Mr Martyn Avery  
Chartwell Land & New Homes Limited  
5a Fircroft Business Centre  
Fircroft Way  
Edenbridge  
Kent  
TN8 6EN

On behalf of Mr Martyn Avery

The TANDRIDGE DISTRICT COUNCIL as District Planning Authority under the provisions of Part III of the Town and Country Planning Act 1990 hereby **GRANTS** planning permission for: -

Construction of 14 x detached and semi detached dwellings with associated parking and access (Outline Planning) Amended plans

At

170 Whyteleafe Road, Caterham CR3 5ED

in accordance with the application registered by the Council on the 27 February 2019 subject to the following conditions: -

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

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

X-2 Rev A, pl 18-455-X-3 Rev A and pl 18-455-X-4 Rev A scanned on 19th November 2019. The development shall be carried out in accordance with these approved details. There shall be no variations from these approved details.

**Reason:** To ensure that the scheme proceeds as set out in the planning application and therefore remains in accordance with the Development Plan.

3. Before any works affected thereby are begun, particulars of materials to be used on the external faces of the development hereby permitted shall be submitted to and approved in writing by the District Planning Authority and the development shall be carried out in accordance with the approved details.

**Reason:** To ensure that the new works harmonise with the existing building to accord with policy DP7 of the Tandridge District Local Plan 2 and Policy CSP18 of the Core Strategy DPD 2008.

4. The dwellings shall not be occupied until the solar panels, or other renewable energy sources as may be agreed in writing, have been installed and shall thereafter be retained in perpetuity.

**Reason:** To ensure renewable energy provision/carbon reduction is accordance with policy CSP14 of the Tandridge District Core Strategy DPD 2008.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no form of enlargement of the dwellings hereby permitted shall be carried out without the prior permission in writing of the District Planning Authority.

**Reason:** To control further development of the site in the interests of the character of the area, in accordance with Policies DP7 and DP8 of the Tandridge District Local Plan 2 and CSP18 of the Core Strategy DPD 2008.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking that Order with or without modification) no further buildings shall be erected within the proposed curtilages without the prior permission of the District Planning Authority.

**Reason:** To control further development of the site in the interests of the character of the area, in accordance with Policies DP7 and DP8 of the Tandridge District Local Plan 2 and CSP18 of the Core Strategy DPD 2008.

7. The development hereby permitted shall be carried out in accordance with the recommendations and mitigation measures set out in Arbeco Ecological Appraisal Report dated November 2015.

**Reason:** To ensure that the ecological interests of the site and any protected species are adequately safeguarded throughout the development, in accordance with Policy CSP17 of the Tandridge District Core Strategy 2008 and Policy DP19 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.
8. No development shall start 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 Local Planning Authority.

**Reason:** To safeguard the archaeological interests of the site in accordance with Policy DP20 of the Tandridge Local Plan Part 2: Detailed Policies 2014.

9. Before the development is occupied the proposed vehicular access to Whyteleafe Road shall be constructed and provided with visibility zones in accordance with the approved plans (PL 15-248-06 Rev A), all to be permanently maintained to a specification to be agreed in writing with the Local Planning Authority, and the visibility zones shall be kept permanently clear of any obstruction above 0.6m from ground level, with the exception of the existing street trees indicated on the drawing (15/11 19/SKO1).

**Reason:** To ensure that the development would not prejudice highway safety nor cause inconvenience to other highway users.

10. The development hereby approved shall not be first occupied unless and until the following facilities have been provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority for:

(a) The secure, level and covered parking of bicycles within each dwelling, (b) Information to be provided to residents regarding the availability of and whereabouts of local public transport / walking / cycling and car clubs, and thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority

**Reason:** To ensure that the development would not prejudice highway safety nor cause inconvenience to other highway users.

11. No development shall commence until a Construction Transport Management Plan, to include details of:

(a) parking for vehicles of site personnel, operatives and visitors (b) loading and unloading of plant and materials (c) storage of plant and materials (d) 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) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused

(j) no construction vehicle movements to or from the site shall take place between the hours of 8.30 and 9.15 am and 3.15 and 4.00 pm nor shall the contractor permit any construction vehicles associated with the development at the site to be laid up, waiting, in Whyteleafe Road, Salmons Lane West and !!! during these times

(k) on-site turning for construction vehicles has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

**Reason:** To ensure that the development would not prejudice highway safety nor cause inconvenience to other highway users.

12. Before the development hereby approved is occupied, details of the electric vehicle
charging points shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with these approved details and thereafter retained.

**Reason:** To ensure that the development would not prejudice highway safety nor cause inconvenience to other highway users.

13. The development hereby permitted shall not commence until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the planning authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS. The required drainage details shall include:

a) Evidence that the proposed final solution will effectively manage the 1 in 30 & 1 in 100 (+40% allowance for climate change) storm events and 10% allowance for urban creep (not always appropriate), during all stages of the development. Surface water shall be discharged into the proposed deep borehole soakaways at a maximum discharge rate of 2 l/s into each soakaway.

b) 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.).

c) 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.

d) Details of drainage management responsibilities and maintenance regimes for the drainage system, including details of how access will be gained to shared soakaways in rear gardens.

e) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.

**Reason:** To ensure the design meets the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site.

14. 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 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).

**Reason:** To ensure the Drainage System is designed to the National Non-Statutory Technical Standards for SuDS.

15. Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

1) A preliminary risk assessment which has identified:
   - □ all previous uses
2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

Reason: For the protection of Controlled Waters. The site is located over a Principal Aquifer and within Source Protection Zone 2 and no information (e.g., a Preliminary Risk Assessment) has been provided to confirm the potential ground contamination status of the site

16. Prior to occupation of the development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, if appropriate, and for the reporting of this to the local planning authority. Any long-term monitoring and maintenance plan shall be implemented as approved.

Reason: Should remediation be deemed necessary, the applicant should demonstrate that any remedial measures have been undertaken as agreed and the environmental risks have been satisfactorily managed so that the site is deemed suitable for use.

17. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved, verified and reported to the satisfaction of the Local Planning Authority.

Reason: There is always the potential for unexpected contamination to be identified during development groundworks. We should be consulted should any contamination be identified that could present an unacceptable risk to Controlled Waters.
18. Whilst the principles and installation of sustainable drainage schemes are to be encouraged, no drainage systems for the infiltration of surface water drainage into the ground are permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to Controlled Waters. The development shall be carried out in accordance with the approval details.

**Reason:** To protect the underlying groundwater from the risk of pollution. Infiltrating water has the potential to cause remobilisation of contaminants present in shallow soil/made ground which could ultimately cause pollution of groundwater (see also Informative below).

19. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

**Reason:** The developer should be aware of the potential risks associated with the use of piling where contamination is an issue. Piling or other penetrative methods of foundation design on contaminated sites can potentially result in unacceptable risks to underlying groundwaters. We recommend that where soil contamination is present, a risk assessment is carried out in accordance with our guidance 'Piling into Contaminated Sites'. We will not permit piling activities on parts of a site where an unacceptable risk is posed to Controlled Waters.

**Informatives:**

1) 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. [https://www.surreycc.gov.uk/roads-and-transport/permits-and-licences/vehicle-crossovers-or-dropped-kerbs](https://www.surreycc.gov.uk/roads-and-transport/permits-and-licences/vehicle-crossovers-or-dropped-kerbs)

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.

2) 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).

3) 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.
4) The developer would be expected to agree a programme of implementation of all necessary statutory utility works associated with the development, including liaison between Surrey County Council Streetworks Team, the relevant Utility Companies and the Developer to ensure that where possible the works take the route of least disruption and occurs at least disruptive times to highway users.

5) 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. Installation must be carried out in accordance with the IET Code of Practice for Electric Vehicle Charging Equipment: https://www.theiet.org/resources/standards/cop-electric.cfm

6) 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 our website.

7) If proposed works result in infiltration of surface water to ground within a Source Protection Zone the Environment Agency will require proof of surface water treatment to achieve water quality standards.

8) If there are any further queries please contact the Flood Risk Asset, Planning, and Programming team via SUDS@surreycc.gov.uk. Please use our reference number in any future correspondence.

9) It is noted that there is a proposal to discharge surface water to ground via deep borehole soakaways. Generally, we do not support the use of deep borehole soakaways. We are concerned that boreholes, wells and deep soakaways designed for water disposal at depth could bypass any potential attenuation layers and offer a direct conduit for the rapid transport of contaminants to groundwater. Where necessary, we will seek to control the depths of these soakaway systems by recommending maximum penetration depths, a requirement that the water table shall not be intersected and a robust inspection and maintenance programme. It should also be noted that this general location has been subjected to groundwater flooding in the past and consequently may not be suitable for deep borehole soakaway discharges.

10) Condition 2 refers to the drawings hereby approved. Non-material amendments can be made under the provisions of Section 96A of the Town and Country Planning Act 1990 and you should contact the case officer to discuss whether a proposed amendment is likely to be non-material. Minor material amendments will require an application to vary condition 2 of this permission. Such an application would be made under the provisions of Section 73 of the Town and Country Planning Act 1990. Major material amendments will require a new planning application. You should discuss whether your material amendment is minor or major with the case officer. Fees may be payable for non-material and material amendment requests. Details of the current fee can be found on the Council's web site.

The development has been assessed against Tandridge District Core Strategy 2008 Policies CSP1, CSP4, CSP7, CSP11, CSP12, CSP14, CSP15, CSP17, CSP18 and CSP19 and Policies DP1, DP5, DP7, DP19, DP20 and DP21 of the Tandridge Local Plan: Part 2: Detailed Policies and material considerations. It has been concluded that the development, subject to the conditions...
imposed, would accord with the development plan and there are no other material considerations to justify a refusal of permission.

The Local Planning Authority has acted in a positive and creative way in determining this application, as required by the NPPF (2019), and has assessed the proposal against all material considerations including the presumption in favour of sustainable development and that which improves the economic, social and environmental conditions of the area, planning policies and guidance and representations received.

Dated 13 January 2020

for Elaine Jackson
Acting Chief Executive

NB: Please also see attached notes