

Application Number and Registration Date	MO/2018/1781 (Detailed) 15-Oct-2018
Applicant	Mr & Mrs Stewart
Case Officer	David Webb
Amendments /amplifications	
Committee Date	5 June 2019
Ward(s)	Charlwood
Proposal	Demolition of outbuildings and erection of 3 No. dwellings together with landscaping and other associated works.
Site Description	Hookwood House, Reigate Road, Hookwood, Horley, Surrey, RH6 0HU

RECOMMENDATION: Approve subject to conditions

Summary

The application site is located on the eastern side of Reigate Road, Hookwood, which is within the Metropolitan Green Belt. The site currently consists of a long standing commercial livery with stables, storage and sand school buildings.

Permission is sought for the erection of 3no detached three bedroom dwellings utilising the same access road following the demolition of the existing buildings. The principle of the replacement buildings is acceptable in Green Belt terms and would represent a reduction in development on the site.

The designs of the dwellings were amended during the course of the application to respond to heritage concerns from MVDC's Historic Environment Officer. The amendments have been reviewed and are now are considered to respect the history of the site and the listed heritage asset.

The site is within flood zones 2 and 3 however the Environment Agency has confirmed that the measures proposed as part of the development would reduce the risk of flooding on the site and surrounding the site with the use of flood water storage.

Conditions are recommended regarding ecology that cover a mitigation and enhancement plan, external lighting plan and precautionary working methods to protect ecologically sensitive species during the development.

1. Development Plan

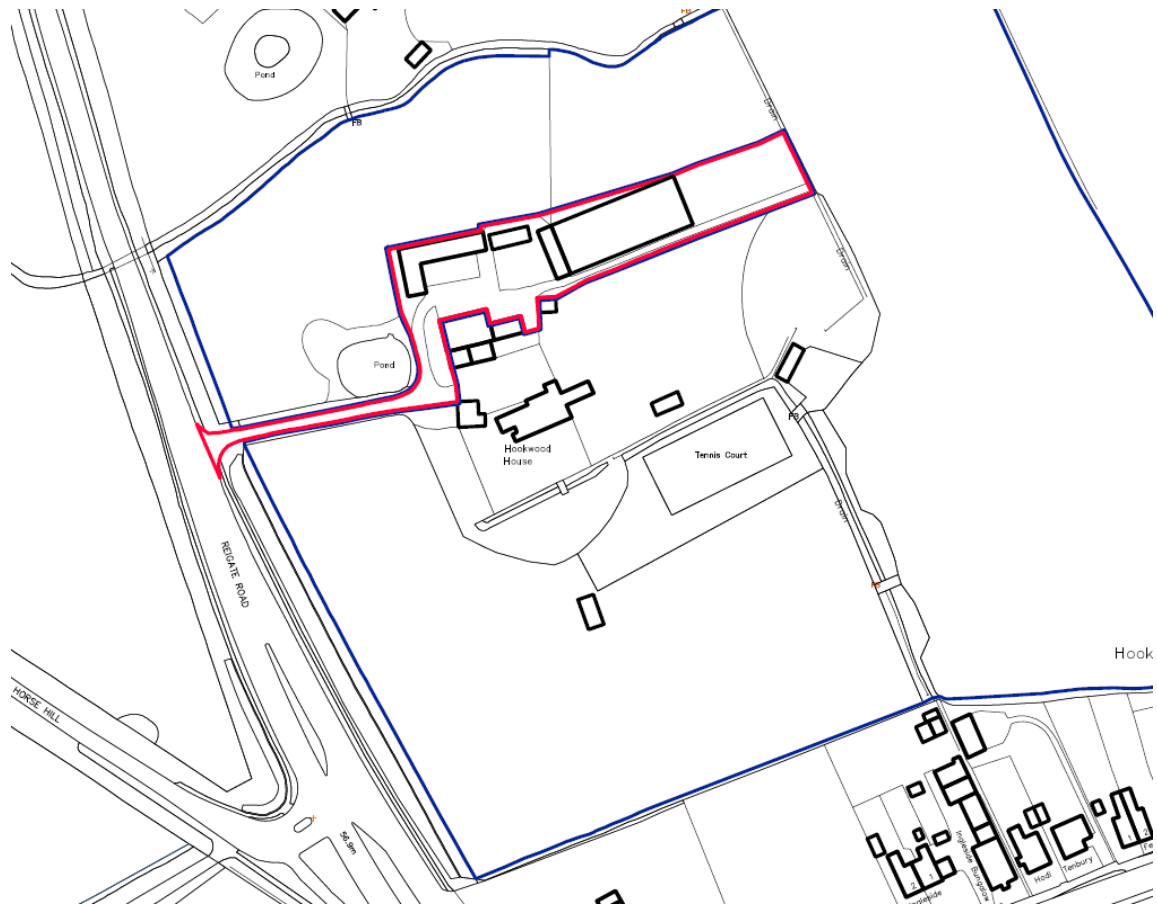
- 1.1. Metropolitan Green Belt
- 1.2. Flood zones 2 and 3

2. Relevant Planning History

DHR/65/133	Erection of building of 3,750 sq ft floor area	Approved 1965-04-30
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3. Description of Development

- 3.1. The application site is designated as being within the Metropolitan Green Belt. It is situated to the east of Reigate Road, close to the junctions of Horse Hill and Mill Lane. The application site is located to the north of the existing residential dwelling, Hookwood House, a timber framed Grade II listed building.
- 3.2. The application site is currently part of a commercial livery comprising stables, tack room, storage, office and indoor sand school. Whilst there is no planning history for the use it is accepted that this is the lawful use of the site given the appearance of the buildings which are clearly equestrian, the letters of representations objecting to the development which state it is an established livery site for 12 horse owners, the above 1965 planning application for the building housing the sand school. Furthermore, Council aerial photography clearly show equestrian use of the site with horse jumps and horse boxes on the site for more than 20 years.



3.3. The current application seeks permission to demolish the current livery buildings to erect 3no three bedroom dwellings.

4. Consultations

4.1. **SCC Highways** – No objection subject to two conditions requiring the vehicles being able to enter, turn around an exit in forward gear and for the installation of fast charging sockets for each dwelling. (See Conditions 17 and 18)

4.2. **Environment Agency** – No objection subject to a condition requiring the development to be carried out in accordance with the submitted flood risk assessment. (See Condition 13)

4.3. **Historic Environment Officer** –

“I have no objection to this application, which follows a lengthy period of pre-app, discussions and negotiation. The scheme has been revised several times to address concerns over the design, scale and configuration of the proposed dwellings and is now considered to have reached the point where the impact on the setting of the nearby listed buildings is acceptable.

Hookwood House is a 2.5 storey, timber-framed C 17th former farmhouse, partly refaced with red brick/hung tiles and with a clay tiled roof. An C 18th brick garden wall, piers and iron gate are attached to the house and also covered by the listing. To the north of the house, across a yard, is a small, C 18th red brick stable building with clay tiled gabled roof and, beyond this, a larger weatherboarded building with a further modern singled storey brick and tiled building enclosing the north side of the yard. The east side of the yard is bounded by mature trees. These outbuildings and trees are to be retained and

largely screen views of a further range of modern stables and a large outbuilding to the northeast, which are proposed to be replaced by the development.

The revised proposed development comprises three, detached, 1.5 storey dwellings arranged along the strip of land to the north and northeast of the retained outbuildings and listed stable. Each has been simplified to an L-plan, with garages incorporated into a single storey element. Roofs are gabled and now much simpler, with unbroken eaves and with dormers removed from inward (south and west) elevations and reduced in number on the other elevations. Where conservation rooflights are proposed, these have been reduced in number and size and arranged to minimise clutter. Walls are now largely clad in horizontal weatherboarded on a brick plinth with some exposed brick to gable ends, with timber casement windows within first storey segmental arched openings. Chimneys are omitted and replaced with flue pipes. These revisions more successfully avoid the overtly domestic character that troubled the previous schemes, the character now more closely reflecting the agricultural setting of this former farmstead. Externally the landscaping has been simplified, replacing the overly domestic box hedge boundary treatment with post/rail fencing and the existing concrete access track is to be surfaced with bounded gravel.

I still have some reservations over the impact of this development on the setting of the listed buildings, but the revisions that have been made have reduced the impact to a low level, which is further mitigated by the retained outbuildings and trees enclosing the yard to the north of the house. This low level of harm is considered to be outweighed by the additional dwellings provided by the scheme.

Recommended Conditions

I suggest we condition: (Conditions 3, 5 and 12)

- External materials (standard condition);*
- Window and door joinery;*
- Landscape plan to confirm and approve details of boundary treatment, planting (new and retained) and access track/parking surfaces”*

- 4.4. **Surrey County Council Archaeology** – No objection subject to a planning condition requiring the implementation of a programme of archaeological work (Condition 10)
- 4.5. **MVDC Waste management** – *“Residents would need to present their bins kerbside, at the end of the drive, just outside the entrance gate.”*
- 4.6. **NATS Safeguarding** - *The proposed development has been examined from a technical safeguarding aspect and does not conflict with our safeguarding criteria. Accordingly, NATS (En Route) Public Limited Company (“NERL”) has no safeguarding objection to the proposal.*

However, please be aware that this response applies specifically to the above consultation and only reflects the position of NATS (that is responsible for the management of en route air traffic) based on the information supplied at the time of this application. This letter does not provide any indication of the position of any other party, whether they be an airport, airspace user or otherwise. It remains your responsibility to ensure that all the appropriate consultees are properly consulted.

- 4.7. **Surrey Wildlife Trust** – No objection to the development but have stated that the development is likely to require a EPS Licence from Natural England due to the need for Great Crested Newt exclusion fencing during the development of the site. The Trust

have also recommended that any external lighting comply with the recommendations of the Bat Conservation Trusts document entitled "Bats and Lighting in the UK – Bats and The Built Environment Series" (Condition re lighting scheme no.14)

4.8. **Thames Water - No Objection**

5. **Representations**

5.1. 7 representations were received (one proforma email with 6 separate address attached to it) and one additional email raising the following summarised concerns:

- Green Belt precedent

Officer comment: This would not create a precedent as each application is assessed on its own merits.

- Current stables well-established recreation facility who will be dispersed to other stables

Officer comment: this is a private matter between the owner of the land and the owners of the horses stabled at the site currently which is not a Planning matter. There are no policies resisting the loss of this type of facility.

- No need for the housing as 2000 homes are being built nearby in Westvale Estate.

Officer comment: The Westvale Estate is not within Mole Valley

- Parts of the site flood

Officer comment: The Environment Agency have confirmed that subject to conditions the development would reduce risk of flooding to the proposed development and flooding elsewhere with compensatory storage of flood water.

6. **Main Planning Policies**

6.1. **Government Guidance**

National Planning Policy Framework

Section 2: Achieving sustainable development.

Section 5: Delivering a sufficient supply of homes

Section 11: Making effective use of land

Section 12: Achieving well-designed places

Section 13: Protecting Green Belt land

Section 14: Meeting the challenge of climate change, flooding and coastal change

Section 16: Conserving and enhancing the historic environment

6.2. **Mole Valley Core Strategy**

CS14 – Townscape, Urban Design and the Historic Environment

CS 19 - Sustainable Construction, Renewable Energy and Energy Conservation

CS20 - Flood Risk Management

6.3. **Mole Valley Local Plan**

ENV22 – General Development Control Criteria

ENV23 – Respect for setting

ENV24 – Density of Development and Space about buildings
ENV43 – Alterations and additions to listed buildings

7. Main Planning Issues

7.1. The main planning issues for consideration in this application are the principle of the development, the impact upon the setting of the neighbouring listed building (Hookwood House), the effect on the character of the area, the impact on the amenities of neighbouring properties, impacts upon highways and parking and impacts on ecology.

7.2. Principle

7.3. Policies CS1 and CS2 advise that new development will be directed towards previously developed land within the built up areas of Leatherhead, Dorking, Bookham, Fetcham and Ashted. The site lies outside of these built-up areas and outside of a the village boundary of Hookwood, however it is considered to be within reasonable distance of a supermarket in Hookwood and the centre of Horley is approximately 1.8 miles to the south-west with Horley Railway station and other local amenities. The development would also increase footfall in the local shops and other outlets. This element would be consistent with the social and economic role of sustainable development referred to within the Framework and attracts some weight.

7.4. In assessing the benefits, the proposals would contribute three residential units to the housing market and the District's wider housing supply and each would contain 3 bedrooms which are particularly sought by Core Strategy Policy CS3.

7.5. At the heart of the NPPF is a presumption in favour of sustainable development. Paragraph 11 states that, in terms of the decision-making process, this means approving development proposals that accord with the development plan without delay, and, where the development plan is absent, silent or relevant policies are out date, granting permission unless:

i. the application of policies in the Framework that protect areas or assets of particular importance; provides a strong reason for restricting the overall scale, type or distribution of development in the plan area;

Such areas include land designed as Green Belts, an Area of Outstanding Natural Beauty, and Conservation Areas (This does not apply in this case). Or designated heritage assets; or

ii. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole.

7.6. The Council can currently only demonstrate 2.17 years of Housing Land Supply. However the 'tilted balance' in paragraph 11 does not apply due to the sites location in the Green Belt.

Green Belt

Development in the Green Belt is inappropriate unless it falls into one of the categories set out in paragraph 145 of the National Planning Policy Framework (NPPF), namely (inter-alia):

- limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
 - not have a greater impact on the openness of the Green Belt than the existing development; or
 - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

7.7. Previously Developed Land is defined in the Glossary of the NPPF as being:

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

7.8. The application site is considered to be previously developed as they are stable buildings and a sand school building used in associated with the livery yard. Therefore the use of the land was not last in agricultural use.

7.9. Government therefore accepts that redevelopment of previously developed land is not inappropriate development in the Green Belt so long as the proposal does not have a greater impact on the openness of the Green Belt.

7.10. The below table illustrates the extent of the proposals compared to the existing buildings on the site:

	Footprint	Percentage change	Volume	Percentage change
Existing buildings	817m ²		3708m ³	
Proposed buildings	447m ²	- 45 %	2420m ³	- 31%

7.11. It can be seen from above therefore, that the proposed dwellings would represent a reduction in built form. In addition, the proposal would reduce the amount of hardstanding from 2683m² to 2062m² (23% decrease) as a result of introducing gardens and landscaping to the site. It is recommended that Permitted Development rights are removed for hardstanding to ensure that openness of the Green Belt is maintained (see condition 8).

7.12. The above reductions also need to be balanced against the visual openness of the Green Belt. The proposed buildings would have increased ridge heights over the existing buildings (approximately 1.2 metres taller than the tallest existing building). However the increased heights are considered to result in an improvement in the appearance of the proposed buildings in heritage impact terms (covered below in the report).

- 7.13. Overall, in terms of Green Belt, the proposal is considered to fall within the final bullet point of para 145 and would not result in a greater impact on the openness of the Green Belt than the existing development. The proposal is therefore not an example of inappropriate development in the Green Belt and therefore does not require further justification in this respect.

Flooding

- 7.14. The majority of the site is within flood zones 2 and 3. The application was submitted with a flood risk assessment with mitigation measures for the development including a minimum finished floor level above Ordnance Datum and a level-for-level compensation providing a higher volume of storage than the volume lost by the new development.
- 7.15. The Environment Agency were consulted on the proposal and have no objections subject to a condition covering the implementation of the above mitigation measures.

The impact upon the neighbouring listed building

- 7.16. Paragraph 127 of the NPPF states that planning policies and decisions should ensure the developments, inter alia: (a) will function well and add to the overall quality of an area, not just for the short term but over the lifetime of the development; (b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; (c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- 7.17. Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 provides that in considering whether to grant permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. As a consequence the desirability of preservation must be given considerable importance and weight in the decision making process.
- 7.18. Paragraph 190 of the NPPF states “Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal”.
- 7.19. Paragraph 193 of the NPPF states “When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance”.
- 7.20. Paragraph 196 of the NPPF states “Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use”.
- 7.21. In this case the Heritage Asset is the adjacent grade II listed Hookwood House (shown below outlined in red in Figure 1) and its curtilage listed outbuildings.

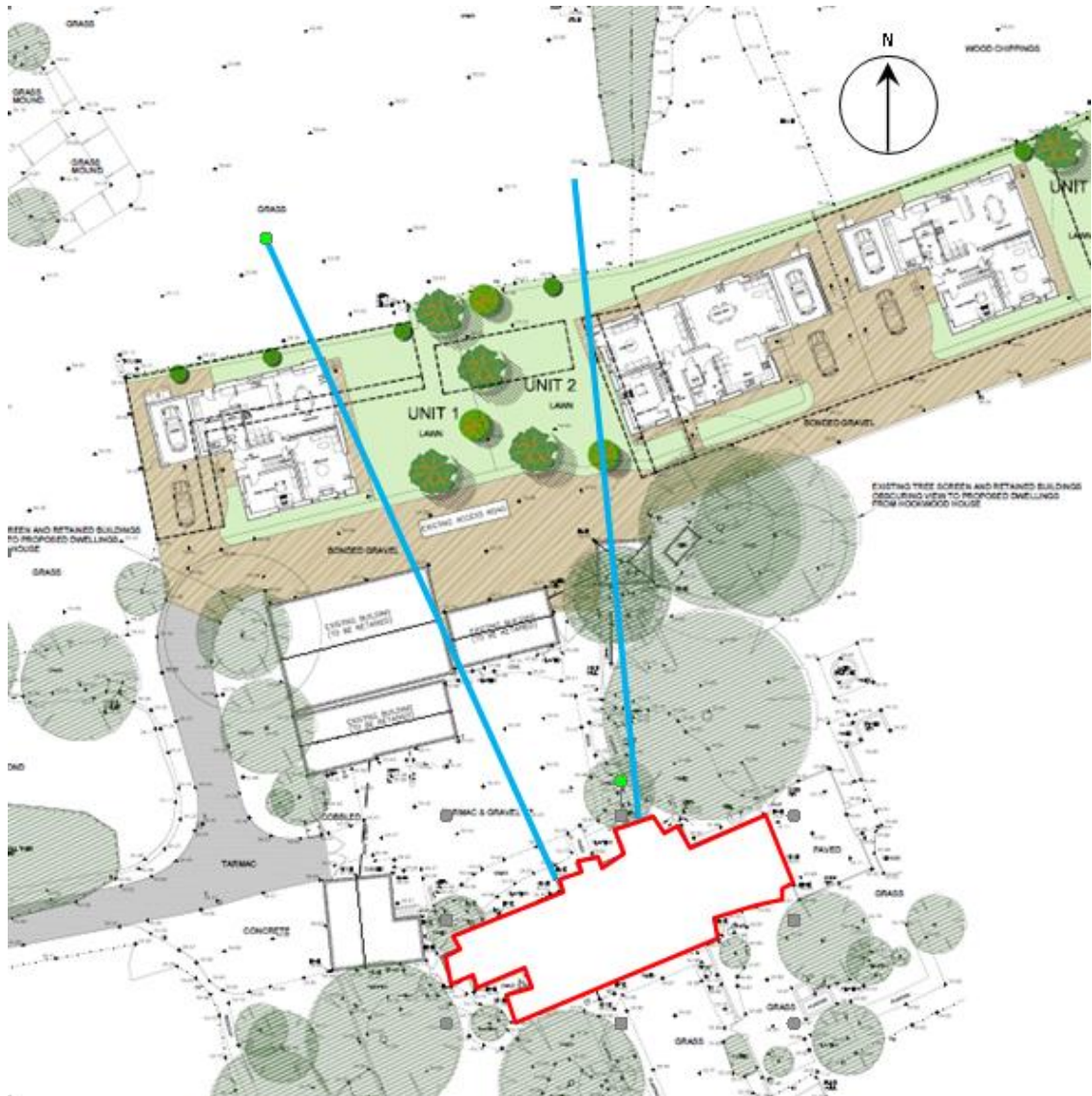


Figure 1 - Open vista from Hookwood House

7.22. The development has been designed with an open vista between units 1 and 2 for views out from Hookwood House to protect the heritage asset's setting (highlighted in blue in Figure 1).

7.23. The proposed dwellings (shown below) have been designed to look like converted agricultural buildings. The dashed line through the roofs of the below image represents the outline of one of the buildings to be replaced.



Figure 2 - front elevations of units 2 and 3



Figure 3 - side elevation of units 1 and 3

7.24. The local authority Historic Environment Officer indicated that the proposal would cause *less than substantial harm* to the setting of Hookwood House.

7.25. Where a development proposal will lead to *less than substantial harm* to the significance of a designated heritage asset, the NPPF indicates that this harm should be weighed against the public benefits of the proposal

7.26. The scheme would provide the following benefits:

- Remove buildings directly in front of the principal elevation of the listed building, creating an open vista
- Create buildings which have a higher design quality than the current stable buildings
- Create 3no dwellings for the Districts housing need
- Create 3no. three bedroom units which are particularly sought by the Development Plan

7.27. There are a number of public benefits which would be provided by the proposal, in particular improving the character and visual amenities of the site and building much needed dwellings. It is considered that these public benefits would outweigh the harm that the proposal would cause. Mole Valley's Historic Environment Officer now raises no heritage objection to the development (full comments above in para 4.3). The proposal therefore complies with policies ENV43 and the advice contained within the Framework (Section 16).

The impact upon the character of the area

- 7.28. Paragraph 127 of the Framework states (inter-alia), that developments should function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, are sympathetic to local character and history, establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live.
- 7.29. Mole Valley Core Strategy policy CS14 advises that all new development must respect and enhance the character of the area in which it is proposed whilst making the best possible use of the land available.
- 7.30. Mole Valley Local Plan policy ENV22, General Development Control Criteria sets out seven general criteria for sound development control practice. Criterion 1 requires that development should be appropriate to the site in terms of its scale, form and appearance. Criterion 2 requires that the proposal does not significantly harm the amenities of neighbouring occupiers by reason of overlooking or its overshadowing or overpowering effect. Criterion 3 requires that development should respect the character and appearance of the locality
- 7.31. Mole Valley Local Plan policy ENV23, Respect for Setting requires that development should take account of the scale, character, bulk and proportions of the surrounding built environment, and that it should not comprise overdevelopment in relation to the size of the plot and/or surrounding developments. Criterion 3 requires that new development has regard to established townscape features, including the space around buildings.
- 7.32. Mole Valley Local Plan policy ENV24 advises that development will not be permitted where it would result in a cramped appearance having regard to the general spacing around buildings in the locality.
- 7.33. As stated previously, the proposed dwellings would replace existing buildings on the site, the replacement buildings have a reduced volume overall and the proposals introduce an open vista through the site. The separation distances are comparable to those between Hookwood House and its outbuildings and are considered acceptable. Furthermore, the appearance of the dwellings have been amended to respect and harmonise with their semi-rural surroundings and to give the overall appearance of a farmstead adjoining Hookwood House. It is considered that combined, these factors create a more open site which would be suitable for the setting.
- 7.34. As a result it is considered that the proposal would not materially harm the character and amenities of the area and comply with Local Plan Policies ENV22, ENV23 and ENV24, policy CS14 of the Core Strategy and advice contained within the National Planning Policy Framework.

Amenities for future occupiers of the dwellings and Hookwood House

- 7.35. Local Plan Policy ENV22 states that where the principle of proposed development accords with the other policies in the plan a design and layout will be required which, *“provides a satisfactory environment for occupiers of the new development;”*

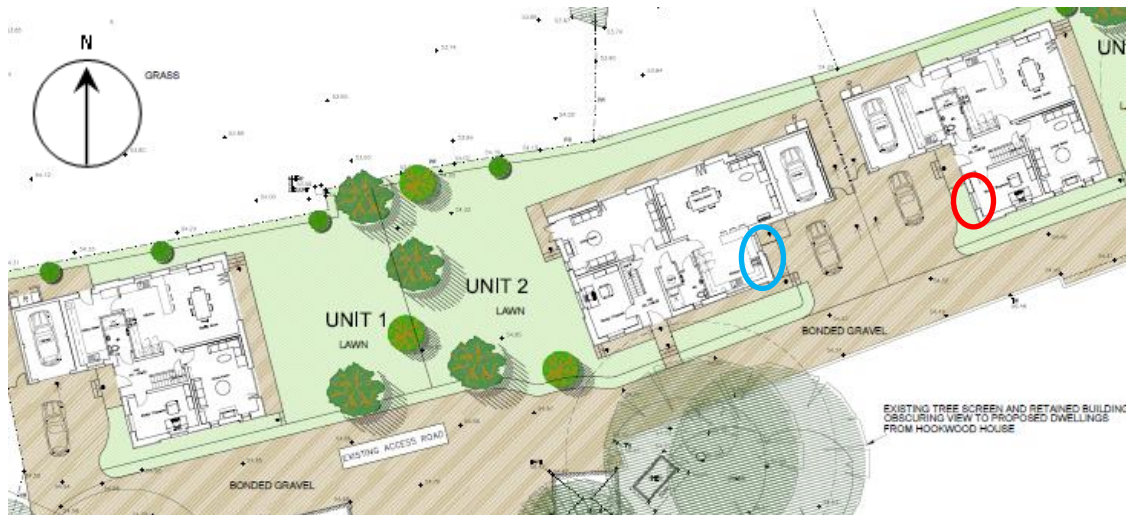


Figure 2

- 7.36. Units 1 and 2 would have habitable rooms facing each other, however the separation distance between the two properties would be in excess of 20 metres and therefore would not result in an unacceptable degree of overlooking.
- 7.37. Unit 2 has a ground floor study/playroom which has two windows, one faces west towards Unit 2 (circled in red above) and one facing south. Unit 2 has first floor bedroom window approximately 15 metres away facing Unit 3 (circled blue above). That bedroom also has a south facing roof window. Whilst the relationship between the two windows is closer than ordinarily deemed acceptable the affected room in Unit 2 would have another source of light and outlook which faces south and this is the only affected window in the development. It would not be considered appropriate to require the bedroom window to Unit 2 to be obscurely glazed as it would detrimentally affect the amenity to that room. Therefore it is considered that overall the relationship is one which the future purchasers would be buying into and would affect only a secondary window to the study.

Impacts upon highways and parking

- 7.38. The development would provide parking for at least two vehicles per dwelling with additional space in front of each dwelling for visitors. It is considered the proposal would comply with the SCC parking standards, which is 2 spaces per dwelling.
- 7.39. When SCC Highway Authority were consulted they had no objections to the development subject to conditions requiring the development is built so that vehicles can enter and leave the site in forward gear and that each dwelling is provided with fast charging sockets for electric vehicles. (See Conditions 17 and 18).

Ecology

- 7.40. The application was submitted with an Ecology Appraisal and Surrey Wildlife Trust (SWT) were consulted for their views. SWT were concerned that during the development Great Crested Newts could be harmed without exclusion fencing being erected and that this fencing would require a European Protected Species licence from Natural England. It is considered reasonable as a result that a Ecological Mitigation and Enhancement Plan be conditioned so that these measures can be assessed prior to the commencement of the development. The agent has confirmed their acceptance to this.

- 7.41. SWT also stated that the development could result in a net increase in external artificial lighting and that any external lighting should comply with the 'Bat Conservation Trusts' document entitled "Bats and Lighting in the UK – Bats and The Built Environment Series". It is considered reasonable to condition any external lighting proposals to be submitted and approved by the Council (See Condition 8).
- 7.42. In terms of reptiles the SWT have recommended that the development proceed in a 'precautionary manner to avoid killing or injuring reptiles during the development.' It is considered reasonable to condition this. (See Condition 16)

Conclusion

- 7.43. When assessed against the policies in the Framework and Development Plan, it is considered that the principle of the redevelopment of the site is acceptable in Green Belt terms, the design and layout of the proposed dwellings will be of a high standard, which complements the neighbouring Listed heritage asset. The proposals offer 3no three bedroom dwellings to MVDC housing stock whilst reducing the developed volume on the site, demolishing several dilapidated buildings and introducing additional soft landscaping, all of this enhances the openness of the Metropolitan Green Belt. Taking all of these factors in account it is concluded that planning permission should be granted.

8. Recommendation

Permission be **GRANTED** subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out and completed in all respects strictly in accordance with the submitted documents and plan numbers: (01) 003 - Existing, indicating buildings proposed for demolition, (01) 004 Rev D, (03) 002 Rev E, (03) 003 Rev E, (04) 001 Rev C, (04) 002 Rev C, (02) 001 Rev D, (02) 002 Rev E, (02) 003 Rev D, contained within the application and no variations shall take place.

Reason: To accord with the terms of the submitted application and to ensure minimal impact on local amenity and the environment in accordance with Mole Valley Core Strategy policy CS14 and Mole Valley Local Plan policy ENV22.

3. Before any above ground works commence, details of the materials to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure the development harmonises with its surroundings in accordance with Mole Valley Local Plan policy ENV22 and policy CS14 of the Mole Valley Core Strategy.

4. Before any above ground works commence, details of the hard surfacing to be used within the site shall be submitted to and approved in writing by the Local Planning Authority. The details shall indicate either porous materials or the provision of a direct

run-off from the hard surface to a permeable or porous area. All hard surfacing shall be carried out in accordance with the approved details, completed prior to the first occupation of the development hereby permitted and thereafter, permanently retained as such.

Reason: To preserve the visual amenity of the area and prevent the increased risk of flooding, in accordance with Mole Valley Local Plan policy ENV25 and policies CS14 and CS20 of the Mole Valley Core Strategy.

5. Prior to any above ground works commencing, details of all external window and door joinery shall be submitted to and approved in writing by the Local Planning Authority including materials, method of opening and large scale drawings showing sections through mullions, transoms and glazing bars. Windows and door openings should have a reveal to be agreed. The development shall thereafter be implemented in accordance with the approved details.

Reason To ensure that the development is in keeping with the character of the locality in accordance with Mole Valley Local Plan policy ENV22 and policy CS14 of the Mole Valley Core Strategy.

6. Notwithstanding the provisions of the Town and Country (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions within Schedule 2, Part 1, Classes A, B, or C to any dwelling hereby permitted shall be erected.

Reason To control any subsequent enlargements in the interests of the visual and residential amenities of the locality, in accordance with Mole Valley Local Plan policy ENV22 and policy CS14 of the Mole Valley Core Strategy and to restrict the enlargement of dwellings in this rural area in accordance with Mole Valley Local Plan policy RUD7.

7. Notwithstanding the provisions of the Town and Country (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no building or enclosure, swimming or other pool, within Schedule 2, Part 1 Class E, shall be carried out on the land the subject of this planning permission.

Reason: To protect the character and amenities of this rural area including the spread of development within the Green Belt, in accordance with the advice contained in the National Planning Policy Framework.

8. Notwithstanding the provisions of the Town and Country (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no hardstanding within Schedule 2, Part 1, Class F to any dwelling hereby permitted shall be erected.

Reason To control the level of hardstanding on the site in the interests of the visual and residential amenities of the locality, in accordance with Mole Valley Local Plan policies ENV22 and ENV23 and policy CS14 of the Mole Valley Core Strategy and to restrict the level of hardstanding in this rural area in accordance with Mole Valley Local Plan policy ENV23 and policy CS13 of the Mole Valley Core Strategy and guidance contained within the National Planning Policy Framework.

9. Prior to the commencement of the development hereby permitted, surface water drainage details shall be submitted for the approval in writing by the Local Planning Authority. Such details shall include an assessment of the potential for the disposal of surface water by means of a sustainable drainage system in accordance with the principles set out in the National Planning Policy Framework.

The assessment shall provide information of the design storm period and intensity (typically a 1 in 100 year storm of 30 minutes duration with an allowance for climate change), the method employed to delay and control the surface water discharged from the site and the means to prevent pollution of the receiving groundwater and/or surface water. Where applicable, the details shall include infiltration tests, calculations and controlled discharge rates. If the development is to discharge water into the ground in any form, then a full BRE Digest 365 infiltration test (or falling head test for deep bore soakaways) will have to be submitted to the Local Planning Authority prior to commencement of any works on site. The suitability of infiltration methods should be verified (i.e. possible contaminated ground).

The approved drainage scheme shall be implemented prior to the first occupation of the development.

Reason: The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted and, in the interests of sustainable development, in accordance with the advice contained in the National Planning Policy Framework and policy CS20 of the Mole Valley Core Strategy.

10. No development, with the exception of demolition and foundation removal, shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the Planning Authority.

Reason: The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted, and the site lies within an Area of High Archaeological Potential where it is considered necessary to preserve as a record any archaeological information before it is destroyed by the development in accordance with Mole Valley Local Plan policy ENV49 and policy CS14 of the Mole Valley Core Strategy.

11. Prior to any above ground works commencing, details to reduce the carbon emissions of the predicted energy use of the development hereby permitted by at least 10% through the on-site installation and implementation of decentralised and renewable or low-carbon energy sources shall be submitted and approved by the Local Planning Authority and be implemented prior to the first occupation of the development.

Reason: To optimise renewable energy and its conservation, in accordance with policy CS19 of the Mole Valley Core Strategy.

12. Before any above groundworks take place details of a landscaping scheme shall be submitted to and approved by the Local Planning Authority including planting of trees, shrubs, herbaceous plants, areas to be grassed details of boundary treatment and access track/parking surfaces. The landscaping shall be carried out in the first planting season after commencement of the development unless agreed otherwise in writing by

the Local Planning Authority, and shall be maintained for a period of 5 years. Such maintenance shall include the replacement of any trees and shrubs that die.

Reason: To ensure the provision and maintenance of trees, other plants and grassed areas in the interests of visual amenity and impact upon the adjoining heritage asset and in accordance with Mole Valley Local Plan policies ENV25 and ENV43 and policies CS14 and CS15 of the Mole Valley Core Strategy.

13. The development shall be carried out in accordance with the submitted flood risk assessment by Price and Myers, Job Number: 27088, Date October 2018 and the following mitigation measures it details:

- Finished floor levels shall be set no lower than 55.20 m above Ordnance Datum (AOD).
- Level-for-level compensation providing a higher volume of storage than the volume lost, as is stated within the FRA.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason(s)

- To reduce the risk of flooding to the proposed development and future occupants.
- To prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided.

in accordance with the advice within the National Planning Policy Framework and Mole Valley Core Strategy policy CS20.

14. Prior to the commencement of the development hereby permitted, any external lighting proposed on the site shall be submitted to and approved by the Local Planning Authority, the lighting should comply with the recommendations of the Bat Conservation Trusts' document entitled "Bats and Lighting in the UK – Bats and The Built Environment Series".

Reason: To protect nocturnal animals and bats which sensitive to any increase in artificial lighting of their roosting and foraging places and commuting routes, in accordance with Mole Valley Local Plan policy ENV15 and policy CS15 of the Mole Valley Core Strategy and Paragraph 180 of the National Planning Policy Framework.

15. Prior to commencement of the development hereby permitted, an Ecological Mitigation and Enhancement Plan shall be submitted and approved by the Local Planning Authority, the plan should include mitigation measures to protect Great Crested Newts, bats and reptiles including surveys of nearby trees and sensitive working practises and enhancements, once approved the development shall be carried out in accordance with the approved details before the development is occupied.

Reason: To safeguard the ecological interest of the site in accordance with Mole Valley Local Plan policy ENV15 in accordance with policy CS15 of the Mole Valley Core Strategy and the National Planning Policy Framework.

16. The development hereby permitted shall be carried out with precautionary working methods following the advice contained within the Surrey Wildlife Trusts consultation response dated 12th November 2018 regarding 'Protected species - reptiles'.

Reason: To safeguard the ecological interest of the site in accordance with Mole Valley Local Plan policy ENV15 in accordance with policy CS15 of the Mole Valley Core Strategy and the National Planning Policy Framework.

17. The development hereby approved shall not be occupied unless and until each of the proposed dwellings are provided with a fast charge socket (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason: The above condition is required in recognition of f Section 9 “Promoting Sustainable Transport“ in the National Planning Policy Framework 2018, in accordance with the National Planning Policy Framework, the Surrey Transport Plan, and saved polices MOV2 and MOV5 of the Mole Valley Local Plan.

18. 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 plan for vehicles to be parked, and for the loading and unloading of delivery vehicles, and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking / loading and unloading / 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, in accordance with the National Planning Policy Framework, the Surrey Transport Plan, and saved polices MOV2 and MOV5 of the Mole Valley Local Plan.

Informatives

1. Bats are protected under the Wildlife & Countryside Act 1981 and subsequent legislation and it is an offence to deliberately or recklessly disturb them or damage their roosts. (Potential habitats) Trees should be inspected before any works commence and if the presence of bats is suspected advice will need to be sought from the Natural England on 0300 060 3900. Further advice on bats is available from The Bat Conservation Trust on 0345 1300 228.
2. In the interests of sustainability and the reduction of waste your attention is drawn to the desirability of recycling building materials wherever possible. The demolition or dismantling of structures on the site should be considered as part of the development process to maximise the reuse or recycling of materials rather than disposal as waste. For further information about re-use and recycling of building materials, the applicant is advised to ring the Surrey County Council Contact Centre on 03456 009009.
3. The proposed drainage scheme should aim to incorporate sustainable drainage features where practicable in all possible forms. It is recommended that water butts or rainwater harvesting for the re-use of potable water be considered on all schemes where appropriate.
4. The applicant is advised that the approval of details and/or samples required by condition(s) is subject to a fee, details of which may be viewed on the Council's website under the planning pages.

The fee may cover more than one condition where the details are submitted at the same time. Where subsequent submissions are made, a further fee will be payable per individual submission. The fee should be paid at the time of submission of the formal request.

PLEASE NOTE that this approval process may take up to 8 weeks from the date of the request. Applicants are therefore advised to submit requests in a timely manner.