedges during construction, demolition, delivery / storage of materials and machinery, including a Tree Protection Plan or plans depending on the phasing of the development. Considering the scale of the development the tree protection barrier will be the BS 5837 2012 default specification;
- b) location and installation of services/utilities/drainage/soakaways, including services to automated gates and how they can be installed in an arboriculturally sensitive manner to limit the impact to retained trees.
- c) methods of demolition within root protection area (RPA as defined in BS 5837: 2012) of retained trees.
- d) details of construction and installations including methodologies within a root protection area or that may impact on retained trees.
- f) full specification for the construction of any roads, parking areas, driveways, hard surfacing, including details of no dig specification, the raised walkway and extent of the areas to be constructed using no dig surfacing.
- g) detailed levels and cross sections to show that the raised levels of surfacing, where the installation on no dig surfacing within root protection area is proposed, demonstrating that they can be accommodated.
- h) all arboricultural site monitoring and supervision required for the duration of the development.
- i) methods to improve the rooting environment for retained and proposed trees and landscaping.

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

Reason: To protect and enhance the appearance and character of the site and locality, reduce the risk to protected and retained trees in accordance with the approved details pursuant to section 197 of the Town and Country Planning Act 1990, and in accordance with policies CS14, CS15 of the Councils Core Strategy 2011, and DM6 of Councils Development Management Plan 2015. This is required to be a pre-commencement condition as the details go to the heart of the planning permission.

### 7 **Site supervision (additional arboricultural information)**

The completion schedule/report of all arboricultural site supervision and monitoring submitted and approved in compliance with the Additional Arboricultural Information condition, shall be submitted to and approved in writing by the Local Planning Authority within 20 working days of the substantial completion of the development hereby approved.

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This shall include evidence of compliance through supervision and monitoring of the agreed activities by a suitably qualified arboriculturist.

Reason: To protect and enhance the appearance and character of the site and locality, reduce the risk to protected and retained trees in accordance with the approved details pursuant to section 197 of the Town and Country Planning Act 1990, and in accordance with policies CS14 of the Councils Core Strategy 2011, and DM6 of the Councils Development Management Plan 2015.

### **8 Tree retention**

Unless otherwise agreed with the Local Planning Authority in writing, all existing trees, hedges or hedgerows inside the identified site boundary shall be retained, unless shown on the approved drawings as being removed and the paragraph below shall have effect until the expiration of 5 years from the first occupation of the proposed development.

No retained tree, hedge or hedgerow shall be cut down, uprooted or destroyed, other than in accordance with the approved plans and particulars. If any retained tree, hedge or hedgerow is removed, uprooted or destroyed or dies, another tree, hedge or hedgerow of similar size and species shall be planted at the same place, in the next available planting season or sooner.

Reason: To protect and enhance the appearance and character of the site and locality, reduce the risk to protected and retained trees in accordance with the approved details pursuant to Section 197 of the Town and Country Planning Act 1990 (as amended), and in accordance with policies CS14, CS15, DM6 of the Elmbridge Core Strategy and Elmbridge Development Management Plan.

### **9 Tree planting and maintenance**

No development excluding groundworks and demolition shall take place until full details of all proposed tree planting shall be submitted to and approved in writing by the Local Planning Authority. Details are to include:

- a) Names and species of the trees to be planted.
- b) Nursery sizes of the trees to be planted and whether they will be containerised or bare root.
- c) Locations of the trees on a scaled plan.
- d) Planting pit design including tree supports, tree guards and any other protective measures to be used.
- e) Details on the provision of suitable soil volumes to ensure newly planted trees can be sustained to maturity. Special consideration should be given for trees being planting in hard surfaced areas.
- f) Tree maintenance schedules for aftercare to ensure good establishment.

If within a period of 5 years from the date of the planting of any tree, that tree, or any planted in replacement for it, is removed, uprooted or destroyed or dies, another tree of same size and species shall be planted at the same place, in the next available planting season or sooner. The development shall be completed in accordance with the approved details.

Reason: To protect and enhance the appearance and character of the site and locality, reduce the risk to protected and retained trees in accordance with the approved details

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pursuant to section 197 of the Town and Country Planning Act 1990, and in accordance with policies CS14, CS15, of the Councils Core Strategy 2011 and DM6 of the Councils Development Management Plan 2015. This is required to be a pre-commencement condition as the details go to the heart of the planning permission.

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### **Landscaping scheme**

Prior to the commencement of the development hereby approved (excluding groundworks and demolition) written details and plans of the following landscaping works shall be submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. This scheme shall include:

- a) height, design, materials and type of boundary treatment(s)
- b) secure and covered cycle storage details
- c) full details of new soft landscaping to be carried out
- d) full details of hard landscaping to be carried out including materials of hard surfaces, benches, water feature, any other equipment etc.

Reason: To ensure the provision, establishment and maintenance of an appropriate landscape scheme in the interests of the visual amenities of the locality.

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### **Noise Sensitive Premises Assessment**

No development (excluding groundworks and demolition) shall take place until a detailed acoustic report on the existing noise climate at the development site has been submitted to and been approved in writing by the Local Planning Authority.

The report shall include a scheme of noise insulation measures for all residential accommodation. The noise insulation measures shall be designed to achieve noise insulation to a standard that disturbance will not be caused to the occupiers of residential accommodation by noise from the following:- the adjoining commercial premises including events (such as at Brooklands Museum, Mercedes Benz World and associated entertainment noise).

The noise assessment shall be carried out by a suitably qualified acoustic consultant/engineer and shall take into account the following :

- a) the provisions of BS 8233:2014 - Guidance on sound insulation and noise reduction for buildings, such that it protects residents within it from external noise so that they are not exposed to levels indoors of more than 35dB LAeq 16hrs daytime and more than 30 dB LAeq 8hrs in bedrooms at night.
- b) the provisions of the relevant Institute of Acoustics (IOA) Guidance For the Measurement of Entertainment Noise and DEFRA NNR 45 -"Procedure for Assessment of Low Frequency Noise".

The approved scheme shall be implemented prior to first occupation of the development and be permanently maintained thereafter.

Reason: To avoid adverse impacts on health and quality of life from noise in accordance with paragraph 185 of the National Planning Policy Framework and the Noise Policy Statement for England.

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### 12 **Sound Insulation Between Properties**

No development (excluding groundworks and demolition) shall take place until details of how the flats will be insulated to reduce airborne and structure borne noise passing between the flats has been submitted to and approved in writing by the Local Planning Authority.

The work hereby approved must be carried out according to the approved details before the dwellings are occupied and thereafter retain the sound insulation measures installed.

Reason: To protect the living conditions of future occupiers and to safeguard the amenities of adjoining residential occupiers as set out in Building Regulation Approved Document E.

### 13 **Noise from Plant and Machinery**

Before any fixed plant, machinery, air-moving extraction or filtration, air-conditioning units or like-kind are installed within the premises, a noise assessment shall be carried out in accordance with the criteria set out in BS4142:2019. A detailed noise assessment report identifying required mitigation measures shall be submitted to and approved in writing by the Local Planning Authority. The approved works and scheme hereby approved shall be implemented as approved and thereafter maintained in accordance with that approval.

The assessment must be carried out by a suitably qualified acoustic consultant/engineer and be in accordance with BS4142: 2019 - Methods for rating and assessing industrial and commercial sound.

Reason: To avoid adverse impacts on health and quality of life from noise in accordance with paragraph 185 of the National Planning Policy Framework and the Noise Policy Statement for England.

### 14 **Noise and Insulation Standard**

Prior to first occupation, the applicant shall carry out a post completion internal noise assessment, and submit this in writing to the planning Authority, to show that the development complies with the requirements of BS 8233:2014 in that it protects residents within it from existing external noise so that they are not exposed to levels indoors of more than 35 dB LAeq 16 hrs daytime and of more than 30 dB LAeq 8 hrs in bedrooms at night.

Reason: To avoid adverse impacts on health and quality of life from noise in accordance with paragraph 185 of the National Planning Policy Framework and the Noise Policy Statement for England.

### 15 **Lighting scheme**

No development, excluding groundworks and demolition, shall commence until a Sensitive Lighting Management Plan has been submitted to the Local Planning Authority and approved in writing. This shall also include details of a lighting scheme, prior to the installation of any artificial lighting on the site to be submitted to and approved in writing by the Local Planning Authority.

The lighting scheme shall identify how the installation of any new/additional artificial lighting is orientated and shielded or otherwise designed and positioned, such that the light from them does not cause light nuisance to habitable rooms within the development

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or other residential properties in the near vicinity.

The lighting scheme shall refer to national guidance and identify the type of lighting to be installed, height of any columns, any shielding and lux mapping showing light spillage levels received at ground level around the development and shall thereafter be retained and maintained in accordance with the approved details.

Reason: In the interest of preserving and enhancing protected species and biodiversity and to avoid adverse impacts on health and quality of life from light pollution in compliance with policy DM21 of the Elmbridge Development Management Plan and in accordance with the NPPF, specifically paragraph 185 for the avoidance of nuisance.

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### **Method of construction statement**

No development shall commence until a construction transport management plan, to include details of:

- (a) parking for vehicles of site personnel, operatives and visitors
- (b) loading and unloading of plant and materials
- (c) storage of plant and materials
- (d) programme of works (including measures for traffic management)
- (e) provision of boundary hoarding behind any visibility zones
- (f) HGV deliveries and hours of operation
- (g) vehicle routing
- (h) measures to prevent the deposit of materials on the highway
- (i) on-site turning for construction vehicles
- (j) operational impacts from dust and mitigation for this as recommended within the submitted Air Quality Assessment dated August 2022

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 order that the development should not prejudice highway safety, the free flow of traffic nor cause inconvenience to other highway users in accordance with policy DM7 of the Elmbridge Development Management Plan. It is considered necessary for this to be a pre-commencement condition because the demolition and construction works could have implications on highway safety and amenity and should be agreed before any works begin.

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### **Parking and turning**

The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purposes.

Reason: The condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users and are also required recognition of Section 9 'Promoting Sustainable Transport' in the National Planning Policy Framework 2021 and to satisfy policy CS25 of the Elmbridge Core Strategy (2011), and policy DM7 of the Elmbridge Development Management Plan (2015).

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### 18 **Electric vehicle charging**

The development hereby approved shall not be occupied unless and until at least 20% of all available parking spaces are provided with a fast-charge Electric Vehicle charging point (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) and a further 20% are provided with cabling for the future provision of charging points. To be 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: The condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users and are also required recognition of Section 9 'Promoting Sustainable Transport' in the National Planning Policy Framework 2021 and to satisfy policy CS25 of the Elmbridge Core Strategy (2011), and policy DM7 of the Elmbridge Development Management Plan (2015).

### 19 **Travel Plan Statement**

Prior to the occupation of the development a Travel Plan Statement, including a Travel Information Pack, shall be submitted for the written approval of the Local Planning Authority in accordance with the sustainable development aims and objectives of the National Planning Policy Framework and Surrey County Council's "Travel Plans Good Practice Guide". The Travel Plan shall include details of how sustainable transport will be promoted to staff, residents and visitors. And then the approved Travel Plan Statement shall be provided upon first occupation and for each and every subsequent occupation of the development.

Reason: The condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users and are also required recognition of Section 9 'Promoting Sustainable Transport' in the National Planning Policy Framework 2021 and to satisfy policy CS25 of the Elmbridge Core Strategy (2011), and policy DM7 of the Elmbridge Development Management Plan (2015).

### 20 **Cycle parking**

The development hereby approved shall not be first occupied unless and until facilities for the secure, covered parking of bicycles and the provision of a charging point for e-bikes by said facilities have been provided within the development site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority and thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Reason: The condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users and are also required recognition of Section 9 'Promoting Sustainable Transport' in the National Planning Policy Framework 2021 and to satisfy policy CS25 of the Elmbridge Core Strategy (2011), and policy DM7 of the Elmbridge Development Management Plan (2015).

### 21 **Facilities for household waste and storage**

Prior to first occupation of the development, facilities for household waste and recycling shall be implemented in accordance with the submitted document titled 'Member's Hill Delivery, Servicing & Management Plan' dated August 2022 received 5 September 2022 and shall be maintained for the lifetime of the development. Any variations shall first be

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approved in writing by the Local Planning Authority.

Reason: To ensure facilities for household waste and recycling comply with policy 4 of the Surrey Waste Local Plan 2020.

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### **Waste Management Plan**

No development shall commence until a Waste Management Plan has been submitted to and approved in writing by the local planning authority. This Plan shall demonstrate that waste generated during the construction, demolition and excavation phase of development is limited to the minimum quantity necessary; and opportunities for re-use and recycling of construction, demolition and excavation residues and waste on the application site are maximised in accordance with Policy 4 of the Surrey Waste Local Plan 2020. Only the approved details shall be implemented during the construction of the development.

Reason: To ensure a satisfactory waste management plan is in place to comply with policy 4 of the Surrey Waste Local Plan 2020.

23

### **Programme of archaeological work**

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

Reason: The site lies in an area of archaeological potential, particularly evidence of the historic Brooklands Racetrack. The potential impacts of the development can be mitigated through a programme of archaeological work, in the form of a watching brief over a limited area. This is in accordance with national and local plan policy.

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### **Protective fencing**

No development shall take place until fencing has been erected and maintained, in a manner to be agreed in writing with the local planning authority, around Brooklands Racetrack Banking; and no works shall take place within the area inside that fencing without the consent of the local planning authority.

Reason: To ensure that no damage is caused to the known heritage asset in the course of the development.

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### **Potential Land Contamination**

To ensure the potential for contamination has been investigated and the necessary action taken to make the development site suitable for its proposed use, the following steps must be completed to the satisfaction of the Council. No construction shall be commenced until step (a) has been completed by a competent person. Furthermore there shall be no occupation of any part of the site by any end user prior to meeting the terms of this condition in full.

a) Site Investigation, Method Statement and Remediation  
The SOILTECHNICS preliminary investigation report (Ref. STUS707-RA) RevA has recommended a site investigation be undertaken to assess the condition of the land to be re-developed, in respect of contamination.

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(i) The results of the site investigation, a refined conceptual model and a risk assessment of any contamination found shall be submitted in writing to, and approved by, the Council.

(ii) A written Method Statement with verification plan, detailing any remediation requirements and how successful implementation of these requirements will be verified shall be submitted to, and approved by, the Council.

### **b) Development in accordance with the Method Statement**

The development of the site shall be carried out in accordance with the approved Method Statement, and any addenda submitted by the developer, and agreed in writing by the Borough Council. Any post remediation monitoring identified in the Method statement, shall be installed by the developer within the timescales identified in the Method Statement and maintained and operated for as long as identified by the Method Statement.

### **c) Unsuspected Contamination**

If, during development, contamination not previously identified, is found to be present at the site then no further development shall be carried out until the developer has submitted, and had approved by the Council, a written addendum to the Method Statement detailing how the unsuspected contamination shall be dealt with.

### **d) Piling**

Development approved by this permission shall not commence unless a Foundation Works Risk Assessment for piling foundations (if piling is to be used on site) has been submitted to, and agreed in writing, by the Borough Council. The piling shall be undertaken only in accordance with the method outlined in the approved Foundation Works Risk Assessment.

### **e) Imported material**

Clean, uncontaminated rock, soil, brick rubble, crushed concrete or ceramic only shall be permitted as infill material. The developer shall not import any material until a sampling program, including appropriate import criteria for the proposed end use and frequency of sampling, has been submitted in writing, and approved by, the Council. The Developer shall carry out the approved sampling program to check that all imported material conforms to the agreed criteria. Where the permitted end use is residential, the sampling program shall also include samples taken from the imported material after final placement. Written confirmation of the suitability of all imported materials shall be provided to the Council as part of step (f). This shall include both the results of the sampling program and also details of the origin, transport, final deposition and any temporary stockpiling of the imported materials.

### **f) Completion of Remediation and Verification Report**

Note: Verification by an independent, competent person must be carried out prior to occupation of any part of the site by any end user. It is recognised that in some large scale developments, defined areas will be phased to enable part site occupation prior to completion of the entire site. Where this approach has been implemented separate verification reports for each phase must be prepared and submitted to the Council for written approval prior to occupation of the defined area by any end user.

Upon completion of the remediation detailed in the Method Statement, and before

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occupation of any part of the site by any end user (see note above), a written Verification Report shall be submitted to, and agreed in writing by, the Council providing verification that the required works regarding decontamination and installation of post remediation monitoring, have been carried out in accordance with the agreed Method Statement and any addenda thereto. The verification report shall also provide confirmation and evidence that all other parts of this condition have been met. The verification shall be carried out and reported by an independent, competent person, stating that remediation was carried out in accordance with the approved remediation scheme and that the site is suitable for the permitted end use.

Reason: To avoid adverse effects from pollution on the environment, harm to human health or general amenity, in accordance with the National Planning Policy Framework.

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### **SuDS scheme**

The development hereby permitted shall not commence (excluding groundworks and demolition) 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 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. The final solution should follow the principles set out in the approved drainage strategy. If infiltration is deemed unfeasible, associated discharge rates and storage volumes shall be provided using a maximum discharge rate of 3.2 l/s (1 in 1 year rainfall event) and 12.1 l/s (1 in 100 year rainfall event).
- 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.). 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

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SuDS and the final drainage design does not increase flood risk on or off site.

### 27 **Drainage verification report**

Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority. This must demonstrate that the surface water drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls), and confirm any defects have been rectified.

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

### 28 **Ancient Woodland Protection Strategy**

No development shall commence until all of the measures outlined within the Ancient Woodland Protection Strategy have been implemented as set out within the document titled Ancient Woodland Protection Strategy by Ove Arup & Partners Ltd dated 2 December 2022 received 5 December 2022, including methods to eradicate/ prevent the spread of Schedule 9 invasive plant species as set out in the Wildlife and Countryside Act 1981 (as amended), and for the proposed development to only proceed in compliance with the aforementioned Strategy and for the stated protection, restoration and enhancement measures stated in the Strategy to be adhered to in perpetuity. The development thereafter shall be implemented in strict accordance with the approved details unless otherwise approved in writing by the Local Planning Authority.

Reason: In the interest of preserving and preventing the deterioration of the ancient woodland as a result of the development in accordance with policies DM6 and DM21 of the Elmbridge Development Management Plan and the National Planning Policy Framework.

### 29 **Landscape and Ecological Management Plan (LEMP)**

Prior to the commencement of the development hereby approved, a Landscape and Ecological Management Plan (LEMP) shall be submitted to, for approval in writing by, the Local Planning Authority. The approved details shall then be implemented in full. The LEMP should be based on the proposed impact avoidance, mitigation and enhancement measures specified in the Ecological Impact Assessment by Ove Arup & Partners Ltd dated 26 August 2022 received 5 September 2022, and should include, but not be limited to 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

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- be secured by the applicant with the management body(ies) 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.
  - k) Recommended enhancements, including those for bats, birds, hedgehog, reptiles and stag beetle to be included within the final design
  - l) Methods to eradicate/ prevent the spread of Schedule 9 invasive plant species as set out in the Wildlife and Countryside Act 1981 (as amended).
  - m) Details and confirmation of the biodiversity net gain, identified in the Biodiversity Net Gain Assessment, by Ove Arup & Partners Ltd dated 5 December 2022 and received 7 December 2022, to be secured.
  - o) Stag beetle habitat enhancement strategy.

In addition, details should be provided of the further bat tree climbing required on trees identified as having high bat potential that would be disturbed due to construction activity as set out on Appendix 2 (Drawing number 286803-ARUP-XX-ZZ-SK-Y-00001) of document titled Members Hill, Weybridge - Ecology Response to Consultee comments (Ref 286803/EC-01) dated 25 November 2022, received 29 November 2022, and also confirmation as to whether further emergence surveys will be required, to be submitted to, for approval in writing by, the Local Planning Authority.

Reason: In the interest of preserving and enhancing protected species and biodiversity in compliance with policy DM21 of the Elmbridge Development Management Plan and the National Planning Policy Framework.

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### **Construction Environmental Management Plan (CEMP)**

Prior to the commencement of the development hereby approved, a Construction Environmental Management Plan (CEMP) shall be submitted to, for approval in writing by, the Local Planning Authority. The approved details shall then be implemented in full. The CEMP should include, but not be limited to:

- a) Map showing the location of all of 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
- g) Ensure precautionary measures are followed during demolition, site clearance, and tree removal, to avoid harm to terrestrial mammals, bat species and reptiles
- h) Methods to eradicate/ prevent the spread of Schedule 9 invasive plant species as set out in the Wildlife and Countryside Act 1981 (as amended).
- i) Details of ecologist supervision during demolition and site clearance

Reason: In the interest of preserving and enhancing protected species and biodiversity in compliance with policy DM21 of the Elmbridge Development Management Plan and the National Planning Policy Framework.

31

### **Biodiversity mitigation**

Unless otherwise agreed in writing with the Local Planning Authority the development shall be carried out in accordance with the conclusions and recommendations, including

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all the mitigation, management and enhancement measures, outlined within the Ecological Impact Assessment by Ove Arup & Partners Ltd dated 26 August 2022 received 5 September 2022.

Specific reference shall be made to the development only proceeding with strict accordance with the precautionary method of working outline in Paragraph 4.3.1 of the aforementioned Ecological Impact Assessment.

In relation to biodiversity enhancements, the development shall progress in line with Section 4.9 of the aforementioned Ecological Impact Assessment and the Biodiversity Net Gain Assessment, by Ove Arup & Partners Ltd dated 5 December 2022 and received 7 December 2022 and incorporate the following:

- Bird and bat boxes erected on or integral within the new building and on mature trees
- Green roofs
- Hibernacula
- Insect homes
- Gaps in any close boarded fencing
- Hedgehog homes
- Native tree, shrub and hedgerow planting

The applicant should be aware that a Bat Mitigation Class Licence may be required from Natural England where development activities may cause an offence.

Demolition and site clearance should, where possible, take place outside of the breeding bird season. Demolition shall take place in compliance with Condition 30.

Reason: In the interest of preserving and enhancing protected species and biodiversity in compliance with policy DM21 of the Elmbridge Development Management Plan and the National Planning Policy Framework.

32

### **Detailed architectural drawings**

No development shall take place above ground floor slab level until detailed drawings at a scale 1:10 for elevations and 1:5 for sections, to be cross-referenced with the approved elevations, of the following parts of the development:

- i) Windows,
- ii) Doors, and
- iii) Railings/ Balconies

have been submitted to, and approved in writing by, the Local Planning Authority. The development shall be carried out and maintained thereafter in accordance with the approved details.

Reason: To ensure that a satisfactory external appearance is achieved of the development in accordance with Policy DM2 of the Elmbridge Development Management Plan 2015.

33

### **Heritage Interpretation and Management strategy**

No above ground works shall commence until a Heritage Interpretation and Management strategy, the scope of which shall be agreed with and approved by Elmbridge Borough Council, in consultation with Surrey County Council (Archaeological Advisers) and Historic England. It should contain details of surveys and repairs to the scheduled area of the track

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associated with the Banking Bend (adjacent to the southern end of the entrance driveway to the site - which would have originally connected with the Outer Circuit). It should also contain details of the removal of the undergrowth and vegetation covering potential architectural and structural remains of the grandstands and spectator enclosures, including details for the implementation of an ongoing maintenance regime and further details concerning interpretation elements related to the Brooklands site. Above ground works must not commence until the Local Planning Authority have approved what has been sent. Then works must be carried out in accordance with the approved details. The submitted strategy for removal of undergrowth and vegetation shall be prepared and assessed having regard to the requirements and constraints of the site ecological strategy, Biodiversity Net Gain requirements, and the Ancient Woodland Protection Strategy.

Reason: To secure the heritage benefit in accordance with Policy DM12 of the Elmbridge Development Management Plan 2015 and the NPPF.

34

### **Public Art Strategy**

No development shall be first occupied unless and until full details of the Public Art Strategy have been provided in line with the ideas presented within the document titled 'Member's Hill Public Art Strategy' dated August 2022 received 27 October 2022 and to the satisfaction and approval of the Local Planning Authority in writing. Details are to include:

- A piece of artwork(s) representing a replica car, or such other artwork considered acceptable by the Local Planning Authority
- Smaller pieces of artwork including narrative pavers on stone or brick
- Any other artwork considered to be appropriate to the scheme

The Strategy shall be implemented in accordance with the approved details within 12 months of first occupation of the development.

Reason: To ensure that a meaningful public art strategy is implemented as presented within the submission.

35

### **Roofs - no other use**

The roofs of the buildings hereby permitted (excluding those areas labelled on the approved drawings as either private or communal terraces) shall only be used for maintenance purposes including access to plant and for no other purposes, including as roof terrace, garden or similar amenity area, without the grant of a further specific permission from the borough council.

Reason: To prevent undue loss of privacy to adjacent properties contrary to policy DM2 of the Elmbridge Development Management Plan and the Elmbridge Design and Character Supplementary Planning Document.

36

### **Renewable energy**

Prior to the first occupation of the development hereby permitted full details and plans of the solar photovoltaic panels and air source heat pumps shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall be carried out and maintained thereafter in accordance with the approved details.

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Reason: To ensure that a satisfactory external appearance of renewable energy is achieved of the development in accordance with Policy DM2 of the Elmbridge Development Management Plan 2015.

37

### **Use class limitation**

The building known as the pavilion shall only be used as an office, for research and development, light industrial purposes or as a community hall or meeting place at set out in in either Class E (g) or Class F.2 (b) and for no other purpose other than ancillary uses thereto (including any other purpose in Classes E or F.1 or F.2 of the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that class in any statutory instrument revoking or re-enacting that order with or without modification).

Reason: The use of the buildings for other purposes could have an adverse environmental impact on the surrounding area and would not comply with policy DM2 of the Elmbridge Development Management Plan.

38

### **Pavilion building**

Prior to first occupation of the building known as the pavilion, a Management Plan shall be submitted to, and approved in writing by, the Local Planning Authority. This shall include details of, but not be limited to, the intended use of the building, how the space would operate, how bookings would be managed and the hours of operation. The development shall be carried out and maintained thereafter in accordance with the approved details.

Reason: The protect the impact on the surrounding area and neighbouring amenity in accordance with policy DM2 of the Elmbridge Development Management Plan.

39

### **Refuse Management Plan**

Prior to first occupation of the development a Refuse Management Plan shall be submitted to, and approved in writing by, the Local Planning Authority. This shall include details of, but not be limited to, the location of the collection point for refuse and recycling bins and details of how this would be managed on site on collection days so that bins do not need to be dragged more than 10m. The development shall be carried out and maintained thereafter in accordance with the approved details.

Reason: The protect the impact on the surrounding area, neighbouring amenity and to ensure acceptable collection of refuse and recycling in accordance with policies DM2 and DM8 of the Elmbridge Development Management Plan.

40

### **Car parking allocation plan**

No development (excluding groundworks and demolition) shall take place until a car parking allocation plan has been submitted to and been approved in writing by the Local Planning Authority.

Reason: This condition is required recognition of Section 9 'Promoting Sustainable Transport' in the National Planning Policy Framework 2021 and to satisfy policy CS25 of the Elmbridge Core Strategy (2011), and policy DM7 of the Elmbridge Development Management Plan (2015).

Informative(s): (if applicable)

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### 1 **Works on the highway**

The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, or verge to form a vehicle crossover to install dropped kerbs. [www.surreycc.gov.uk/roads-and-transport/permits-and-licences/vehicle-crossovers-or-dropped-kerbs](http://www.surreycc.gov.uk/roads-and-transport/permits-and-licences/vehicle-crossovers-or-dropped-kerbs)

### 2 **Highway works**

The developer is advised that as part of the detailed design of the highway works required by the above conditions, 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.

### 3 **Damage to the highway**

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.

### 4 **Mud and materials on the highway**

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)

### 5 **EV charging**

It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Electric Vehicle Charging Points shall be provided in accordance with the Surrey County Council Vehicular, Cycle and Electric Vehicle Parking Guidance for New Development 2022. Where undercover parking areas (multi-storey car parks, basement or undercroft parking) are proposed, the developer and LPA should liaise with Building Control Teams and the Local Fire Service to understand any additional requirements. If an active connection costs on average more than £3600 to install, the developer must provide cabling (defined as a 'cabled route' within the 2022 Building Regulations) and two formal quotes from the distribution network operator showing this.

### 6 **Construction traffic**

The applicant is expected to ensure the safe operation of all construction traffic in order to prevent unnecessary disturbance obstruction and inconvenience to other highway users. Care should be taken to ensure that the waiting, parking, loading and unloading of construction vehicles does not hinder the free flow of any carriageway, footway, bridleway, footpath, cycle route, right of way or private driveway or entrance. Where repeated problems occur the Highway Authority may use available powers under the terms of the Highways Act 1980 to ensure the safe operation of the highway.

### 7 **Potential highway agreements for works**

The permission hereby granted shall not be construed as authority to carry out any works

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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 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/road-permits-and-licences/the-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/flooding-advice](http://www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice).

### 8 **Construction phase only - Noise and Pollution**

To control noise and pollution during the construction phase where sensitive premises are nearby it is advised that:

(a) Work which is audible beyond the site boundary should only be carried out between the following hours:

Monday to Friday 08:00 hrs to 18:00 hrs

Saturday 08:00 hrs to 13:00 hrs

and not at all on Sundays or Bank Holidays.

(b) The quietest available items of plant and machinery should be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels.

(c) Deliveries and collections should only be received within the hours detailed above.

(d) Adequate steps should be taken to prevent dust causing nuisance beyond the site boundary. These could include the use of hoses to damp down stockpiles of materials which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes.

(e) There should be no burning on site that causes nuisance to local residents.

(f) Only minimal security lighting shall be used outside the hours stated above.

### 9 **Advice to Developers Regarding Contamination Assessments**

Before carrying out any contamination investigation or remediation of a site, the developer is strongly recommended to contact the Environmental Health & Licensing Team for guidance on the requirements for such investigations or remediation. Investigations, in particular, which do not adequately fulfil these recommendations, may result in additional work having to be carried out.

### 10 **Groundwater Risk Management Permit**

A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing [trade.effluent@thameswater.co.uk](mailto:trade.effluent@thameswater.co.uk). Application forms should be completed on line via [www.thameswater.co.uk](http://www.thameswater.co.uk). Please refer to the Wholesale; Business customers; Groundwater discharges section.

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11 **Water Supply**

With regard to water supply, this comes within the area covered by the Affinity Water Company. For your information the address to write to is - Affinity Water Company The Hub, Tamblin Way, Hatfield, Herts, AL10 9EZ - Tel - 0845 782 3333.

12 **Ordinary Watercourse**

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

13 **General recommendations and informatives from Surrey Wildlife Trust**

The applicant's attention is drawn to the consultation responses from Surrey Wildlife Trust dated 25/10/2022, 30/11/2022 and 04/01/2023 which includes various informatives. The consultation response dated 04/01/2023 outlines their general recommendations as follows:

- Ensure precautionary measures are followed during demolition, site clearance, and tree removal, to avoid harm to terrestrial mammals, bat species, and reptiles, (include in CEMP)
- Demolition and site clearance to take place outside of breeding bird season
- Recommended enhancements, including those for bats, birds, hedgehog, reptiles, and stag beetle to be included within the final design and detailed in the LEMP
- Eradication of Schedule 9 invasive plant species (to be included within the CEMP, LEMP, and Woodland Protection Strategy)

Please read the important notes attached.



Kim Tagliarini  
Head of Planning and Environmental Health

Date: 18 July 2023

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### **Important notes**

#### **Approval of details reserved by conditions**

Attention is drawn to the conditions that have been attached to the planning permission together with the reason for their imposition. Particular attention is drawn to those conditions that require the submission of further information to the local planning authority and its approval of such further information before building works commence. In the case of a reserved matters approval you must also take account of the conditions imposed on the outline permission.

#### **Appeals to the Secretary of State**

If you are aggrieved by a decision to refuse permission or to grant it subject to conditions you can appeal to the Planning Inspectorate. Appeals can be made using a form which you can get online at: [gov.uk/planning-inspectorate](http://gov.uk/planning-inspectorate). If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

Appeals must be made on the correct form relating to the type of application you submitted. Information provided as part of the appeal process will be published online. Only the applicant has the right of appeal. In some circumstances the Planning Inspectorate may refuse to consider an appeal.

- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- If this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If you want to appeal against your local planning authority's decision and it doesn't fall into any of the above categories, then you must do so within 6 months of the date of this notice.
- The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed

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development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Secretary of State.
- If you intend to submit an appeal that you would like examined by inquiry, then you must notify the local planning authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are at: [gov.uk/planning-inspectorate](http://gov.uk/planning-inspectorate)

### **Purchase notices**

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council requiring them to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).

### **Positive and proactive engagement**

The National Planning Policy Framework requires local planning authorities to work with the applicant in a positive and proactive manner to resolve problems before the application is submitted and to foster the delivery of sustainable development. This requirement is met within Elmbridge through the availability of pre-application advice.

### **Local Plan**

The above decision makes reference to the Core Strategy and the Development Management Plan. Should you wish to read the wording and content of any of these policies, the documents can be viewed online at: [elmbridge.gov.uk/planningpolicy](http://elmbridge.gov.uk/planningpolicy)

### **Site notice**

In the interests of protecting the character of the environment, please remove any planning notice that may have been displayed on the site of the application.

## Appendix 6.3



Planning and Environmental Health  
 Elmbridge Borough Council  
 Civic Centre, High Street  
 Esher, Surrey KT10 9SD  
 01372 474474  
 tplan@elmbridge.gov.uk  
 elmbridge.gov.uk/planning

## Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

### Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

### Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

## Applicant Details

Name/Company

Title

First name

Surname

Company Name

## Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Agent Details

Name/Company

Title

Mr

First name

J

Surname

Daniels

Company Name

Savills

## Address

Address line 1

33 Margaret Street

Address line 2

Address line 3

Town/City

London

County

Country

Postcode

W1G 0JD

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Redevelopment of the site to provide an Integrated Retirement Community (C2 Use Class) through the partial demolition of the existing building and multistorey car park; conversion of and extensions to the existing building; erection of two new buildings above the retained car park; alterations and change of use of the existing pavilion building to a flexible commercial/community space; provision of resident's facilities, car and cycle parking, refuse storage, servicing, hard and soft landscaping, infrastructure and all associated works.

Reference number

2022/2746

Date of decision (date must be pre-application submission)

18/07/2023

**Please state the condition number(s) to which this application relates**

Condition number(s)

Condition 2 (Approved plans)  
Condition 3 (Materials details);  
Condition 6 (Additional arboricultural information);  
Condition 14 (Noise and Insulation Standard);  
Condition 16 (Method of construction statement);  
Condition 17 (Parking and turning);  
Condition 20 (Cycle parking);  
Condition 21 (Facilities for household waste and storage);  
Condition 22 (Waste management plan);  
Condition 23 (Programme of archaeological work);  
Condition 24 (Protective Fencing);  
Condition 29 (Landscape and Ecological Management Plan);  
Condition 30 (Construction Environmental Management Plan);  
Condition 32 (Detailed architectural drawings);  
Condition 36 (Renewable Energy);  
Condition 39 (Refuse Management Plan)

Has the development already started?

- Yes  
 No

## Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

Variation of Conditions: 2 (Approved plans) of planning permission 2022/2746 (Integrated Retirement Community and flexible commercial/community space) to make alterations to the layout, scale, detailed design, parking arrangements and landscaping proposals; to change the wording of conditions 6 (Additional arboricultural information) 16 (Method of construction statement), 22 (Waste Management Plan), 24 (Protective Fencing), 29 (LEMP), 30 (CEMP) to be compliance conditions; and change the wording of conditions 3 (Materials details), 14 (Noise and Insulation Standard), 17 (Parking and turning), 20 (Cycle parking), 21 (Facilities for household waste and storage), 32 (Detailed architectural drawings), 36 (Renewable Energy), 39 (Refuse Management Plan) to split the triggers for when relevant details must be submitted; and removal of Condition 23 (Programme of archaeological work).

If you wish the existing condition to be changed, please state how you wish the condition to be varied

Variation of Conditions: 2 (Approved plans) of planning permission 2022/2746 (Integrated Retirement Community and flexible commercial/community space) to make alterations to the layout, scale, detailed design, parking arrangements and landscaping proposals; to change the wording of conditions 6 (Additional arboricultural information) 16 (Method of construction statement), 22 (Waste Management Plan), 24 (Protective Fencing), 29 (LEMP), 30 (CEMP) to be compliance conditions; and change the wording of conditions 3 (Materials details), 14 (Noise and Insulation Standard), 17 (Parking and turning), 20 (Cycle parking), 21 (Facilities for household waste and storage), 32 (Detailed architectural drawings), 36 (Renewable Energy), 39 (Refuse Management Plan) to split the triggers for when relevant details must be submitted; and removal of Condition 23 (Programme of archaeological work).

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes  
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent  
 The applicant  
 Other person

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes  
 No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

## Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes  
 No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes  
 No

# Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner\* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding\*\*

\* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

\*\* "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

**NOTE:** You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- The Applicant  
 The Agent

Title

Mr

First Name

J

Surname

Daniels

Declaration Date

01/12/2023

Declaration made

## Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

J Daniels

Date

2023/12/01

## Appendix 7.1



The Rythe

Bluebell Lodge

Heather Court

54

CORBY WOOD

48

46

NEW PEDESTRIAN GATE  
EXISTING VEHICULAR ACCESS TO BE REMOVED

2.4m x 90m VISIBILITY SPLAY

COPSEM LANE

2.4m x 90m VISIBILITY SPLAY

Heckets Court

Gunters Mead

17 to 24

The Bungalow



REV	DATE	BY
1	2021.05.01	DR
CLIENT		
<p>High Lodge, 38 Cottrell Ave, London SW 18 +44 (0) 20 898 7275 +44 (0) 781 04 6164 ames@corbyw.com ames@corbyw.com</p>		
<p>architects</p>		
<p>COPSEM MANOR, 50 COPSEM LANE, ESHER 1:250, A0 PROPOSED SITE PLAN DATE: MAY 2021 DRAWN BY: DR CHECKED BY: B</p>		

## Appendix 7.2

Mr Steven Elliott  
Kona Planning Consultancy Limited  
5 Oakfield  
Woking  
Surrey  
GU21 3QS

Town and Country Planning Act 1990

**Grant of Planning Permission**

**Proposal:** Three pairs of two-storey semi-detached houses with rooms in the roof space, associated access driveway from Copsem Lane, parking, refuse storage and hard and soft landscaping.  
**Applicant:** Glenwood Homes Limited  
**Location:** Copsem Manor 50 Copsem Lane Esher Surrey KT10 9HJ

The decision of Elmbridge Borough Council on the application registered as valid by the Council on 22/07/2021 and described above is to **Grant Permission** subject to the conditions (if any) set out below:

**Conditions/Reasons**

**1 Time limit (full application)**

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 51 of Part 4 of the Planning and Compulsory Purchase Act 2004.

**2 List of approved plans**

The development hereby permitted shall be carried out in strict accordance with the following list of approved plans: 00P005 Rev A, 00P050 Rev A, 00P051 Rev A, 00P060 Rev B, 1590-KC-XX-YTREE-TCP01 and 1590-KC-XX-YTREE-TPP01 Rev A received on 21/06/2021, and 00P110 Rev B, 00P120 Rev B and 00P130 Rev B received on 22/07/2021.

Reason: To ensure that the development is carried out in a satisfactory manner.

**3 Materials – approved**

The development shall not be erected other than in the following materials:

Walls:

Plots 1 and 2 - Mickelmersh Cobham Blend

Plots 3 and 4 - Mickelmersh Danehill Yellow

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Plots 5 and 6 - Mickelmersh Hampshire Red

Roof:

Plots 1 and 2 - Natural Slate - Grey (SSQ Slate Del Carmen)

Plots 3 and 4 - Natural Slate - Grey (SSQ Slate Del Carmen)

Plots 5 and 6 - Marley Acme Double Camber Clay Plain Tile (Antique)

Stone Detailing:

Plots 1 and 2 - Vobster bath wet cast fine etch

Plots 3 and 4 - Vobster bath wet cast fine etch

Plots 5 and 6 - Vobster bath wet cast fine etch

Windows and Doors:

Plots 1 and 2 - Painted timber

Plots 3 and 4 - Painted timber

Plots 5 and 6 - Painted timber

Reason: To ensure that a satisfactory external appearance is achieved of the development in accordance with policy DM2 of the Elmbridge Development Management Plan.

#### 4 **Obscure glazing**

Prior to the first occupation of the development hereby permitted the first and second floor windows on the north and south side elevations of the development hereby permitted shall be glazed with obscure glass that accords with level three obscurity as shown on the Pilkington textured glass privacy levels (other glass suppliers are available) and only openable above a height of 1.7m above the internal floor level of the room to which it serves. The window shall be permanently retained in that condition thereafter.

Reason: To preserve the reasonable privacy of neighbouring residents in accordance with policy DM2 of the Elmbridge Development Management Plan.

#### 5 **Tree pre-commencement meeting (additional arboricultural information)**

No development including groundworks and demolition shall take place and no equipment, machinery or materials shall be brought onto the site for the purposes of the development until a pre-commencement meeting has been held on site and attended by a suitable qualified arboriculturist, representative from the Local Planning Authority and the site manager/foreman. The site visit is required to ensure operatives are aware of the agreed working procedures and the precise position of the approved tree protection measures or/and that all tree protection measures have been installed in accordance with all documentation submitted and approved to comply with the Additional Arboricultural Information condition. To arrange a pre-commencement meeting please email [tplan@elmbridge.gov.uk](mailto:tplan@elmbridge.gov.uk) with the application reference and contact details.

Reason: To protect and enhance the appearance and character of the site and locality, reduce the risk to protected and retained trees in accordance with the approved details pursuant to section 197 of the Town and Country Planning Act 1990, and in accordance with policies CS14 of the Councils Core Strategy 2011, and DM6 of the Councils Development Management Plan 2015. This is required to be a pre-commencement condition as the details go to the heart of the planning permission.

## **Approval**

Application No: 2021/2254

Type: Full Application

- 6 **Tree protection measures (with pre-commencement meeting)**  
After the agreed tree protection measures have been installed in accordance with the approved plans, all tree protection measures shall be maintained for the course of the development works. The development thereafter shall be implemented in strict accordance with all documentation submitted and approved to comply with the Additional Arboricultural Information condition.
- Reason: To protect and enhance the appearance and character of the site and locality, reduce the risk to protected and retained trees in accordance with the approved details pursuant to section 197 of the Town and Country Planning Act 1990, and in accordance with policies CS14 of the Councils Core Strategy 2011, and DM6 of the Councils Development Management Plan 2015.
- 7 **Additional arboricultural information**  
No development including groundworks and demolition shall take place until all supporting arboricultural information has been submitted to and approved in writing by the Local Planning Authority. This shall include details of the:
- a) Tree Protection Plan including root protection areas.
  - b) Details of landscaping indicated on tree protection plan particularly around T23. The development thereafter shall be implemented in strict accordance with the approved details.
- Reason: To protect and enhance the appearance and character of the site and locality, reduce the risk to protected and retained trees in accordance with the approved details pursuant to section 197 of the Town and Country Planning Act 1990, and in accordance with policies CS14, CS15 of the Councils Core Strategy 2011, and DM6 of Councils Development Management Plan 2015. This is required to be a pre-commencement condition as the details go to the heart of the planning permission.
- 8 **Site supervision (additional arboricultural information)**  
The completion schedule/report of all arboricultural site supervision and monitoring submitted and approved in compliance with the Additional Arboricultural Information condition, shall be submitted to and approved in writing by the Local Planning Authority within 20 working days of the substantial completion of the development hereby approved. This shall include evidence of compliance through supervision and monitoring of the agreed activities by a suitably qualified arboriculturist.
- Reason: To protect and enhance the appearance and character of the site and locality, reduce the risk to protected and retained trees in accordance with the approved details pursuant to section 197 of the Town and Country Planning Act 1990, and in accordance with policies CS14 of the Councils Core Strategy 2011, and DM6 of the Councils Development Management Plan 2015.
- 9 **Tree retention**  
All existing trees, hedges or hedgerows shall be retained, unless shown on the approved drawings as being removed and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the first occupation of the proposed development.

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a) no retained tree, hedge or hedgerow shall be cut down, uprooted or destroyed, nor shall any retained tree be pruned other than in accordance with the approved plans and particulars. Any pruning shall be carried out in accordance with British Standard 3998: 2010 (tree work) and in accordance with any approved supplied arboricultural information.

b) if any retained tree, hedge or hedgerow is removed, uprooted or destroyed or dies, another tree, hedge or hedgerow of similar size and species shall be planted at the same place, in the next available planting season or sooner.

Reason: To protect and enhance the appearance and character of the site and locality, reduce the risk to protected and retained trees in accordance with the approved details pursuant to Section 197 of the Town and Country Planning Act 1990 (as amended), and in accordance with policies CS14, CS15, DM6 of the Elmbridge Core Strategy and Elmbridge Development Management Plan.

### 10 **Flood risk mitigation**

All flood mitigation measures shall be carried out in accordance with the approved details set out in the flood risk assessment prepared by Toorc Talk Consulting received on 21/06/2021.

Reason: To reduce the overall and local risk of flooding and to comply with policy CS26 of the Elmbridge Core Strategy and the Flood Risk Supplementary Planning Document.

### 11 **Verification Check**

Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted in writing to the Local Planning Authority for approval to demonstrate that the Sustainable Urban Drainage System has been constructed as per the agreed scheme.

Reason: To ensure the design meets the technical standards for SuDS and the final drainage design does not increase flood risk on or off site.

### 12 **Biodiversity mitigation**

The development shall be carried out in accordance with the conclusions and recommendations in the bat reports, including any biodiversity mitigation measures and enhancements, submitted under application 2016/3908 by AA Environmental.

Reason: In the interest of preserving and enhancing protected species and biodiversity in compliance with policy DM21 of the Elmbridge Development Management Plan and the National Planning Policy Framework.

### 13 **Landscaping scheme**

Prior to first occupation written details and plans of the following landscaping works shall be submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. This scheme shall include:

- a) positions and species of replacement tree planting
- b) height, design, materials and type of boundary treatment(s)
- c) secure and covered cycle storage; and
- d) refuse/recycling bin storage and collection.

## Approval

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Type: Full Application

Development shall be carried out in accordance with the approved details and shall be maintained.

Reason: To ensure the provision, establishment and maintenance of an appropriate landscape scheme in the interests of the visual amenities of the locality.

### 14 **Proposed Access and Visibility Splays**

No part of the development shall be first occupied unless and until the proposed modified access has been constructed and provided with, visibility zones in accordance with the approved plans and thereafter the visibility zones shall be kept permanently clear of any obstruction over 1.05m high.

Reason: The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users.

The above condition is required to support the sustainable development objectives of the National Planning Policy Framework 2021. The above condition is required to satisfy policy DM7 of the Elmbridge Development Management Plan April 2015 & CS25 of the Elmbridge Core Strategy 2011, and in recognition of the National Planning Policy Framework 2021.

### 15 **Parking and Turning**

The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purposes.

Reason: The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users.

The above condition is required to support the sustainable development objectives of the National Planning Policy Framework 2021. The above condition is required to satisfy policy DM7 of the Elmbridge Development Management Plan April 2015 & CS25 of the Elmbridge Core Strategy 2011, and in recognition of the National Planning Policy Framework 2021.

### 16 **Electric Vehicle Charging**

The development hereby approved shall not be occupied unless and until each of the proposed dwellings are provided with a fast charge socket (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) in accordance with the approved plans and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason: The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users.

The above condition is required to support the sustainable development objectives of the National Planning Policy Framework 2021. The above condition is required to satisfy policy DM7 of the Elmbridge Development Management Plan April 2015 & CS25 of the Elmbridge Core Strategy 2011, and in recognition of the National Planning Policy Framework 2021.

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Type: Full Application

### 17 **Construction Transport Management Plan**

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

- (a) parking for vehicles of site personnel, operatives and visitors
- (b) loading and unloading of plant and materials
- (c) storage of plant and materials
- (d) provision of boundary hoarding behind any visibility zones
- (e) measures to prevent the deposit of materials on the highway
- (f) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused
- (g) on-site turning for construction vehicles (or equivalent traffic management)

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: The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users. The above condition is required to support the sustainable development objectives of the National Planning Policy Framework 2021. The above condition is required to satisfy policy DM7 of the Elmbridge Development Management Plan April 2015 & CS25 of the Elmbridge Core Strategy 2011, and in recognition of the National Planning Policy Framework 2021.

### 18 **Footway and Bus Stop Improvements**

No part of the development shall be first occupied unless and until details for the provision of a footway along the frontage of the site and bus stop improvements has been submitted to and approved in writing by the Local Planning Authority.

Reason: The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users. The above condition is required to support the sustainable development objectives of the National Planning Policy Framework 2021. The above condition is required to satisfy policy DM7 of the Elmbridge Development Management Plan April 2015 & CS25 of the Elmbridge Core Strategy 2011, and in recognition of the National Planning Policy Framework 2021.

### 19 **Landscape and Ecological Management Plan (LEMP)**

Prior to the commencement of the development hereby approved, a Landscape and Ecological Management Plan (LEMP) shall be submitted to, for approval in writing by, the Local Planning Authority. The approved details shall then be implemented in full. The LEMP should be based on the proposed impact avoidance, mitigation and enhancement measures specified in the Ecology Report produced by AA Environmental Limited, reference 213045/ARB, and should include, but not be limited to following:

- a) Description and evaluation of features to be managed and demonstration of how the planting pallet will benefit biodiversity such that all species selected provide some benefit to biodiversity
- 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

## Approval

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Type: Full Application

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 body(ies) 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.
- k) Biodiversity Net Gain Strategy and Ecological Enhancement Plan
- l) Woodland Management Plan

Reason: In the interest of preserving and enhancing protected species and biodiversity in compliance with policy DM21 of the Elmbridge Development Management Plan and the National Planning Policy Framework.

20

### **Construction Environmental Management Plan (CEMP)**

Prior to the commencement of the development hereby approved, a Construction Environmental Management Plan (CEMP) shall be submitted to, for approval in writing by, the Local Planning Authority. The approved details shall then be implemented in full. The CEMP should include, but not be limited to:

- a) Map showing the location of all of 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.
- g) Woodland Protection Plan/Arboricultural Method Statement.
- h) Method Statement for the removal of trees with a low suitability to support a bat roost.

Reason: In the interest of preserving and enhancing protected species and biodiversity in compliance with policy DM21 of the Elmbridge Development Management Plan and the National Planning Policy Framework.

Informative(s): (if applicable)

1

### **Community Infrastructure Levy (CIL)**

The development permitted is subject to a CIL liability for which a Liability Notice will be issued as soon as practical after the day on which planning permission first permits development.

To avoid breaching the CIL regulations and the potential financial penalties involved, it is essential a prior commencement notice be submitted. The notice is available at [planningportal.co.uk/cil](http://planningportal.co.uk/cil)

For the avoidance of doubt commencement of demolition of existing structure(s) covering any part of the footprint of the proposed structure(s) would be considered as commencement for the purpose of the CIL regulations.

## Approval

Application No: 2021/2254

Type: Full Application

- 2 The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, or verge to form a vehicle crossover to install dropped kerbs. Please refer to: [www.surreycc.gov.uk/roads-and-transport/permits-and-licences/vehicle-crossovers-or-dropped-kerbs](http://www.surreycc.gov.uk/roads-and-transport/permits-and-licences/vehicle-crossovers-or-dropped-kerbs)
- 3 In the event that the access works require the felling of a highway tree not being subject to a Tree Preservation Order, and its removal has been permitted through planning permission, or as permitted development, the developer will pay to the County Council as part of its licence application fee compensation for its loss based upon 20% of the tree's CAVAT valuation to compensate for the loss of highway amenity.
- 4 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.
- 5 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/flooding-advice](http://www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice).
- 6 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).
- 7 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.
- 8 **Renewable energy**  
The applicant is requested to undertake an energy assessment to consider alternative

**Approval**

Application No: 2021/2254

Type: Full Application

forms of energy for heating the houses, such as air source heat pumps, in acknowledgement of the Council's declared climate emergency.

Please read the important notes attached.

A handwritten signature in black ink, appearing to read 'Ktag', followed by a period.

Kim Tagliarini  
Head of Planning and Environmental Health

Date: 31 May 2022

## **Approval**

Application No: 2021/2254

Type: Full Application

### **Important notes**

#### **Approval of details reserved by conditions**

Attention is drawn to the conditions that have been attached to the planning permission together with the reason for their imposition. Particular attention is drawn to those conditions that require the submission of further information to the local planning authority and its approval of such further information before building works commence. In the case of a reserved matters approval you must also take account of the conditions imposed on the outline permission.

#### **Appeals to the Secretary of State**

If you are aggrieved by a decision to refuse permission or to grant it subject to conditions you can appeal to the Planning Inspectorate. Appeals can be made using a form which you can get online at: [gov.uk/planning-inspectorate](http://gov.uk/planning-inspectorate). If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

Appeals must be made on the correct form relating to the type of application you submitted. Information provided as part of the appeal process will be published online. Only the applicant has the right of appeal. In some circumstances the Planning Inspectorate may refuse to consider an appeal.

- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- If this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If you want to appeal against your local planning authority's decision and it doesn't fall into any of the above categories, then you must do so within 6 months of the date of this notice.
- The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed

## **Approval**

Application No: 2021/2254

Type: Full Application

development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Secretary of State.
- If you intend to submit an appeal that you would like examined by inquiry, then you must notify the local planning authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are at: [gov.uk/planning-inspectorate](http://gov.uk/planning-inspectorate)

### **Purchase notices**

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council requiring them to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).

### **Positive and proactive engagement**

The National Planning Policy Framework requires local planning authorities to work with the applicant in a positive and proactive manner to resolve problems before the application is submitted and to foster the delivery of sustainable development. This requirement is met within Elmbridge through the availability of pre-application advice.

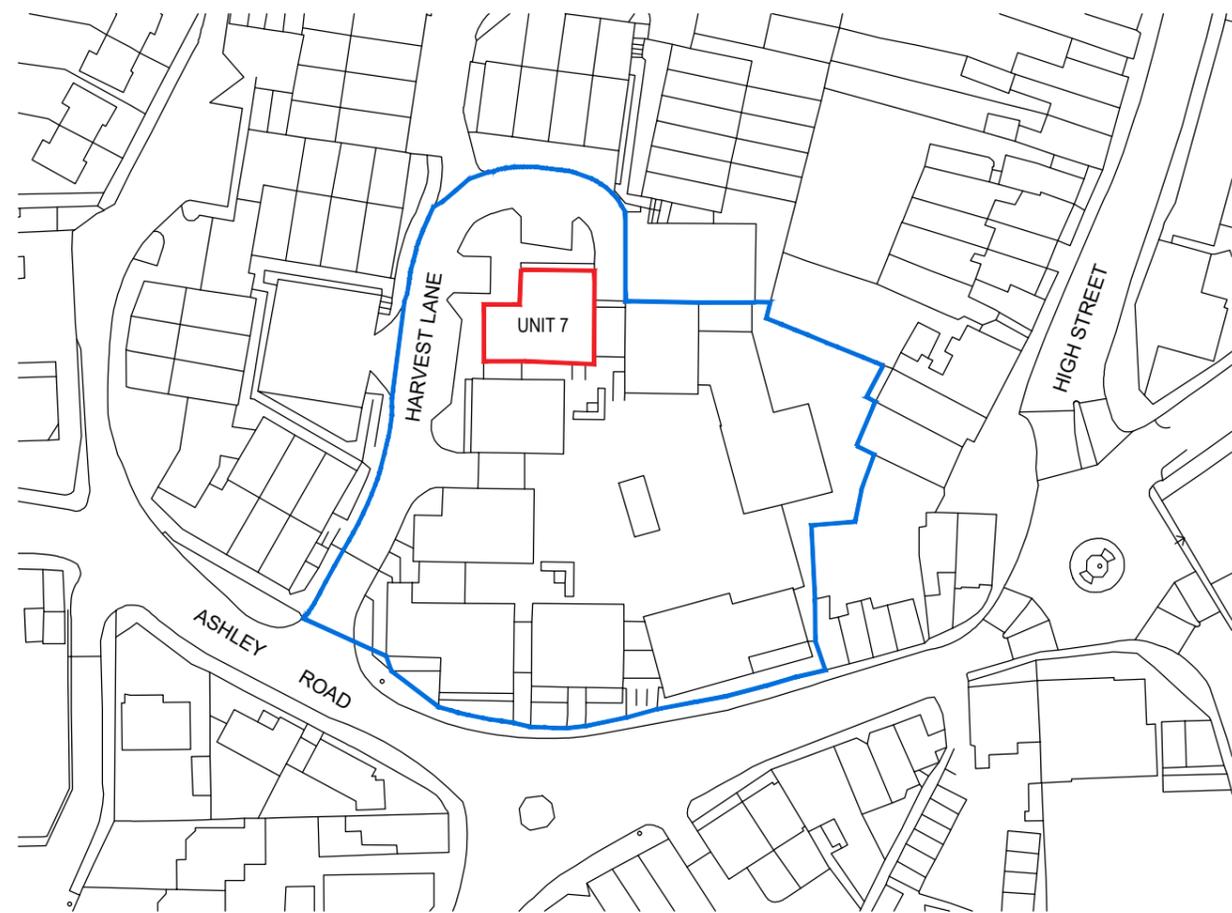
### **Local Plan**

The above decision makes reference to the Core Strategy and the Development Management Plan. Should you wish to read the wording and content of any of these policies, the documents can be viewed online at: [elmbridge.gov.uk/planning/planning-policy](http://elmbridge.gov.uk/planning/planning-policy)

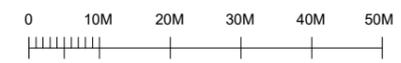
### **Site notice**

In the interests of protecting the character of the environment, please remove any planning notice that may have been displayed on the site of the application.

## Appendix 8.1



**LOCATION PLAN**  
SCALE 1:1000



Revision description	Date	Check	Rev


  
[www.gf-studio.com](http://www.gf-studio.com)  
 Unit 1 Office 7 - Hawthorn Business Park  
 165 Granville Road, SURREY, NW2 2AZ  
 T: +44 (0) 208 123 53 20  
 E: [info@gf-studio.com](mailto:info@gf-studio.com)

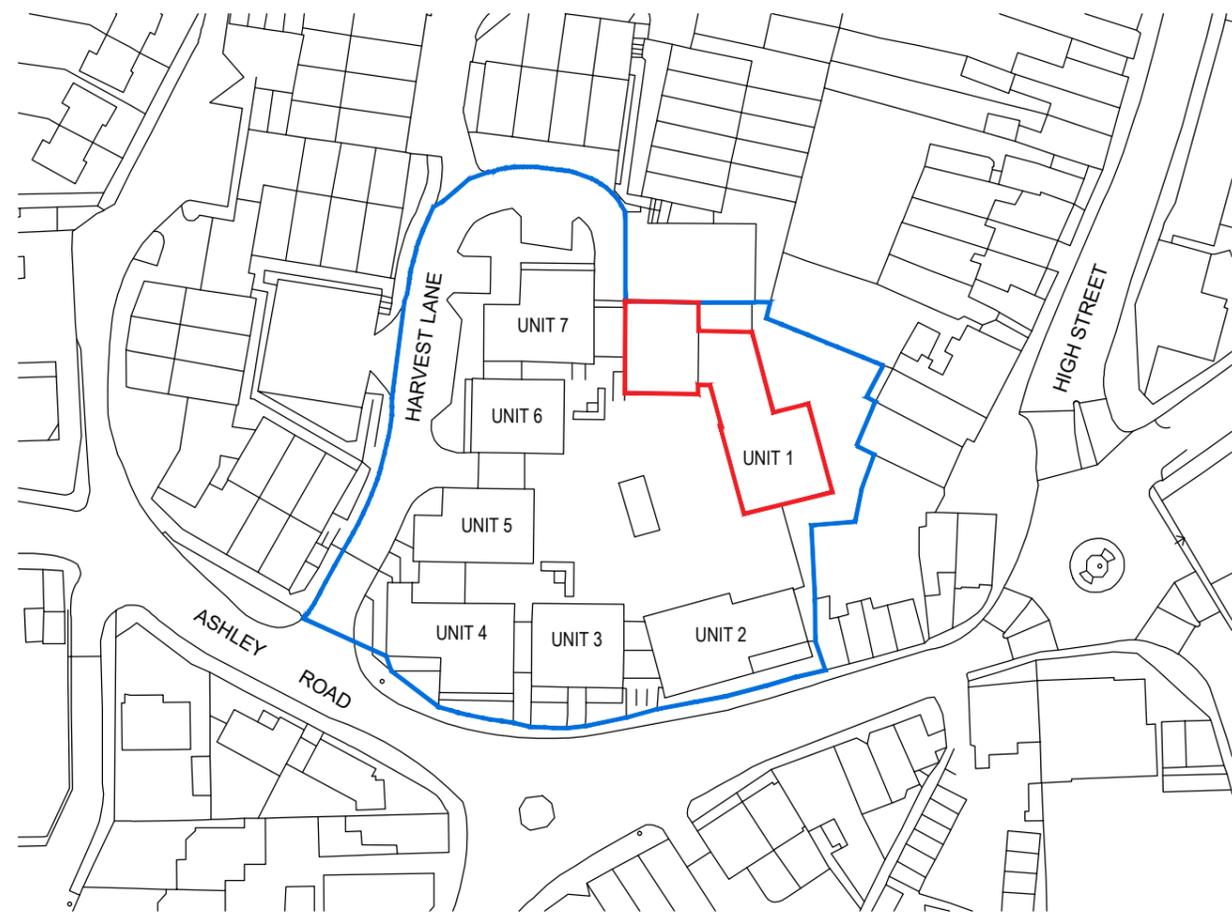
Project  
**AC COURT,  
 HIGH ST, THAMES DITTON  
 KT7 0SR**

Drawing  
**LOCATION PLAN**

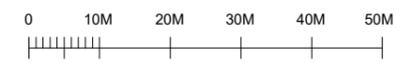
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GO	20/06/2023	1:1000@A3

Job number	Drawing number	Revision
2303	GA 01 01	A

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**LOCATION PLAN**  
SCALE 1:1000



Revision description	Date	Check	Rev


  
[www.gf-studio.com](http://www.gf-studio.com)  
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 165 Granville Road, SURREY, NW2 2AZ  
 T: +44 (0) 208 123 53 20  
 E: [info@gf-studio.com](mailto:info@gf-studio.com)

Project  
**AC COURT,  
 HIGH ST, THAMES DITTON  
 KT7 0SR**

Drawing  
**LOCATION PLAN**

Drawn	Date	Scale
GO	10/08/2023	1:1000@A3

Job number	Drawing number	Revision
2303	GA 01 01	A

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## Appendix 8.2

**Approval**

Application No: 2023/1791

Type: Prior Approval Commercial  
(E) to Dwelling (C3)

Mr Gidon Fuehrer  
GF Studio  
Unit 1 Office 7  
Hawthorn Business Park  
165 Granville Road  
London  
NW4 2AZ

Town and Country Planning Act 1990

**Prior Approval**

**Proposal:** Prior Approval Schedule 2, Part 3 Class MA: Change of use from Commercial, Business and Service (E) to Residential (C3).

**Applicant:** Sieradski

**Location:** AC Court Unit 7 7 High Street Thames Ditton KT7 0SR

The decision of Elmbridge Borough Council on the proposal received as valid by the Council on 26/06/2023 and described above is **Prior Approval**, subject to the following conditions, if any, set out below:

Conditions/Reasons

- 1 **Prior approval - time limit (Class MA)**  
The development shall be completed on or before 3 years from the date of this decision.  
Reason: In order to comply with the provisions of Class MA, Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).  
  
Reason: In order to comply with the provisions of paragraph 0.2(2) of Class O, Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
- 2 **Prior approval - approved details (Class MA)**  
The development shall be carried out in accordance with the information provided under Class MA of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) received from the applicant on 26th June 2023.  
  
Reason: In order to comply with the provisions of part W of Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
- 3 **Noise Assessment**  
The findings of the submitted Nova Acoustics Environmental Noise Survey, Noise Break-In Assessment & Sound Insulation Scheme Project No. 6124PH

## **Approval**

Application No: 2023/1791

Type: Prior Approval Commercial  
(E) to Dwelling (C3)

dated 16 June 2021 must be implemented and installed in full prior to first occupation.

This includes:

- All glazing along the Façade A requires the octave band sound reduction specific in Table 3.0. Appropriate glazing specifications can be found in Table 5.0.
- All glazing along the Façade B requires the octave band sound reduction specific in Tables 4.0. Appropriate glazing specifications can be found in Table 6.0
- Appropriate acoustically treated alternative ventilation can be found in Table 7.0

Reason: To avoid adverse impacts on health and quality of life from noise in accordance with paragraph 185 of the National Planning Policy Framework and the Noise Policy Statement for England 2010.

4

### **Potential Land Contamination**

To ensure the potential for contamination has been investigated and the necessary action taken to make the development site suitable for its proposed use, the following steps must be completed to the satisfaction of the Council. No demolition or construction shall be commenced until step (a) has been completed by a competent person and approved. Furthermore, there shall be no occupation of any part of the site by any end user prior to meeting the terms of this condition in full.

#### a) Site Investigation, Method Statement and Remediation

(i) A written site-specific investigation plan using the information obtained from the preliminary investigation (Avison Young (UK) Ltd, July 2021), for a ground gas risk assessment, shall be submitted to, and approved by, the Council.

(ii) The site investigation shall be undertaken in accordance with the scheme agreed by the Borough Council. The results of the site investigation, a refined conceptual model and a risk assessment of any contamination found shall be submitted in writing to, and approved by, the Council.

(iii) If necessary, a written Method Statement with verification plan, detailing any remediation requirements and how successful implementation of these requirements will be verified shall be submitted to, and approved by, the Council.

#### b) Development in accordance with the Method Statement

The development of the site shall be carried out in accordance with the approved Method Statement, and any addenda submitted by the developer, and agreed in writing by the Borough Council. Any post remediation monitoring identified in the Method statement, shall be installed by the developer within the timescales identified in the Method Statement and maintained and operated for as long as identified by the Method Statement.

#### c) Unsuspected Contamination

If, during development, contamination not previously identified, is found to be present at the site then no further development shall be carried out until the developer has submitted, and had approved by the Council, a written addendum to the Method Statement detailing how the unsuspected contamination shall be dealt with.

#### d) Completion of Remediation and Verification Report

Verification by an independent, competent person must be carried out prior to occupation of any part of the site by any end user. Upon completion of the remediation detailed in the Method Statement, and before occupation of any part of the site by any end

## Approval

Application No: 2023/1791

Type: Prior Approval Commercial  
(E) to Dwelling (C3)

user, a written Verification Report shall be submitted to, and agreed in writing by, the Council providing verification that the required works regarding decontamination and installation of post remediation monitoring, have been carried out in accordance with the agreed Method Statement and any addenda thereto. The verification report shall also provide confirmation, with appropriate evidence where applicable, that all remaining terms of the condition have been met. Verification shall be carried out and reported by an independent, competent person, stating that remediation was carried out in accordance with the approved remediation scheme and that the site is suitable for the permitted end use.

Reason: To avoid adverse effects from pollution on the environment, harm to human health or general amenity, in accordance with the National Planning Policy Framework.

### 5 **Electric Vehicle Charging**

The development hereby approved shall not be occupied unless and until each of the proposed dwellings are provided with a fast charge socket (current minimum requirements - 7kw 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: The above condition is required to support the sustainable development objectives of the NPPF 2021.

### 6 **Cycle Parking**

The development hereby approved shall not be first occupied unless and until facilities for the secure, covered parking of bicycles and the provision of a charging point for e-bikes by said facilities have been provided within the development site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority and thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Reason: The above condition is required to support the sustainable development objectives of the NPPF 2021.

Informative(s): (if applicable)

Please read the important notes attached.



Kim Tagliarini  
Head of Planning and Environmental Health

Date: 17 August 2023

## **Approval**

Application No: 2023/1791

Type: Prior Approval Commercial  
(E) to Dwelling (C3)

## **Important Notes**

### **Approval of details reserved by conditions**

Attention is drawn to the conditions that have been attached to the planning permission together with the reason for their imposition. Particular attention is drawn to those conditions that require the submission of further information to the local planning authority and its approval of such further information before building works commence. In the case of a reserved matters approval you must also take account of the conditions imposed on the outline permission.

### **Appeals to the Secretary of State**

If you are aggrieved by a decision to refuse permission or to grant it subject to conditions you can appeal to the Planning Inspectorate. Appeals can be made using a form which you can get online at: [gov.uk/planning-inspectorate](http://gov.uk/planning-inspectorate)

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

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- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- If this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse an application for express consent for the display of an advertisement(s), or grant it subject to conditions, and you want to appeal against your local planning authority's decision, then you must do so within 8 weeks of the date of receipt of this notice.
- If this is a decision to refuse an application for consent to the cutting down, topping, lopping or uprooting any tree which is subject to a Tree Preservation Order, or to grant consent subject to

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(E) to Dwelling (C3)

conditions, and you want to appeal against your local planning authority's decision, then you must do within 28 days from date of receipt of this notice.

- If you want to appeal against your local planning authority's decision and it doesn't fall into any of the above categories, then you must do so within 6 months of the date of this notice.

### **Purchase notices**

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council requiring them to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).

### **Positive and proactive engagement**

The National Planning Policy Framework requires local planning authorities to work with the applicant in a positive and proactive manner to resolve problems before the application is submitted and to foster the delivery of sustainable development. This requirement is met within Elmbridge through the availability of pre-application advice.

### **Local plan**

The above decision makes reference to the Core Strategy and the Development Management Plan. Should you wish to read the wording and content of any of these policies, the documents can be viewed online at: [elmbridge.gov.uk/planning/planning-policy](http://elmbridge.gov.uk/planning/planning-policy)

### **Site notice**

In the interests of protecting the character of the environment, please remove any planning notice that may have been displayed on the site of the application.

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Type: Prior Approval Commercial  
(E) to Dwelling (C3)

Mr Gidon Fuehrer  
GF Studio  
Unit 1 Office 7  
Hawthorn Business Park  
165 Granville Road  
London  
NW4 2AZ

Town and Country Planning Act 1990

**Prior Approval  
Granted**

**Proposal:** Prior Approval Schedule 2, Part 3, Class MA: Change of use from Commercial, Business and Service (E) to Residential (C3).

**Applicant:** KT7 Limited

**Location:** Unit 1 A C Court High Street Thames Ditton Surrey KT7 0SR

The decision of Elmbridge Borough Council on the proposal received as valid by the Council on 06/12/2023 and described above is **Prior Approval Granted**, subject to the following conditions, if any, set out below:

Conditions/Reasons

- 1 **Prior approval - time limit (Class MA)**  
The development shall be completed on or before 3 years from the date of this decision.  
Reason: In order to comply with the provisions of Class MA, Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).  
  
Reason: In order to comply with the provisions of paragraph 0.2(2) of Class O, Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
- 2 **Prior approval - approved details (Class MA)**  
The development shall be carried out in accordance with the information provided under Class MA of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) received from the applicant on 6th December 2023.  
Reason: In order to comply with the provisions of part W of Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).E.  
  
Reason: In order to comply with the provisions of part W of Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

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Type: Prior Approval Commercial (E) to Dwelling (C3)

### **3 Potential for Unforeseen Ground Contamination**

If, during development, ground contamination is found to be present at the site it must be reported immediately to the Local Planning Authority. Development must be halted and an investigation shall be agreed, in writing, with the Council. The investigation shall be carried out by a competent person, to assess the condition of the land with respect to contamination.

In the event that remediation is required, a written method statement detailing how the identified contamination shall be dealt with and risks mitigated shall be submitted to the Council for written approval. The agreed remediation method statement shall be implemented prior to occupation or the development being brought into use. Upon completion of the remediation, and prior to occupation or the development being brought into use, a written report providing verification that the required works with regards to remediation of contamination have been carried out in line with the agreed method statement shall be submitted the Council for written approval. The verification shall be carried out and reported by an independent, competent person, stating that remediation was carried out in accordance with the approved remediation scheme and that the site is suitable for the permitted end use.

Reason: To avoid adverse effects from pollution on the environment, harm to human health or general amenity, in accordance with the National Planning Policy Framework.

### **4 Noise Mitigation**

The development shall be carried out in accordance with the outcome of the noise monitoring as set out in the Executive Summary on page 5 of the Nova Acoustics Environmental Noise Survey, Noise Break-In Assessment & Sound Insulation Scheme Project No. 6124PH dated 14 June 2021 and the other recommendations and mitigation measures to comply with BS8233:2014, should be implemented in full. This includes:

- All glazing along the Façade A requires the octave band sound reduction specific in Table 3.0. Appropriate glazing specifications can be found in Table 5.0.
- All glazing along the Façade B requires the octave band sound reduction specific in Tables 4.0. Appropriate glazing specifications can be found in Table 6.0
- Appropriate acoustically treated alternative ventilation can be found in Table 7.0

Reason: To avoid adverse impacts on health and quality of life from noise in accordance with the revised National Planning Policy Framework and the Noise Policy Statement for England 2010.

### **5 Electric Vehicle Charging**

The development hereby approved shall not be occupied unless and until the proposed dwellings are provided with fast-charge Electric Vehicle charging points (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) in accordance with the details to be submitted to the LPA and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

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

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Type: Prior Approval Commercial (E) to Dwelling (C3)

### **6 Parking**

The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles and cycles to be parked. Thereafter the parking areas shall be retained and maintained for their designated purposes.

Reason: To ensure that that the development should not prejudice highway safety nor cause inconvenience to other highway users.

Informative(s): (if applicable)

### **1 Advice to Developers Regarding Contamination Assessments**

Before carrying out any contamination investigation or remediation of a site, the developer is strongly recommended to contact the Planning & Environmental Health Team for guidance on the requirements for such investigations or remediation. Investigations, in particular, which do not adequately fulfil these recommendations, may result in additional work having to be carried out.

### **2 Ground Conditions and Underground Services**

As a previously developed site, ground conditions may potentially be detrimental to some underground services, of particular consideration is the potable water supply. The developer shall consider the suitability of the ground conditions for the installation of underground services in accordance with current guidance and in discussions with the utility supplier. If necessary, in the case of the potable water supply, precautionary protective measures might include appropriate installation of suitable barrier pipes.

### **3 Asbestos Containing Materials (ACMs)**

Please be aware that buildings constructed before 2000 may contain asbestos and we recommend a suitable asbestos survey is undertaken before any redevelopment commences. Where a site has been subject to historical redevelopment, it is possible that asbestos containing materials are also present within the ground at the site. If materials containing asbestos are present on the site, a written Plan for either removal of the ACMs from the building or management of the ACMs within the building is required by the Health and Safety Executive. This is to ensure that the material is not broken up and left on site and does not pose a health risk to site workers or neighbouring residents. Asbestos advice is available at <http://www.hse.gov.uk/asbestos/>

### **4 Highway Informatives**

The applicant is expected to ensure the safe operation of all construction traffic in order to prevent unnecessary disturbance obstruction and inconvenience to other highway users. Care should be taken to ensure that the waiting, parking, loading and unloading of construction vehicles does not hinder the free flow of any carriageway, footway, bridleway, footpath, cycle route, right of way or private driveway or entrance. Where repeated problems occur the Highway Authority may use available powers under the terms of the Highways Act 1980 to ensure the safe operation of the highway. 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

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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). 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. The permission hereby granted shall not be construed as authority to carry out any works on the highway.

Please read the important notes attached.



Suzanne Parkes  
Head of Planning and Environmental Health

Date: 17 January 2024

## **Important Notes**

### **Approval of details reserved by conditions**

Attention is drawn to the conditions that have been attached to the planning permission together with the reason for their imposition. Particular attention is drawn to those conditions that require the submission of further information to the local planning authority and its approval of such further information before building works commence. In the case of a reserved matters approval you must also take account of the conditions imposed on the outline permission.

### **Appeals to the Secretary of State**

If you are aggrieved by a decision to refuse permission or to grant it subject to conditions you can appeal to the Planning Inspectorate. Appeals can be made using a form which you can get online at: [gov.uk/planning-inspectorate](http://gov.uk/planning-inspectorate)

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(E) to Dwelling (C3)

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- If this is a decision to refuse an application for consent to the cutting down, topping, lopping or uprooting any tree which is subject to a Tree Preservation Order, or to grant consent subject to conditions, and you want to appeal against your local planning authority's decision, then you must do within 28 days from date of receipt of this notice.
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If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council requiring them to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).

### **Positive and proactive engagement**

The National Planning Policy Framework requires local planning authorities to work with the applicant in a positive and proactive manner to resolve problems before the application is submitted and to foster the delivery of sustainable development. This requirement is met within Elmbridge through the availability of pre-application advice.

**Approval**

Application No: 2023/3355

Type: Prior Approval Commercial  
(E) to Dwelling (C3)**Local plan**

The above decision makes reference to the Core Strategy and the Development Management Plan. Should you wish to read the wording and content of any of these policies, the documents can be viewed online at: [elmbridge.gov.uk/planning/planning-policy](http://elmbridge.gov.uk/planning/planning-policy)

**Site notice**

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## Appendix 9.1



BAR SCALE 1:200  
0 5 10 15M

ACCOMMODATION SCHEDULE  
FLATS (AFFORDABLE):  
- 1 No. 1B/2P @ 50.0M<sup>2</sup>  
- 1 No. 2B/4P @ 89.5M<sup>2</sup>

HOUSES (MARKET SALE):  
- 2 No. 2B/4P @ 85.0M<sup>2</sup>  
- 3 No. 3B/6P @ 108.0M<sup>2</sup>

SITE AREA  
TOTAL SITE AREA 1,698M<sup>2</sup> OR 0.17 HECTARES

DENSITY  
41 DWELLINGS PER HECTARE

PARKING  
10 SPACES (1 DISABLED)

REFUSE & RECYCLING STORAGE  
FLATS 1 & 2  
RECYCLE BIN 2 x 120L x 2 = 2 x 240L (COMMUNAL STORE)  
REFUSE BIN 2 x 120L x 2 = 2 x 240L (COMMUNAL STORE)  
FOOD BIN 1 x 140L (COMMUNAL STORE)

HOUSES 3 - 7  
RECYCLE BINS 3 x 360L & 2 x 240L (CUPBOARD BY FRONT DOOR)  
REFUSE BINS 3 x 360L & 2 x 240L (COMMUNAL STORE)  
FOOD 5 x 23L = 115L OR 1 x 140L (COMMUNAL STORE)

COMMUNAL STORE TOTAL = 3 x 360L, 6 x 240L, 2 x 140L  
HOUSE RECYCLING TOTAL = 3 x 360L, 2 x 250L

- KEY:
- PLANNING APPLICATION BOUNDARY
  - - - EXISTING GARAGES TO BE DEMOLISHED
  - - - PLANNING APPLICATION NO.2017/4091 GRANTED 15.01.2018
  - EXISTING NEIGHBOURING BUILDINGS
  - PROPOSED HEDGES & EDGE PLANTING
  - PROPOSED HARD LANDSCAPING
  - EXISTING TREE - TREE SURVEY REFERENCE



LEVERTON, ST GEORGES AVENUE, WEYBRIDGE,  
SURREY, KT13 0DP  
PLANNING APPROVAL NO: 2017/4091

BROADLANDS COTTAGE  
EXISTING BIN STORE RETAINED  
(DEMISED TO IKONA COURT)

IKONA COURT

LEVERTON

BROADLANDS

ST GEORGE'S AVENUE

ELDON COURT

ELDON LODGE

# PLANNING

Project LAND OF THE REAR OF IKONA COURT, ST GEORGE'S AVENUE, WEYBRIDGE		
Drawing PROPOSED SITE LAYOUT (DIMENSIONED)		
Drawing No. ICW-02A	Scale 1:200 @ A1	Date 20.09.19

Revisions  
A - 26.11.19: DIMENSIONS TO BOUNDARY & CAR PARK ADDED, BIKE STORE LABELS ADDED.

CLIVE CHAPMAN  
ARCHITECTS  
SUSTAINABILITY CONSULTANTS  
4 EEL PIE ISLAND  
TWICKENHAM, MIDDLESEX  
TW1 3DY  
TELEPHONE 020 8891 4837  
EMAIL INFO@CCAR.CO.UK  
WEBSITE WWW.CCAR.CO.UK

## Appendix 9.2

Ms Lucy Arrowsmith  
Clive Chapman Architects  
4 Eel Pie Island  
Twickenham  
TW1 3DY

Town and Country Planning Act 1990

**Grant of Planning Permission**

**Proposal:** Development comprising a terrace of 5 houses and 2 flats with associated parking, hard and soft landscaping and bin and cycle stores following demolition of existing garages.  
**Applicant:** Ember Estates Ltd.  
**Location:** Ikona Court Weybridge Surrey KT13 0DW

The decision of Elmbridge Borough Council on the application registered as valid by the Council on 12/05/2023 and described above is to **Grant Permission** subject to the conditions (if any) set out below:

Conditions/Reasons

1 **Time limit (full application)**

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 51 of Part 4 of the Planning and Compulsory Purchase Act 2004.

2 **List of approved plans**

The development hereby permitted shall be carried out in strict accordance with the following list of approved plans: ICW-02A, ICW-03A, ICW-04B and ICW-05 received on 12th May 2023.

Reason: To ensure that the development is carried out in a satisfactory manner.

3 **Materials - approved**

The development shall not be erected other than in the following materials:

External walls - Buff yellow multi stock brick, TBS Mystique, with light coloured mortar plus hit and miss brick parapet wall to terrace.

Roof - Marley Eternit Birkdale smooth roof tile, dry verge trim & Anthracite Grey RAL 7016 PPC metal fascia.

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Windows - Rational Aurapus composite PPC metal/timber casement Anthracite RAL 7016 with reconstituted stone stooled subsill.

Doors - Painted panel timber doors.

Bin Store - Green roof with PPC fascia, buff yellow multi stock brick.

or such other materials as have been approved in writing by the Borough Council.

Reason: To ensure that a satisfactory external appearance is achieved of the development in accordance with policy DM2 of the Elmbridge Development Management Plan.

### 4 **Obscure glazing**

Prior to the first occupation of the development hereby permitted the first and second floor windows on the flank elevations of the development hereby permitted shall be glazed with obscure glass that accords with level three obscurity as shown on the pilkington textured glass privacy levels (other glass suppliers are available) and only openable above a height of 1.7m above the internal floor level of the room to which it serves. The window shall be permanently retained in that condition thereafter.

Reason: To preserve the reasonable privacy of neighbouring residents in accordance with policy DM2 of the Elmbridge Development Management Plan.

### 5 **PD limitation**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that order) no development falling within part 1 classes A and E of schedule 2 to the said order shall be carried out within the curtilage of the/any dwellinghouse, unless planning permission is first granted by the Borough Council.

Reason: To safeguard the character and amenities of the premises and adjoining properties and to comply with policy DM2 of the Elmbridge Development Management Plan.

### 6 **Landscaping - implementation**

All hard and soft landscaping works shall be carried out in accordance with the approved details shown on drawing ref: ICW-05 . Arboricultural work to existing trees shall be carried out prior to the commencement of any other development, otherwise all remaining landscaping work and new planting shall be carried out prior to the occupation of any part of the development or in accordance to the timetable agreed with the Borough Council. Any trees or plants, which within a period of five years of the commencement of any works in pursuance of the development die, are removed, or become seriously damaged or diseased, shall be replaced as soon as practicable with others of similar size and species, following consultation with the borough council, unless the Borough Council gives written consent to any variation.

Reason: To preserve and enhance the visual amenities of the locality in accordance with policy DM6 of the Elmbridge Development Management Plan.

## **Approval**

Application No: 2023/1382

Type: Full Application

### **7 Parking and Turning**

The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles and cycles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. All cycle parking shall be covered, secure and lit Thereafter the parking and turning areas shall be retained and maintained for their designated purposes.

Reason: In order that the development should not prejudice highway safety, the free flow of traffic nor cause inconvenience to other highway users in accordance with Policy DM7 of the Elmbridge Development Management Plan 2015.

### **8 Construction Method Statement**

The method of construction of the development shall be carried out in strict accordance with the method statement produced by Clive Chapman Architects submitted on 12th May 2023.

Reason: In order that the development should not prejudice highway safety, the free flow of traffic nor cause inconvenience to other highway users in accordance with Policy DM7 of the Elmbridge Development Management Plan 2015.

### **9 Electric Vehicle Charging Points**

The development hereby approved shall not be occupied unless and until each of the proposed dwellings are provided with a fast charge socket (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason: In order to make provision for sustainable modes of transport as required by Policy CS25 of the Core Strategy 2011 and the National Planning Policy Framework 2023.

### **10 Biodiversity mitigation**

The development shall be carried out in accordance with the conclusions and recommendations in the ecology report and update letter produced by Skilled Ecology received on 12th May 2023.

Reason: In the interest of preserving and enhancing protected species and biodiversity in compliance with policy DM21 of the Elmbridge Development Management Plan and the National Planning Policy Framework.

### **11 Developments within 60m of railways (noise and vibration)**

Prior to the carrying out of any above ground works, a detailed specification of the noise and vibration mitigation measures set out in the Acoustic Design Statement produced by AAD dated 19th December 2019 and updated on 19th May 2023 shall be submitted to and approved in writing by the local planning authority. The agreed mitigation measures shall be implemented in full prior to occupation and retained and maintained thereafter.

Reason: To avoid noise and vibration giving rise to significant adverse impacts on health and quality of life as a result of the new development in accordance with Policy DM5 of the Development Management Plan 2015 and the National Planning Policy Framework 2023.

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Type: Full Application

### 12 **Noise and Vibration - Verification Report**

Immediately upon completion of the development (including noise and vibration measures) and prior to occupation, there shall be an assessment of the vibration levels. The assessment shall be carried out in accordance with the method and rating system as detailed in BS6472-1:2008 - Guide to evaluation of human exposure to vibration in buildings and the raw data gathered shall be presented as an appendix to such an assessment and shall be submitted to, and approved in writing by, the Local Planning Authority.

Reason: To avoid noise and vibration giving rise to significant adverse impacts on health and quality of life as a result of the new development in accordance with Policy DM5 of the Development Management Plan 2015 and the National Planning Policy Framework 2023.

### 13 **Tree protection measures (no pre-commencement meeting)**

No development including groundworks and demolition and no equipment, machinery or materials shall be brought onto the site for the purposes of the development until all tree protection measures have been installed in the positions identified on the approved tree protection plan(s) [MDJAC – 23.026-TPP-01] and maintained for the course of the development. The development thereafter shall be implemented in strict accordance with the approved details and method statements contained in the arboricultural report produced by MDJ Arboricultural Consultancy Limited received on 12th May 2023.

Reason: To protect and enhance the appearance and character of the site and locality, reduce the risk to protected and retained trees in accordance with the approved details pursuant to Section 197 of the Town and Country Planning Act 1990 (as amended), and in accordance with policies CS14, DM6 of the Elmbridge Core Strategy and Elmbridge Development Management Plan.

### 14 **Tree retention**

All existing trees, hedges or hedgerows shall be retained, unless shown on the approved drawings as being removed and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the first occupation of the proposed development.

a) no retained tree, hedge or hedgerow shall be cut down, uprooted or destroyed, nor shall any retained tree be pruned other than in accordance with the approved plans and particulars. Any pruning shall be carried out in accordance with British Standard 3998: 2010 (tree work) and in accordance with any approved supplied arboricultural information.

b) if any retained tree, hedge or hedgerow is removed, uprooted or destroyed or dies, another tree, hedge or hedgerow of similar size and species shall be planted at the same place, in the next available planting season or sooner.

Reason: To protect and enhance the appearance and character of the site and locality, reduce the risk to protected and retained trees in accordance with the approved details pursuant to Section 197 of the Town and Country Planning Act 1990 (as amended), and in accordance with policies CS14, CS15, DM6 of the Elmbridge Core Strategy and Elmbridge Development Management Plan.

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Application No: 2023/1382

Type: Full Application

Informative(s): (if applicable)

### 1 **Community Infrastructure Levy (CIL)**

The development permitted is subject to a CIL liability for which a Liability Notice will be issued as soon as practical after the day on which planning permission first permits development.

To avoid breaching the CIL regulations and the potential financial penalties involved, it is essential a prior commencement notice be submitted. The notice is available at [planningportal.co.uk/cil](http://planningportal.co.uk/cil)

For the avoidance of doubt commencement of demolition of existing structure(s) covering any part of the footprint of the proposed structure(s) would be considered as commencement for the purpose of the CIL regulations.

### 2 **Construction Transport Management**

The developer is expected to ensure the safe operation of all construction traffic in order to prevent unnecessary disturbance obstruction and inconvenience to other highway users. Care should be taken to ensure that the waiting, parking, loading and unloading of construction vehicles does not hinder the free flow of any carriageway, footway, bridleway, footpath, cycle route, right of way or private driveway or entrance. The developer is also expected to require their contractors to sign up to the "Considerate Constructors' Scheme" Code of Practice, ([ccscheme.org.uk](http://ccscheme.org.uk)) and to follow this throughout the period of construction within the site, and within adjacent areas such as on the adjoining public highway and other areas of public realm.

Please read the important notes attached.



Kim Tagliarini  
Head of Planning and Environmental Health

Date: 17 October 2023

## **Approval**

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Type: Full Application

### **Important notes**

#### **Approval of details reserved by conditions**

Attention is drawn to the conditions that have been attached to the planning permission together with the reason for their imposition. Particular attention is drawn to those conditions that require the submission of further information to the local planning authority and its approval of such further information before building works commence. In the case of a reserved matters approval you must also take account of the conditions imposed on the outline permission.

#### **Appeals to the Secretary of State**

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- If this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If you want to appeal against your local planning authority's decision and it doesn't fall into any of the above categories, then you must do so within 6 months of the date of this notice.
- The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed

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Type: Full Application

development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Secretary of State.
- If you intend to submit an appeal that you would like examined by inquiry, then you must notify the local planning authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are at: [gov.uk/planning-inspectorate](http://gov.uk/planning-inspectorate)

### **Purchase notices**

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council requiring them to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).

### **Positive and proactive engagement**

The National Planning Policy Framework requires local planning authorities to work with the applicant in a positive and proactive manner to resolve problems before the application is submitted and to foster the delivery of sustainable development. This requirement is met within Elmbridge through the availability of pre-application advice.

### **Local Plan**

The above decision makes reference to the Core Strategy and the Development Management Plan. Should you wish to read the wording and content of any of these policies, the documents can be viewed online at: [elmbridge.gov.uk/planningpolicy](http://elmbridge.gov.uk/planningpolicy)

### **Site notice**

In the interests of protecting the character of the environment, please remove any planning notice that may have been displayed on the site of the application.

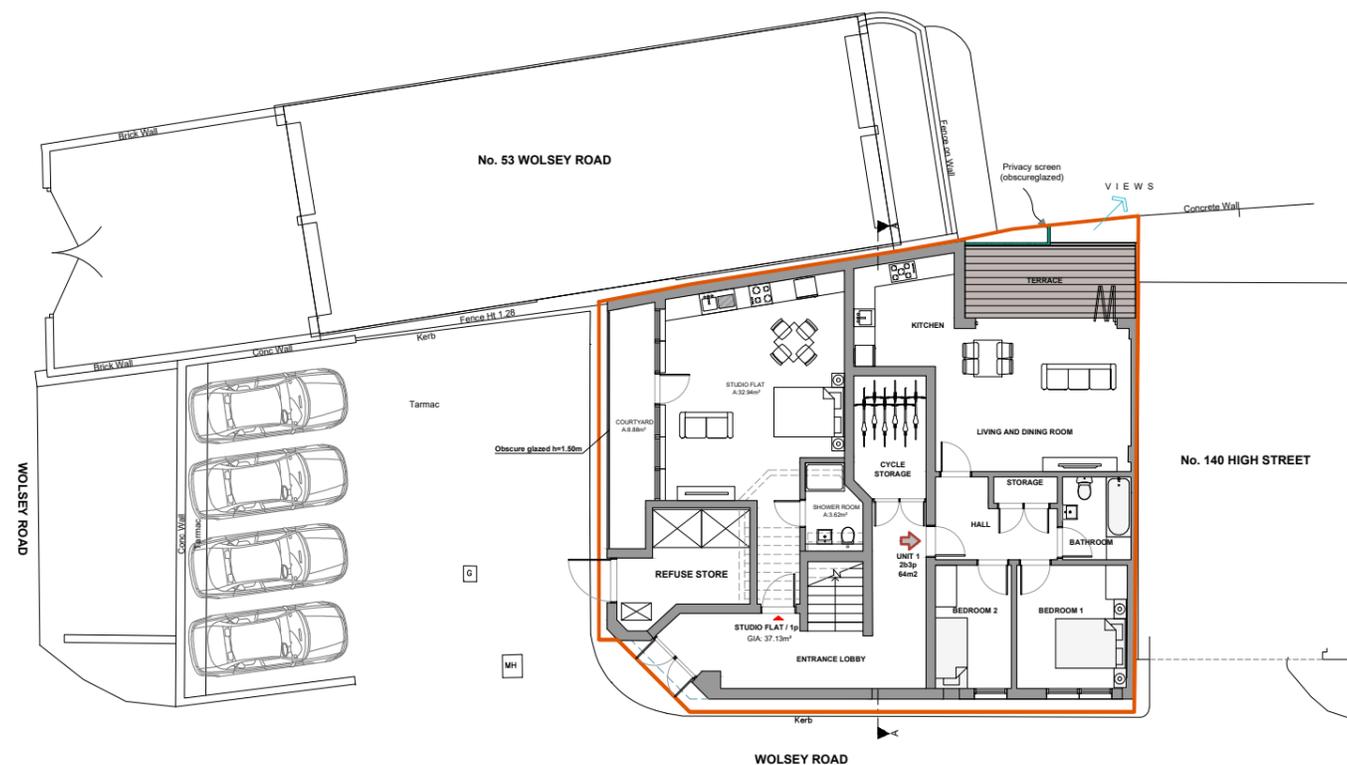
## Appendix 10.1

Suite 2, Grove Hall Court  
Hall Road  
St. John's Wood  
NW8 9NR  
Tel: 0208 049 3300  
Email:  
info@studio47architects.com  
www.studio47architects.com

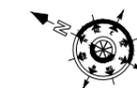
**NOTES:**  
THE CONTRACTORS ARE TO CHECK ALL DIMENSIONS, DRAIN RUNS AND GENERAL CONDITIONS ON SITE BEFORE WORKS COMMENCE, AND INFORM PINNACLE ARCHITECTURE IMMEDIATELY UPON DISCOVERY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS, BRITISH STANDARDS, CODE OF PRACTICE AND LOCAL AUTHORITY REQUIREMENTS. DO NOT SCALE FROM THIS DRAWING WITHOUT FIRST OBTAINING WRITTEN AUTHORIZATION FROM PINNACLE ARCHITECTURE.  
THE CONTENTS OF THIS PLAN INCLUDING THE PRINTED NOTES ARE COPYRIGHT AND REPRODUCTION IN WHOLE OR PART IS NOT PERMITTED WITHOUT PRIOR CONSENT OF PINNACLE ARCHITECTURE IN WRITING.

**DRAWING STATUS**

PRELIMINARY	<input type="checkbox"/>	TENDER	<input type="checkbox"/>
PLANNING	<input checked="" type="checkbox"/>	BILLS OF QUANTITIES	<input type="checkbox"/>
BUILDING REGULATIONS	<input type="checkbox"/>	CONSTRUCTION	<input type="checkbox"/>
COMMENTS/APPROVAL	<input type="checkbox"/>	AS BUILT	<input type="checkbox"/>



PROPOSED GROUND FLOOR PLAN



<b>REF.NO:</b> 20220502-PL09	<b>REVISION</b> R00
---------------------------------	------------------------

**PROJECT**  
142 Esher High Street,  
Esher,  
KT10 9QJ

**TITLE**  
Proposed Site Layout and Ground  
Floor Plan

SCALE	DATE
A3 1:200	11/05/21
A1 1:100	

## Appendix 10.2

Mr Steven Elliott  
Kona Planning Consultancy Limited  
5 Oakfield  
Woking  
Surrey  
GU21 3QS

Town and Country Planning Act 1990

**Grant of Planning Permission**

**Proposal:** Conversion of building into 6 flats including new fenestration, rear terraces and side juliet balconies following removal of external staircase.  
**Applicant:** Jet Developments Ltd  
**Location:** 142 High Street Esher Surrey KT10 9QJ

The decision of Elmbridge Borough Council on the application registered as valid by the Council on 17/02/2023 and described above is to **Grant Permission** subject to the conditions (if any) set out below:

**Conditions/Reasons**

**1 Time limit (full application)**

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 51 of Part 4 of the Planning and Compulsory Purchase Act 2004.

**2 List of approved plans**

The development hereby permitted shall be carried out in strict accordance with the following list of approved plans: 20220502-BR06 Rev R00, 20220502-BR07 Rev R00, 20220502-BR08 Rev R00, 20220502-PL09 Rev R00, 20220502-PL10 Rev R00, 20220502-PL11 Rev R00 and 20220502-PL12 Rev R00 received on 17/02/2023, and 20220502-BR14 Rev R00, 20220502-BR15 Rev R00, 20220502-BR16 Rev R00 and 20220502-BR17 Rev R00 received on 26/04/2023.

Reason: To ensure that the development is carried out in a satisfactory manner.

**3 Materials - approved**

The development shall not be erected other than in the following materials:  
Windows and doors as shown on drawings 20220502-BR14 Rev R00, 20220502-BR15 Rev R00, 20220502-BR16 Rev R00 and 20220502-BR17 Rev R00.

All other materials to match the existing building.

Reason: To ensure that a satisfactory external appearance is achieved of the development in accordance with policy DM2 of the Elmbridge Development Management Plan.

## Approval

Application No: 2023/0491

Type: Full Application

### 4 **Balcony screen**

Prior to the first use of the terraces hereby approved the balcony screens shall be erected and maintained permanently in strict accordance with the approved plans

Reason: To preserve the privacy of neighbouring residents in accordance with policy DM2 of the Elmbridge Development Management Plan.

### 5 **Noise Sensitive Premises Assessment**

The measures approved under application 2022/3361 shall be implemented in full and thereafter maintained for the lifetime of the development.

Reason: To avoid adverse impacts on health and quality of life from noise in accordance with paragraph 185 of the National Planning Policy Framework and the Noise Policy Statement for England.

### 6 **Post Completion Internal Noise Assessment**

Prior to first occupation, the applicant shall carry out a post completion internal noise assessment and submit this in writing to the Planning Authority. This will be to show that the development complies with the requirements of condition one above including the acceptability requirements within BS 8233:2014 and BS4142:2019.

Reason: To avoid adverse impacts on health and quality of life from noise in accordance with paragraph 185 of the National Planning Policy Framework and the Noise Policy Statement for England.

### 7 **Cycle Store**

The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for cycles to be parked. All cycle parking shall be secure, covered and lit. Thereafter the cycle parking area shall be retained and maintained for their designated purposes.

Reason: The above condition is required in recognition of Section 9 'Promoting Sustainable Transport' in the National Planning Policy Framework 2021.

Please read the important notes attached.



Kim Tagliarini  
Head of Planning and Environmental Health

Date: 28 April 2023

## **Approval**

Application No: 2023/0491

Type: Full Application

### **Important notes**

#### **Approval of details reserved by conditions**

Attention is drawn to the conditions that have been attached to the planning permission together with the reason for their imposition. Particular attention is drawn to those conditions that require the submission of further information to the local planning authority and its approval of such further information before building works commence. In the case of a reserved matters approval you must also take account of the conditions imposed on the outline permission.

#### **Appeals to the Secretary of State**

If you are aggrieved by a decision to refuse permission or to grant it subject to conditions you can appeal to the Planning Inspectorate. Appeals can be made using a form which you can get online at: [gov.uk/planning-inspectorate](http://gov.uk/planning-inspectorate). If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

Appeals must be made on the correct form relating to the type of application you submitted. Information provided as part of the appeal process will be published online. Only the applicant has the right of appeal. In some circumstances the Planning Inspectorate may refuse to consider an appeal.

- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- If this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If you want to appeal against your local planning authority's decision and it doesn't fall into any of the above categories, then you must do so within 6 months of the date of this notice.
- The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed

## **Approval**

Application No: 2023/0491

Type: Full Application

development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

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### **Purchase notices**

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In these circumstances, the owner may serve a purchase notice on the Council requiring them to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).

### **Positive and proactive engagement**

The National Planning Policy Framework requires local planning authorities to work with the applicant in a positive and proactive manner to resolve problems before the application is submitted and to foster the delivery of sustainable development. This requirement is met within Elmbridge through the availability of pre-application advice.

### **Local Plan**

The above decision makes reference to the Core Strategy and the Development Management Plan. Should you wish to read the wording and content of any of these policies, the documents can be viewed online at: [elmbridge.gov.uk/planning/planning-policy](http://elmbridge.gov.uk/planning/planning-policy)

### **Site notice**

In the interests of protecting the character of the environment, please remove any planning notice that may have been displayed on the site of the application.

## Appendix 11.1

ALL DIMENSIONS MUST BE CHECKED ON SITE. INFORM THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. INTERNAL LAYOUTS INDICATIVE.

- NOTES
1. WINDOW MULLION / PATIO GLAZING ARRANGEMENT INDICATIVE SUBJECT TO DETAIL DESIGN
  2. SITE FOOTPRINT TAKEN FROM SURVEY. REST OF EXISTING PLAN, ELEVATION RIDGE AND EAVES HEIGHT OF IMMEDIATE NEIGHBOURING BUILDINGS FROM OS & APPROXIMATE
  3. DO NOT SCALE OFF THIS DRAWING. FOR CONSTRUCTION ALL DIMENSIONS TO BE CHECKED ON SITE.
  4. EXISTING TREES SHOWN INDICATIVELY. PLEASE REFER TO XXX
  5. PROPOSED TREE LOCATIONS SHOWN INDICATIVELY
  6. INFORM ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION



SITE BOUNDARY :



- EXISTING TREE APPROXIMATE POSITION
- EXISTING TREE AS SURVEYED BY TREE CONSULTANT
- NEW TREE



P02	15.08.23	ADDITIONAL DIMENSIONS ADDED	DC
P01	10.07.23	FIRST ISSUE	DC
REV	DATE	DESCRIPTION	DRN

**Gouldstone and Co.**

CLIENT  
LAND MATTERS DEVELOPMENTS  
PROJECT  
ASHLEY ROAD

DRAWING TITLE  
PROPOSED ROOF PLAN

SCALE 1:1000A1 / 1:500A3  
STATUS  
PLANNING

DRAWING NO.  
AR\_E\_1300  
REV  
P02

## Appendix 11.2

Mr David Gouldstone  
Gouldstone and Co  
3 Wesleyan Place  
London NW 5 1LG

Town and Country Planning Act 1990

**Grant of Planning Permission**

**Proposal:** A pair of semi-detached two-storey houses, two-storey rear extension and roof extension with rear dormer window to existing house and conversion into 4 flats with associated parking and bin storage.

**Applicant:** IPS Propinvest Limited

**Location:** 103 Ashley Road Walton-On-Thames Surrey KT12 1HL

The decision of Elmbridge Borough Council on the application registered as valid by the Council on 16/08/2023 and described above is to **Grant Permission** subject to the conditions (if any) set out below:

Conditions/Reasons

1 **Time limit (full application)**

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 51 of Part 4 of the Planning and Compulsory Purchase Act 2004.

2 **List of approved plans**

The development hereby permitted shall be carried out in strict accordance with the following list of approved plans:

AR_E_1000 Rev P02	Proposed Ground Floor Plan
AR_E_1100 Rev P03	Proposed First Floor Plan
AR_E_1200 Rev P01	Proposed Roof Plan
AR_E_1200 Rev P02	Proposed Second Floor Plan
AR_E_3000 Rev P02	Proposed Front and Rear Elevations
AR_E_3010 Rev P02	Proposed Side Elevations - A
AR_E_3020 Rev P02	Proposed Side Elevations - B
AR_HSE_300 Rev P02	Flats - Proposed Front and Rear Elevations
AR_HSE_301 Rev P02	Proposed Side Elevations - D
AR_P_040 Rev P02	Location Plan
AR_P_0600 Rev P04	Proposed Site Plan
AR_P_1500 Rev P02	Proposed Floor and Roof Plans
AR_P_500 Rev P01	Proposed Bin and Bike Store Details

Received on 24/07/2023 and AR\_E\_130 Rev P02 Proposed Site Plan Received on 16/08/2023.

## Approval

Application No: 2023/2091

Type: Full Application

Reason: To ensure that the development is carried out in a satisfactory manner.

### 3 **Materials - approved**

The development shall not be erected other than in the following materials; Walls - White render and timber detailing to match the retained unit, Roof - Tiles to match the retained unit or such other materials as have been approved in writing by the Borough Council.

Reason: To ensure that a satisfactory external appearance is achieved of the development in accordance with policy DM2 of the Elmbridge Development Management Plan.

### 4 **Electric charging points**

The development hereby approved shall not be occupied unless and until each of the proposed dwellings are provided with a fast charge socket (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) in accordance with the approved plans and thereafter shall be retained and maintained to the satisfaction of the Local Planning Authority.

Reason: The condition is required in recognition of Section 9 'Promoting Sustainable Transport' in the National Planning Policy Framework 2021 and in order to meet the objectives of the NPPF (2023), and to satisfy policy CS25 of the Elmbridge Core Strategy (2011), and policy DM7 of the Elmbridge Development Management Plan (2015).

### 5 **Cycle stores**

The development hereby approved shall not be first occupied unless and until the following facilities have been provided in accordance with the approved plans for: (a) The secure parking of bicycles within the development site, and thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Reason: The condition is required in recognition of Section 9 'Promoting Sustainable Transport' in the National Planning Policy Framework 2021 and in order to meet the objectives of the NPPF (2023), and to satisfy policy CS25 of the Elmbridge Core Strategy (2011), and policy DM7 of the Elmbridge Development Management Plan (2015).

### 6 **Landscaping scheme**

Prior to first occupation [being brought into use] written details and plans of the following landscaping works shall be submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. This scheme shall include:

- a) positions, height, species, design, materials and type of boundary treatment(s)
- b) hard surfacing materials

Development shall be carried out in accordance with the approved details and shall be maintained.

Reason: To ensure the provision, establishment and maintenance of an appropriate landscape scheme in the interests of the visual amenities of the locality.

## Approval

Application No: 2023/2091

Type: Full Application

Informative(s): (if applicable)

1 **Community Infrastructure Levy (CIL)**

The development permitted is subject to a CIL liability for which a Liability Notice will be issued as soon as practical after the day on which planning permission first permits development.

To avoid breaching the CIL regulations and the potential financial penalties involved, it is essential a prior commencement notice be submitted. The notice is available at [planningportal.co.uk/cil](http://planningportal.co.uk/cil)

For the avoidance of doubt commencement of demolition of existing structure(s) covering any part of the footprint of the proposed structure(s) would be considered as commencement for the purpose of the CIL regulations.

2 **Charge for damage to highway**

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.

3 **Materials deposited on the highway**

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).

4 **Electricity Supply for EV charging**

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.

Please read the important notes attached.



Kim Tagliarini  
Head of Planning and Environmental Health

Date: 12 October 2023

## **Approval**

Application No: 2023/2091

Type: Full Application

### **Important notes**

#### **Approval of details reserved by conditions**

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- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
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## **Approval**

Application No: 2023/2091

Type: Full Application

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In these circumstances, the owner may serve a purchase notice on the Council requiring them to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).

### **Positive and proactive engagement**

The National Planning Policy Framework requires local planning authorities to work with the applicant in a positive and proactive manner to resolve problems before the application is submitted and to foster the delivery of sustainable development. This requirement is met within Elmbridge through the availability of pre-application advice.

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### **Site notice**

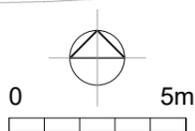
In the interests of protecting the character of the environment, please remove any planning notice that may have been displayed on the site of the application.

## Appendix 12.1

new two storey rear projecting element with pitched roof to match 61d leading to hip roof

new three storey rear projecting element with reduced party wall height & pitched hip roof behind parapet

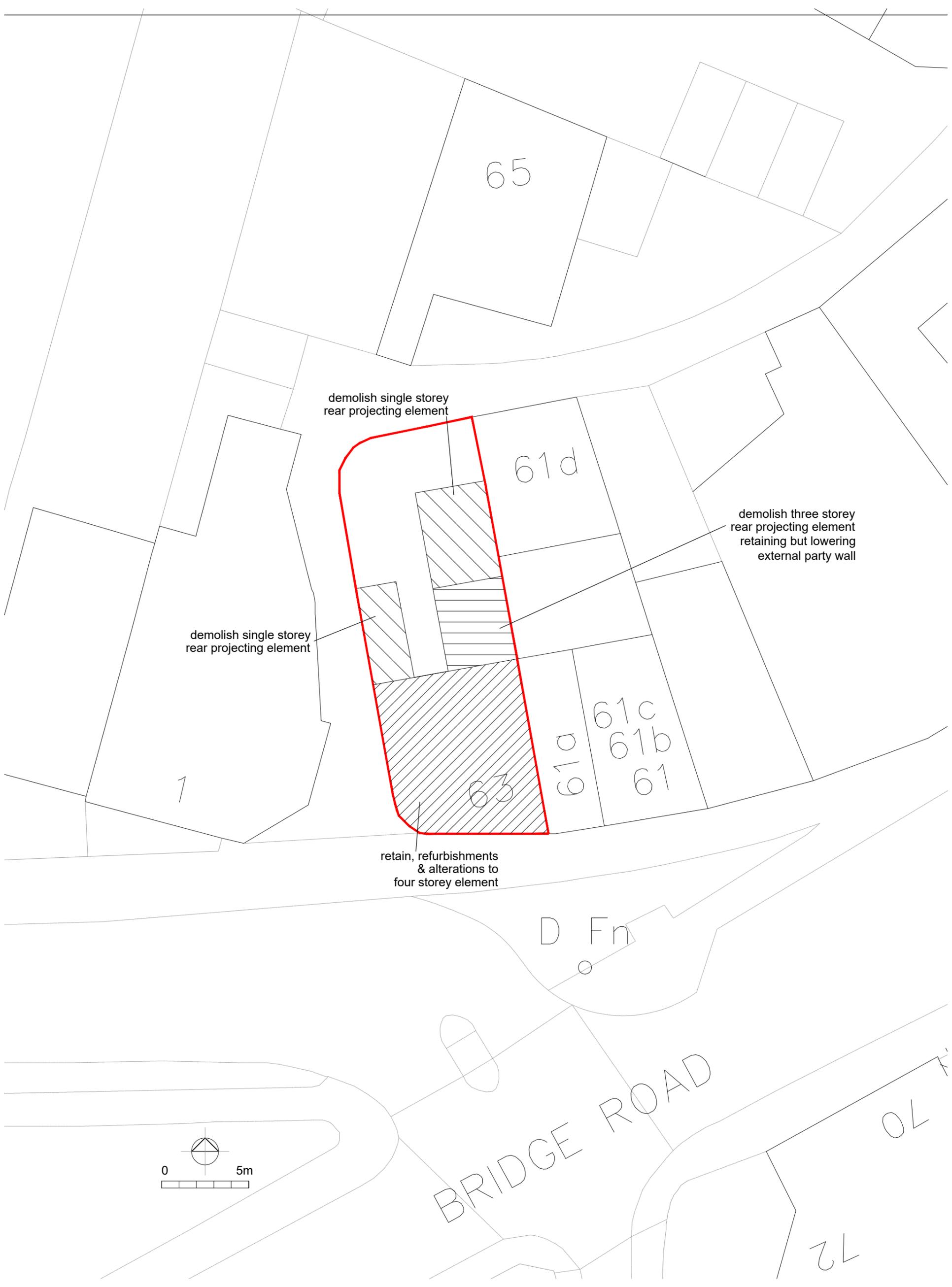
refurbish & alterations to four storey element including: conversion of ground & first from commercial to residential use; replacing single large dormer to rear with three small dormers; new window openings to side elevation; alterations to front facade; new roof terrace & bio-diverse planting



BRIDGE ROAD

Rev:	Date:	Description:			project: 63 Bridge Road East Molesey, KT8 9ER	drawing title: <b>Proposed Site Plan - 2</b>						
<b>PLANNING</b>			<small>Robin Hill Studio, Nutcombe Lane, Hindhead, Surrey GU26 6BP          T: +44 (0)1799479430          E: info@lindleyarchitects.com          W: www.lindleyarchitects.com</small>		job No: 22_020	date: Feb 2023	drawn: -	checked: -	approved: -	scale@A3: 1:200	revision: -	drawing No: P 22_002

© Lindley Architecture Ltd. Figured dimensions only are to be used. All dimensions to be checked onsite. Differences between drawings and between drawings and specification or bills of quantities to be reported to Lindley Architects. The copyright of the drawings and designs contained therein remains vested with Lindley Architects. Lindley Architects is the trading name of Lindley Architecture Ltd.



Rev:      Date:      Description:

**PLANNING**



**LINDLEY ARCHITECTS**

Robin Hill Studio, Nutcombe Lane, Hindhead, Surrey GU26 6BP  
 T: +44 (0)1799479430  
 E: info@lindleyarchitects.com  
 W: www.lindleyarchitects.com

project:  
 63 Bridge Road  
 East Molesey, KT8 9ER

drawing title:  
**Proposed Site Plan 1**

job No: 22_020	date: Feb 2023	drawn: -	checked:	approved:	scale@A3: 1:200	revision: -	drawing No: P 22_001
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## Appendix 12.2

Mr Matt Lindley  
Lindley Architects  
Robin Hill Studio  
Nutcombe Lane  
Hindhead  
Surrey  
GU26 6BP

Town and Country Planning Act 1990

**Grant of Planning Permission**

**Proposal:** Change of Use of ground floor from Office (E) to Residential (C3) with associated rear/side extensions to increase the number of flats from 3 flats to 8 flats, rear dormer windows and internal bin and cycle stores and alterations to fenestration following partial demolition of the existing rear projection.

**Applicant:** Taylored Design & Build Ltd

**Location:** 63 Bridge Road East Molesey Surrey KT8 9ER

The decision of Elmbridge Borough Council on the application registered as valid by the Council on 15/08/2023 and described above is to **Grant Permission** subject to the conditions (if any) set out below:

Conditions/Reasons

1 **Time limit (full application)**

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 51 of Part 4 of the Planning and Compulsory Purchase Act 2004.

2 **List of approved plans**

The development hereby permitted shall be carried out in strict accordance with the following list of approved plans:

Location Plan (1), Location Plan (2),  
P\_22\_001 Proposed Site Plan 1  
P\_22\_002 Proposed Site Plan 2  
P\_24\_001 Rev A Proposed Ground Floor Plan  
P\_24\_002 Proposed First Floor Plan  
P\_24\_003 Proposed Second Floor Plan  
P\_25\_001 Rev A Proposed Ground Plan - Uses  
P\_25\_002 Proposed First Plan - Uses  
P\_25\_003 Proposed Second Plan - Uses  
P\_27\_001 Proposed Section X  
Received on 15/08/2023 and

## Approval

Application No: 2023/2311

Type: Full Application

22\_020\_P\_27\_002\_ Existing and Proposed Section of Front Elevation Roof Level  
22\_020\_P\_24\_004A Proposed Third Floor Plan  
22\_020\_P\_24\_005 Rev B Proposed Roof Plan  
22\_020\_P\_25\_004A Proposed Third Floor Plan - Uses  
22\_020\_P\_25\_005B Proposed Roof Plan - Uses  
22\_020\_P\_26\_001B Proposed Bridge Road Elevation A  
22\_020\_P\_26\_002A Proposed Flank Party Wall Elevation B  
22\_020\_P\_26\_003 Rev A Proposed Mews Side Elevation C  
22\_020\_P\_26\_004B Proposed Mews Rear Elevation  
received on 19/10/2023.

Reason: To ensure that the development is carried out in a satisfactory manner.

### 3 **Materials - approved**

The development shall not be erected other than in the following materials;

- o Existing render and mouldings retained and redecorated
- o Yellow London stock brickwork to match existing with red quoins and detailing to integrate with bricks of 1 Wolsey Road
- o Slate roof
- o Lead dormer windows and flashing/trims/soakers
- o Timber sash windows with sub-cill
- o Timber hardwood door
- o Metal conservation roof lights
- o Metal conservation glazing.
- o Glazed balustrade and sliding roof hatch

or such other materials as have been approved in writing by the Borough Council.

Reason: To ensure that a satisfactory external appearance is achieved of the development in accordance with policy DM2 of the Elmbridge Development Management Plan.

### 4 **Obscure glazing**

Prior to the first occupation of the development hereby permitted the rooflight in flats 3 & 4 and the stairwell windows on the eastern elevation of the development hereby permitted shall be glazed with obscure glass that accords with level three obscurity as shown on the Pilkington textured glass privacy levels (other glass suppliers are available) and only openable above a height of 1.7m above the internal floor level of the room to which it serves. The window shall be permanently retained in that condition thereafter.

Reason: To preserve the reasonable privacy of neighbouring residents in accordance with policy DM2 of the Elmbridge Development Management Plan.

### 5 **Biodiversity mitigation**

The development shall be carried out in accordance with the conclusions and recommendations in the Ecological Impact Assessment report by Darwin Ecology dated July 2023, including any biodiversity enhancements listed in section 7.

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Type: Full Application

Reason: In the interest of preserving and enhancing protected species and biodiversity in compliance with policy DM21 of the Elmbridge Development Management Plan and the National Planning Policy Framework.

### 6 **External lighting scheme**

No external lighting shall be erected unless and until a scheme to detail the lighting has first been submitted to and approved in writing by the Council. The scheme shall thereafter be implemented strictly in accordance with the approved details and retained as such.

Reason: In order to ensure the preservation of protected species in accordance with Policy CS15 of the Core Strategy 2011, Policy DM21 of the Development Management Plan 2015 and the National Planning Policy Framework 2023.

### 7 **Cycle parking**

The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for cycles to be parked. Thereafter the cycle parking areas shall be retained and maintained for their designated purposes.

Reason: The condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users and in order to meet the objectives of the NPPF (2023), and to satisfy policy CS25 of the Elmbridge Core Strategy (2011), and policy DM7 of the Elmbridge Development Management Plan (2015).

### 8 **Insulation - Residential to residential**

Prior to the commencement of any development, a detailed scheme shall be submitted to, and approved in writing by, the Local Planning Authority setting out how the construction of the separating walls, floors, ceiling between the residential dwelling and any other residential dwelling shall exceed an airborne sound insulation value of 55 dB DnT,w+Ctr (i.e. 10 dB above the minimum standard required by the Building Regulations Doc E).

The scheme approved by the Local Planning Authority shall be fully implemented in accordance with the approved details, before the use hereby permitted, commences. The works and scheme shall thereafter be retained, in accordance with the approved details.

A suitably qualified person shall carry out post-completion testing to ensure that the above sound insulation value has been achieved. The results of the assessment shall be submitted in writing to the Local Planning Authority.

Reason: To avoid adverse impacts on health and quality of life from noise in accordance with paragraph 185 of the National Planning Policy Framework and the Noise Policy Statement for England 2010.

### 9 **Noise Insulation to Buildings**

Prior to the commencement of any development hereby permitted, a scheme to demonstrate that the external noise levels within the curtilage and internally of the residential units will conform to the "design criteria for external noise"

Preferred guideline value of:

Outdoor Amenity Space 50 dB LAeq,16hr 0700 - 2300

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Type: Full Application

Bedrooms 30 dB LAeq,8hr 2300 - 0700

35 dB L Aeq,16hr 0700 - 2300

>15 events of

?45 dB LAmax,1hr (fast) 2300 - 0700

Living Rooms 35 dB LAeq,16hr 0700 - 2300

as specified within BS8233:2014, Guidance on Sound Insulation and Noise Reduction for Buildings. The scheme shall be submitted to and approved in writing by the Local Planning Authority.

The work specified in the approved scheme shall then be carried out in accordance with the approved details prior to the occupation of the premises and be retained thereafter.

Reason: To avoid adverse impacts on health and quality of life from noise in accordance with paragraph 185 of the National Planning Policy Framework and the Noise Policy Statement for England

Informative(s): (if applicable)

- 1 **Community Infrastructure Levy (CIL)**  
The development permitted is subject to a CIL liability for which a Liability Notice will be issued as soon as practical after the day on which planning permission first permits development.

To avoid breaching the CIL regulations and the potential financial penalties involved, it is essential a prior commencement notice be submitted. The notice is available at [planningportal.co.uk/cil](http://planningportal.co.uk/cil)

For the avoidance of doubt commencement of demolition of existing structure(s) covering any part of the footprint of the proposed structure(s) would be considered as commencement for the purpose of the CIL regulations.

- 2 **Control of noise and pollution during building works**  
You are advised that the council will expect the following measures to be taken during building operations to control noise and pollution:

Hours of Work

Work which is audible beyond the site boundary shall only be carried out between 8.00 am to 6.00 pm Monday to Friday, 8.00 am to 1.00 pm Saturday and not at all on Sundays or Bank Holidays.

Plant

The quietest available items of plant and machinery shall be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels.

Deliveries

Deliveries shall only be received within the hours detailed above.

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### Dust

Adequate steps shall be taken to prevent dust causing nuisance beyond the site boundary. These could include the use of hoses to damp down stockpiles of materials which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes.

### Bonfires

There shall be no burning on site.

## **3 Highways**

The applicant is expected to ensure the safe operation of all construction traffic in order to prevent unnecessary disturbance obstruction and inconvenience to other highway users. Care should be taken to ensure that the waiting, parking, loading and unloading of construction vehicles does not hinder the free flow of any carriageway, footway, bridleway, footpath, cycle route, right of way or private driveway or entrance. Where repeated problems occur the Highway Authority may use available powers under the terms of the Highways Act 1980 to ensure the safe operation of the highway.

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).

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

The permission hereby granted shall not be construed as authority to carry out any works on the highway

## **4 Bats**

All species of bat found in the UK are protected under the Wildlife and Countryside Act 1981 (as amended) and under the Conservation of Species & Habitats Regulations 2010. Together this legislation makes it an offence to kill, capture or disturb the animal, or to damage or destroy a breeding site or resting place of such an animal.

Therefore, in the event that bats or signs of bats are encountered during the development, works should be stopped immediately and advice sought from a qualified bat specialist.

## **5 Birds**

Under the Wildlife and Countryside Act 1981 (as amended), wild bird nests and eggs are protected from damage or destruction whilst in use or under construction; birds listed on Schedule 1 of the Act receive additional protection from disturbance.

If the proposed development involves the removal of dense shrubbery, trees and/or hedges, we recommend that this is undertaken outside the main bird nesting season (March to August inclusive), to avoid adverse effects on nesting wild birds.

## **6 No encroachment**

This permission confers no authority for any part of the development including foundations or guttering to encroach upon the adjoining property.

**Approval**

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Please read the important notes attached.

A handwritten signature in black ink, appearing to read 'S. K. Parkes', with a long horizontal flourish extending to the right.

Suzanne Parkes  
Head of Planning and Environmental Health

Date: 24 November 2023

## **Approval**

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### **Important notes**

#### **Approval of details reserved by conditions**

Attention is drawn to the conditions that have been attached to the planning permission together with the reason for their imposition. Particular attention is drawn to those conditions that require the submission of further information to the local planning authority and its approval of such further information before building works commence. In the case of a reserved matters approval you must also take account of the conditions imposed on the outline permission.

#### **Appeals to the Secretary of State**

If you are aggrieved by a decision to refuse permission or to grant it subject to conditions you can appeal to the Planning Inspectorate. Appeals can be made using a form which you can get online at: [gov.uk/planning-inspectorate](http://gov.uk/planning-inspectorate). If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

Appeals must be made on the correct form relating to the type of application you submitted. Information provided as part of the appeal process will be published online. Only the applicant has the right of appeal. In some circumstances the Planning Inspectorate may refuse to consider an appeal.

- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- If this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If you want to appeal against your local planning authority's decision and it doesn't fall into any of the above categories, then you must do so within 6 months of the date of this notice.
- The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed

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development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Secretary of State.
- If you intend to submit an appeal that you would like examined by inquiry, then you must notify the local planning authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are at: [gov.uk/planning-inspectorate](http://gov.uk/planning-inspectorate)

### **Purchase notices**

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council requiring them to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).

### **Positive and proactive engagement**

The National Planning Policy Framework requires local planning authorities to work with the applicant in a positive and proactive manner to resolve problems before the application is submitted and to foster the delivery of sustainable development. This requirement is met within Elmbridge through the availability of pre-application advice.

### **Local Plan**

The above decision makes reference to the Core Strategy and the Development Management Plan. Should you wish to read the wording and content of any of these policies, the documents can be viewed online at: [elmbridge.gov.uk/planningpolicy](http://elmbridge.gov.uk/planningpolicy)

### **Site notice**

In the interests of protecting the character of the environment, please remove any planning notice that may have been displayed on the site of the application.

## Appendix 13

## Appendix 13.1 – St Georges Business Park – Site Layout for 2023/2167, 2023/2169 and 2023/2170)

Council ref 2023/2169; PINS ref APP/K3605/W/23/3336023 - St. George's Gardens South (shown in red below)

Council ref 2023/2170; PINs ref APP/K3605/W/23/3336025 - St. George's Gardens North (shown in blue below)

Council ref 2023/2167; PINS ref APP/K3605/W/23/3336027 - St. George's Gardens Terraces (shown in yellow below)



- St George's Gardens South (currently Blocks A and B)
- St George's Gardens North (currently Blocks D and E)
- St George's Gardens Terraces

**Appendix 14 – Permissions granted since 1<sup>st</sup> April 2023 for 1-4 units**

2022/3367	5 Central Avenue West Molesey Surrey KT8 2QX	2	0
2023/2327	133A Hersham Road Walton-On-Thames Surrey KT12 1RW	1	0
2023/1659	85 High Street Esher Surrey KT10 9QA	2	0
2023/0655	80 Upper Farm Road West Molesey Surrey KT8 2QU	1	0
2023/1884	28 Green Lane Hersham Walton-On- Thames Surrey KT12 5HD	1	0
2023/2526	13 Sidney Road Walton-On-Thames Surrey KT12 2NA	1	0
2023/0787	1A Locke King Road Weybridge Surrey KT13 0SY	2	0
2023/1043	6 Pine Grove Weybridge Surrey KT13 9AX	4	0
2021/2350	44 Octagon Road Whiteley Village Hersham Walton-On- Thames Surrey KT12 4EA	1	0
2023/2417	30 Monument Green Weybridge Surrey KT13 8QW	1	0
2023/1139	Thames Lodge 129 Thorkhill Road Thames Ditton Surrey KT7 0UN	1	0
2023/1792	Land West Of, 18 Riverside Road Hersham Walton-On- Thames Surrey KT12 4PE	1	0
2023/2361	6 Baker Street Weybridge Surrey KT13 8AU	1	0
2022/2378	5 Bridge Road East Molesey Surrey KT8 9EU	2	0

2023/1871	Flat 96 Terrace Road Walton-On-Thames Surrey KT12 2DT	1	0
2022/1215	71 A High Street Walton-on-Thames Surrey KT12 1DN	1	0
2023/1184	49 and 50 High Street Oxshott Leatherhead Surrey KT22 0JP	3	0
2021/3771	Hartington House Cavendish Road Weybridge KT13 0JX	1	0
2022/2816	Land to the East of 40 Oatlands Chase Weybridge KT13 9RT	1	0
2022/3724	Land Southwest of Grace Land Molemer Road East Molesey KT8 9NH	1	0
2023/1124	516 Walton Road West Molesey KT8 2QF	4	0
2023/1241	K A D House Portsmouth Road Esher KT10 9AD	1	0
2023/0807	Bridge House 72 Bridge Road East Molesey KT8 9HF	1	0
2022/1672	Holly Lodge 68 Stoke Road Stoke D'Abernon Cobham KT11 3PX	1	0
2023/1242	25-27 High Street Esher Surrey KT10 9RL	1	0
2022/1260	27 High Street Thames Ditton KT7 0SD	1	0
2021/1690	52 Manor Road South Esher KT10 0QQ	2	0
2023/0647	35 Onslow Road Hersham Walton-On- Thames Surrey KT12 5BA	1	0
2022/3554	91 Manor Road North Esher Surrey KT10 0AB	1	0
		Total: 42	

Appendix 15 – Response to Housing Data FOI

1. The total number of households on the Council's Housing Register at 31 March 2023.

2306 – Source Appellant's SOCG DLUHC Live Table 600

2. The average waiting times at 31 March 2023 for the following types of affordable property across the Authority:
  - a. 1-bed affordable dwelling; 17 months
  - b. 2-bed affordable dwelling; 10 months
  - c. 3-bed affordable dwelling; and 11 months
  - d. A 4+ bed affordable dwelling. 14 months

This is based on historical data and does not reflect what the actual waiting time will be now or in the future as these outcomes are based on a plethora of factors for instance decreasing supply of available stock and increased demand for social housing

3. The average waiting times at 31 March 2022 for the following types of affordable property across the Authority:
  - a. 1-bed affordable dwelling; 12 months
  - b. 2-bed affordable dwelling; 13 months
  - c. 3-bed affordable dwelling; and 11 months
  - d. A 4+ bed affordable dwelling. 8 years

This is based on historical data and does not reflect what the actual waiting time will be now or in the futures as these outcomes are based on a plethora of factors for instance decreasing supply of available stock and increased demand for social housing

4. The total number of households on the Council's Housing Register at 31 March 2023 specifying the following locations as their preferred choice of location:

Location	Household Preferences (31 March 2023)
Claygate Civil Parish	812

Data not filterable by Parish so will require more time for the LPA to provide.

5. The number of properties advertised, and the average number of bids per property over the 2022/23 monitoring period for the following types of affordable property in the locations listed below:

Type of affordable property	Claygate Civil Parish	
	Number of properties advertised	Average Bids per Property
1-bed affordable dwelling	51	50.6
2-bed affordable dwelling	31	60.5
3-bed affordable dwelling	4	29
4+ bed affordable dwelling	0	n/a

6. Any changes the Council has made to its Housing Register Allocations Policy since 2011 including:

- The date they occurred;
- What they entailed; and
- Copies of the respective documents

This information is not readily available and will require more time for the LPA to provide.

### Social Housing Stock

7. The total number of social housing dwelling stock at 31 March 2023 in the following locations:

Location	Total Social Housing Stock (31 March 2023)
Claygate Civil Parish	

The Council does not hold this information. I would recommend that you look at the results of the 2021 Census – looking at tenure by ward level.

### Social Housing Lettings

8. The number of social housing lettings in the period between 1 April 2021 and 31 March 2022; and between 1 April 2022 and 31 March 2023 in the following locations:

Location	Social Housing Lettings	
	1 April 2021 to 31 March 2022	1 April 2022 to 31 March 2023
Claygate Civil Parish	2	0

This relates to EBC nominations only. The Council does not hold data on all social lettings.

### Temporary Accommodation

9. The number of households on the Housing Register housed in temporary accommodation within and outside the Elmbridge Borough Council region on the following dates:

Households in Temporary Accommodation	31 March 2022	31 March 2023
Households Housed within Elmbridge Borough Council	40	57
Households Housed outside Elmbridge Borough Council	33	44
Total Households	73	101

10. The amount of money spent on temporary accommodation per household within the Elmbridge Borough Council region over the following periods:

- 1 April 2022 to 31 March 2023.

This information is not readily available and will require more time for the LPA to provide.

11. The amount of money spent on temporary accommodation per household outside the Elmbridge Borough Council region over the following periods:

- 1 April 2022 to 31 March 2023.

This information is not readily available and will require more time for the LPA to provide.

## Housing Completions

12. The number of NET housing completions in the Elmbridge Borough Council region broken down on a per annum basis for the period between 2000/01 and 2022/23.

00/01	Not available	
01/02	384	
02/03	288	
03/04	416	
04/05	336	
05/06	362	
06/07	450	
07/08	718	
08/09	327	
09/10	201	
10/11	355	
11/12	300	333
12/13	264	292
13/14	257	287
14/15	273	286
15/16	240	276
16/17	267	303
17/18	231	159
18/19	353	463
19/20	396	432
20/21	302	346
21/22	768	768
22/23	236	240
	Source: LPA Annual Monitoring Reports	Source: SOCG DLUHC Open Data

The LPA monitoring reports do not have figures for 2000/01.

13. The number of NET affordable housing completions in the Elmbridge Borough Council region broken down on a per annum basis for the period between 2000/01 and 2022/23.

00/01	Not available	
01/02	Not available	
02/03	Not available	
03/04	Not available	
04/05	73	
05/06	75	
06/07	44	
07/08	55	

08/09	51	
09/10	28	
10/11	183	
11/12	70	67
12/13	36	34
13/14	67	125
14/15	104	115
15/16	78	40
16/17	4	40
17/18	73	61
18/19	57	26
19/20	126	100
20/21	45	128
21/22	111	1
22/23	13	8
	Source: LPA Annual Monitoring Reports	Source: SOCG DLUHC Open Data

Figures for affordable housing delivery are gross, not net.

We do not hold Annual Monitoring Reports earlier than 204/05.

14. The number of NET housing completions in Claygate Civil Parish broken down on a per annum basis for the period between 2000/01 and 2022/23.

00/01	
01/02	
02/03	
03/04	
04/05	
05/06	
06/07	
07/08	
08/09	
09/10	
10/11	
11/12	
12/13	
13/14	
14/15	
15/16	
16/17	
17/18	
18/19	
19/20	
20/21	
21/22	
22/23	

This data is not available annually. The AMR 2022/23 states that there were 69 completions in Claygate between 2011-23. Additional time is required to identify the source of this data.

15. The number of NET affordable housing completions in Claygate Civil Parish broken down on a per annum basis for the period between 2000/01 and 2022/23.

00/01	
01/02	
02/03	
03/04	
04/05	
05/06	
06/07	
07/08	
08/09	
09/10	
10/11	
11/12	
12/13	
13/14	
14/15	
15/16	
16/17	
17/18	
18/19	
19/20	
20/21	
21/22	
22/23	

This information is not readily available and will require additional time to identify.