

DRAFT PLANNING CONDITIONS – APPLICATION TA/2023/1345

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.

2. This decision refers to drawings listed in the attached Appendix 1. The development shall be carried out in accordance with these approved drawings. There shall be no variations from these approved drawings unless otherwise provided for in the following conditions.

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

3. The approved development is to be carried out in accordance with a Phasing Plan which shall be submitted to the Local Planning Authority for approval prior to the commencement of any development. Thereafter, the development is to be carried out in accordance with the approved Phasing Plan unless this Phasing Plan is amended with the prior approval of the Local Planning Authority in writing.

Reason: In order to provide a co-ordinated approach to the delivery of the development in the interests of proper planning and to ensure this is a planning permission which expressly provides for the development to be carried out in phases for the purposes of the Community Infrastructure Levy Regulations 2010.

4. No development shall take place until the implementation of a programme of archaeological investigation work for the site has been secured in accordance with a written scheme of investigation that shall have been first been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be carried out in accordance with the details approved.

Reason: To ensure that heritage assets at the site are suitable investigated and recorded in accordance with Policy DP20 of the Tandridge Local Plan: Part 2 Detailed Policies 2014 and the NPPF.

5. No development shall take place in any phase until a scheme for the protection of the retained trees, in accordance with BS 5837:2012, including a Tree Protection Plan(s) (TPP) and an Arboricultural Method Statement (AMS) has been submitted to and approved in writing by the Local Planning Authority.

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

- a) Location and installation of services/ utilities/ drainage.
- b) Details of construction within the RPA or that may impact on the retained trees.
- c) A full specification for the installation of boundary treatment works.
- d) A full specification for the construction of any roads, parking areas and driveways, including details of the no-dig specification and extent of the areas of the roads, parking areas and driveways to be constructed using a no-dig specification. Details shall include relevant sections through them.
- e) Detailed levels and cross-sections to show that the raised levels of surfacing, where the installation of no-dig surfacing within Root Protection Areas is

proposed, demonstrating that they can be accommodated where they meet with any adjacent building damp proof courses.

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

Commented [JS1]: Covered by the CTMP/CEMP

Commented [CT2]: Alastair Durkin to comment please.

Thereafter, development shall be carried out in full accordance with the details approved.

Reason: To ensure that trees are suitable protected and that the landscape and visual impact of the development is acceptable in accordance with Policies CSP18 and CSP21 of the Tandridge District Core Strategy 2008 and Policy DP7 of the Tandridge Local Plan: Part 2 Detailed Policies 2014 and the NPPF.

6. No development shall 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 NonStatutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS. The required drainage details shall include:
- a) The results of soakaway location specific 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. Associated discharge rates and storage volumes shall be provided using a maximum total discharge rate of 8.2l/s including multifunctional sustainable drainage systems and where possible infiltration maximised.
 - 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 SuDS and the final drainage design does not increase flood risk on or off site and to ensure that the development accords with Policy CSP15 of the Tandridge District Core Strategy 2008 and Policy DP21 of the Tandridge Local Plan: Part 2 Detailed Policies 2014 and the NPPF..

7. Prior to the first occupation of each phase of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority. This must demonstrate that the surface water drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls), and confirm any defects have been rectified.

Reason: To ensure the Drainage System is designed to the National Non-Statutory Technical Standards for SuDS and to ensure that the development accords with Policy CSP15 of the Tandridge District Core Strategy 2008 and Policy DP21 of the Tandridge Local Plan: Part 2 Detailed Policies 2014 and the NPPF..

8. No development within any phase shall take place until a Landscape and Ecology Management Plan (LEMP) has been submitted to, and approved in writing by, the Local Planning Authority. This shall include, but not be limited to include:
- a. Description and evaluation of features to be managed including the adjacent hedgerows
 - b. Ecological trends and constraints on site that might influence management
 - c. Aims and objectives of management
 - d. Appropriate management options for achieving aims and objectives
 - e. Prescriptions for management actions, together with a plan of management compartments
 - f. Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period)
 - g. Details of the body or organisation responsible for implementation of the plan
 - h. Ongoing monitoring and remedial measures
 - i. Legal and funding mechanisms by which the long-term implementation of the plan will be secured by the applicant with the management 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. Invertebrate and Bird Habitat Mitigation and Enhancement Plan
 - l. Ecological Enhancement Plan

Subsequently, the development shall only be undertaken in full accordance with the approved details and the approved details/schedules/strategies.

Reason: To ensure the suitable protection of protected species and the enhancement of the habitats at the site, 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 and the NPPF.

~~9. No development in any phase shall take place until details have been submitted to and approved by the Local Planning Authority showing that the development achieves the standards contained within the Secure by Design scheme. Subsequently, the development shall only be undertaken in accordance with the approved details.~~

Reason: because the current design of the development is not in accordance with Secure by Design scheme in accordance with Policy CSP15 of the Tandridge District Core Strategy 2008.

Commented [JS3]: Unreasonable. Our scheme has regard to the principles of SBD but full compliance is not a TDC requirement

Commented [CT4R3]: Condition requested by Surrey Police designing out crime officer. TDC do not consider this unreasonable.

~~40-9. No development in any phase shall take place until details have been submitted to and approved by the Local Planning Authority of a lighting strategy for the site and this strategy shall include measures to ensure a dark corridor adjoining the ancient woodland in the north and to the west of the site to mitigate any impacts upon bats. Subsequently, the development shall only be undertaken in accordance with the approved details.~~

Reason: no such strategy has been provided and in accordance with Policies CSP17 and 18 of the Tandridge District Core Strategy 2008 and Policy DP19 of the Tandridge Local Plan: Part 2 Detailed Policies 2014.

~~11. Prior the occupation or use of any of the buildings hereby approved in any phase, details of proposed external lighting at the application site and a timetable for their installation shall have been submitted to and approved in writing by the Local Planning Authority. The details shall be in accordance with the lighting strategy approved under condition 9 of this permission. Subsequently, all external lighting shall be installed in accordance with the approved timetable and no other external lighting shall be installed at the site.~~

Reason: To ensure that external lighting does not cause undue harm to protected species or undermine the provision and retention of habitats at the site and to ensure that the visual impact of the development in the rural setting is acceptable, in accordance with Policies CSP17, CSP18 and CSP21 of the Tandridge District Core Strategy 2008 and Policies DP7 and DP19 of the Tandridge Local Plan: Part 2 Detailed Policies 2014 and the NPPF.

Commented [JS5]: Unnecessary. Duplicates condition above

Commented [CT6R5]: Condition 10 is a strategy and condition 11 details of how that strategy will be implemented.

~~42-10. No development in any phase shall take place until an Environmental Management and Monitoring Plan (EMMP) has been submitted to and approved in writing by the Local Planning Authority. The EMMP shall be based on the principles of Appendix B A Construction Phase Mitigation Measures for Medium Risk Sites as detailed in the RSK Phlorum Air Quality Assessment 2022-2023 and shall also be informed by the site investigation and risk assessment work submitted to and approved by the Local Planning Authority. The EMMP shall be written by a suitably qualified air quality specialist and shall include but not be limited to:~~

- A scheme of monitoring locations
- ~~Details of chemical analysis to be carried out~~
- A scheme of ~~monthly~~ quarterly and annual reporting
- Proposals for mitigation and management of dust emissions
- Details of the organisation and person responsible for monitoring and managing the EMMP.

Subsequently the development shall only be undertaken in accordance with the approved Environmental Management and Monitoring Plan (EMMP).

Commented [CT7]: Will reconsult Environmental Health on proposed change.

Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from, air pollution in line with Policy CSP15 of the Tandridge District Core Strategy 2008 and Policy DP22 of the Tandridge Local Plan: Part 2 Detailed Policies 2014 and the NPPF.

~~43.11. No development in any phase shall take place until a updated Badger Survey has been undertaken within 3 months of commencement. If Badgers are found to be present on site, a Badger Mitigation Strategy shall be produced and submitted to and approved in writing by the Local Planning Authority. Badger Management Strategy to include an updated badger survey and scheme of construction safeguards for badgers and long term mitigation of the effects of the development on badgers has been submitted to and approved in writing by the Local Planning Authority. Subsequently, the development and its ongoing maintenance shall only be undertaken in full accordance with the approved Badger Management Strategy.~~

Commented [CT8]: Proposed changes not agreed. The revisions substantially dilute the terms of the LPA's original draft condition. There is a conflict in the revised wording about when the survey shall occur and preparation of a badger mitigation strategy after development has commenced.

Reason: To ensure the suitable protection of protected species at the site, 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 and the NPPF.

44.12. 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 a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution in line with Policy CSP15 of the Tandridge District Core Strategy 2008 and Policy DP22 of the Tandridge Local Plan: Part 2 Detailed Policies 2014 and the NPPF.

45.13. No development in any phase shall take place until a Construction Environmental Management Plan (CEMP) has been submitted to and approved, in writing, by the Local Planning Authority. The Plan shall also include but not be limited to:

- I. Measures to monitor manage and control noise impacts during construction in accordance with the ABC method specified in BS5228 Noise Control on Construction and Open Sites
- II. Contact details of the role or person responsible for management of environmental issues and details of how these will be displayed on site and made available to the public
- III. Details of how complaints and any necessary corrective action will be recorded on site
- IV. Details of the storage of plant and materials used in construction of the development routing details of HGV's delivering plant and material

Thereafter the approved Construction Environmental Management Plan (CEMP) shall be implemented and adhered to throughout the entire construction period.

Reason: To ensure that adequate protection is in place with respect to biodiversity and ecology interests at the site, to ensure that highway safety is maintained and to ensure that residential amenity is not harmed, in accordance with Policies CSP12, CSP14, CSP15, CSP17 and CSP18 of the Tandridge District Core Strategy 2008, Policies DP1, DP5, DP7, DP19, DP21 and DP22 of the Tandridge Local Plan: Part 2 Detailed Policies 2014 and the NPPF.

- ~~46-14.~~ 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) measures to ensure no HGV movements to or from the site shall take place between the hours of 8.00 and 9.00 am and 3.00 and 4.00 pm on any weekday;
 - (h) measures to ensure no HGVs associated with the development at the site are laid up, waiting, in Chichele Road or Silkham Road during the times specified in (g) above;
 - (i) vehicle routing;
 - (j) measures to prevent the deposit of materials on the highway;
 - (k) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused; and
 - (l) 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: in order that the development should not prejudice highway safety nor cause inconvenience to other highway users.

- ~~47-15.~~ No development in any phase shall take place until a Biodiversity Net Gain Plan that details how an overall 10% Biodiversity Net Gain will be achieved by:
- i) Retention and creation of wildlife habitats on the site;
 - ii) The management of the retained and created habitats for a period of 30 years from the day development is completed; and
 - iii) Monitoring (including details of the frequency of monitoring); or
 - iv) Should the Biodiversity Net Gain Plan conclude that the development will not result in 10% gain, then details of how any additional offset will be achieved off site to provide a 10% gain;
- has been submitted to and approved in writing by the Local Planning Authority. The Biodiversity Net Gain Plan shall then be implemented as approved.

Reason: to accord Policies CSP17 of the Tandridge District Core Strategy 2008 and Policy DP19 of the Tandridge Local Plan: Part 2 Detailed Policies 2014 and the NPPF.

- ~~48-16.~~ No development in any phase shall take place until a detailed Ancient Woodland Management Plan [prepared in accordance with the Heads of Terms at Appendix 1 below and](#) containing details of:
- i) The fencing of the ancient woodland and its development-facing buffer zone sufficient to prevent casual access by the public, whilst allowing the passage of wildlife;

ii) Measures to ensure the fencing or other barrier to casual access by the public shall be maintained in good order, and replaced where required to ensure continuity of effective enclosure in perpetuity. for a period of 25 years in perpetuity;

Commented [CT9]: Unacceptable. This would seem to allow for the possibility of human encroachment on the AW after 25 years.

iii)ii) A Level 2 walkover botanical survey to record ancient woodland vascular plant ground flora and a veteran tree survey as a baseline for the Management Plan;

iv)iii) The methods to be employed in perpetuity for the management and protection of the ancient woodland including provisions for the eradication of invasive species;

v)iv) Ash die-back removal and management of natural regeneration replacement planting; and

v)y) Timescales for the implementation of the initial management plan and subsequent management plans;

has been submitted to and approved in writing by the Local Planning Authority. The Ancient Woodland Management Plan shall then be implemented as approved.

Commented [CT10]: Julian any comment, please?

Reason: because the ancient woodland is an irreplaceable habitat and to accord Policies CSP17 of the Tandridge District Core Strategy 2008 and Policy DP19 of the Tandridge Local Plan: Part 2 Detailed Policies 2014 and the NPPF.

~~19. No waste materials shall be imported to and deposited at the site as part of the development hereby approved.~~

Commented [JS11]: Unclear what this is referring to?

Commented [CT12R11]: This refers to materials classified under CLARE.

Reason: To ensure that no unexpected waste materials are brought onto the site in the interests of environmental protection and to accord with Policies CSP15 and CP18 of the Tandridge District Core Strategy 2008 and Policy DP7 and DP22 of the Tandridge Local Plan: Part 2 Detailed Policies 2014 and the NPPF.

~~20. No drainage systems infiltration of surface water drainage into the ground is permitted other than with the written consent of the Local Planning Authority. The development shall be carried out in accordance with the approved details.~~

Commented [JS13]: Unnecessary, covered by condition 6

Commented [CT14R13]: No. Condition 6 is concerned only with the functioning of a SUDS drainage system not potential pollution linkages.

~~Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants in line with Policy CSP15 of the Tandridge District Core Strategy 2008 and Policy DP22 of the Tandridge Local Plan: Part 2 Detailed Policies 2014 and the NPPF.~~

~~21.17. 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 by a piling risk assessment that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.~~

~~Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants in line with Policy CSP15 of the Tandridge District Core Strategy 2008 and Policy DP22 of the Tandridge Local Plan: Part 2 Detailed Policies 2014 and the NPPF.~~

~~22.18. No works above foundation level in any phase shall start until full details of both hard and soft landscape works within that phase have been submitted to and approved in~~

writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include:

- a) means of enclosure
- b) car parking layouts
- c) other vehicle and pedestrian access and circulation areas
- d) hard surfacing materials
- e) minor artefacts and structures (e.g., furniture, play equipment, refuse or other storage units, signs, lighting etc.). tree and hedgerow planting as compensation for those elements being removed. Details of soft landscape works which shall include all proposed and retained trees, hedges and shrubs; ground preparation, planting specifications and ongoing maintenance, together with details of areas to be grass seeded or turfed. Planting schedules shall include details of species, plant sizes and proposed numbers/densities.
- f) A timetable for undertaking all soft and hard landscaping works at the site.

All hard and soft landscaping works shall subsequently be undertaken in full accordance with the approved details and the approved timetable unless otherwise agreed in writing with the Local Planning Authority.

Any trees or plants (including those retained as part of the development) which within a period of 5 years from the completion of the development die, are removed, or, in the opinion of the Local Planning Authority, become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure that the landscape and visual impact of the development is acceptable in accordance with Policies CSP18 and CSP21 of the Tandridge District Core Strategy 2008 and Policy DP7 of the Tandridge Local Plan: Part 2 Detailed Policies 2014 and the NPPF

23-19. No works above foundation level associated with the construction of the any residential buildings within the relevant phase hereby approved shall occur until details of the levels of accesses and finished floor levels of the buildings approved within that phase have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with these approved details.

Reason: To ensure a satisfactory form of development in terms of visual amenity, in accordance with Policy CSP18 of the Tandridge District Core Strategy 2008 and Policy DP7 of the Tandridge Local Plan: Part 2 Detailed Policies 2014 and the NPPF.

24-20. No works above foundation level associated with the construction of any residential buildings within the relevant phases hereby approved shall occur until details of the materials to be used in the construction of the external surfaces of those buildings have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with these approved details.

Reason: To ensure a that the dwellings and non-residential buildings are of a high standard in terms of their appearance, in accordance with Policy CSP18 of the Tandridge District Core Strategy 2008 and Policy DP7 of the Tandridge Local Plan: Part 2 Detailed Policies 2014 and the NPPF.

~~25-21.~~ No works above foundation level in any residential phase of the development shall start until full details of the provision of bin stores and day of collection storage areas (that are positioned to comply with the Council's maximum standard of two-wheeled containers and four-wheeled containers not being moved a distance of more than 15m and 10m respectively by refuse collection operatives) or alternative means of refuse collection arrangements have been submitted to and approved in writing by the Local Planning Authority. Subsequently, the approved details shall be implemented prior to the occupation of the dwellings served by those details and retained at all times thereafter.

Reason: To ensure the adequate provision of refuse collection and that such provisions are acceptable in the interests of visual amenity, in accordance with Policy CSP18 of the Tandridge District Core Strategy 2008 and Policy DP7 of the Tandridge District Local Plan Part 2: Detailed Policies 2014.

27. Prior to the occupation of any of the dwellings hereby approved full details of the positioning and appearance of all PV Panels, Air Source Heat Pumps and external water harvesting provisions, including a timetable for their installation, shall be submitted to and approved in writing by the Local Planning Authority. Noise from the use of Air Source Heat Pumps shall conform to the advice given in the Institute of Acoustics and Chartered Institute of Environmental Health Professional Guidance Note on Heat Pumps. Subsequently, the development shall only be undertaken in full accordance with the approved details and all installed facilities/equipment/provisions shall be retained thereafter.

Reason: To ensure that the renewable energy and energy efficiency features of the proposed development are visually acceptable and delivered, in accordance with Policies CSP14 and CSP18 of the Tandridge District Core Strategy 2008 and Policies DP1 and DP7 of the Tandridge Local Plan: Part 2 Detailed Policies 2014 and the NPPF.

28. Prior to the occupation of any dwelling within the development hereby approved, the proposed vehicular access to the residential development onto Chichele Road shall be constructed in accordance with the details on Drawing Proposed Access Arrangements 1907029 01 rev G ~~and provided with a continuous level footway across the junction~~ and provided with visibility zones of 2.4m 'x' distance and 120m 'y' distance in accordance with details that shall have first been submitted to and approved in writing by the Local Planning Authority. Thereafter the visibility zones shall be kept permanently clear of any obstruction over 0.6 m high.

Commented [CT15]: Need to take advice from CHA.

Reason: in order that the proposed site access can be delivered without resulting in a detriment to road safety and the attractiveness of walking routes, in particular to St. Mary's Primary School, and accordance with Policy CSP12 of the Tandridge District Core Strategy 2008 and Policy DP5 of the Tandridge District Local Plan Part 2: Detailed Policies 2014.

29. Prior to the first occupation of any phase of the development hereby approved, details of car parking space allocation and a timeline for the provision of visitor parking spaces and car club spaces and the means of accessing the approved parking within the residential part of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. Subsequently no dwelling shall be occupied until the parking provision serving that dwelling has been provided and all visitors spaces or the car club spaces and means of accessing the approved parking spaces have been provided in accordance with the approved

details. All parking spaces shall subsequently be retained and maintained for their designated purposes.

Reason: In the interests of ensuring the provision of adequate parking in accordance with Policy CSP12 of the Tandridge District Core Strategy 2008 and Policies DP5 and DP7 of the Tandridge District Local Plan Part 2: Detailed Policies 2014.

~~30.~~ The development hereby approved shall not be commenced unless and until an amended site layout, ~~compliant in general accordance~~ with Healthy Streets for Surrey Guidance and based on the proposed 20mph speed limit has been submitted to and approved by the Local Planning Authority. Subsequently, the development shall only be undertaken in full accordance with the approved details.

Reason: in recognition of Section 9 "Promoting Sustainable Transport" in the National Planning Policy Framework and the Surrey Local Transport Plan 4.

~~31.~~ ~~The development hereby approved shall not be first occupied unless and until a scheme has been submitted to and approved by the Local Planning Authority to provide speed reduction measures, including signage, traffic calming measures, raised table pedestrian crossing on Silkham Road and any necessary Traffic Regulation Orders to provide a 20mph zone covering Chichele Road, Silkham Road, Central Way, Eastlands Way, Chalkpit Wood, Barnett's Shaw, Memorial Close, Oakshaw, Woodland Court, Field Court, Downs Way and Greenacres. Upon approval the scheme shall be implemented as approved prior to first occupation of any dwellings within the development.~~

Reason: in order to provide a consistent speed limit 'zone' on Chichele Road and adjoining roads.

~~32-30.~~ Each phase of development hereby approved shall not be first occupied unless and until each of the proposed dwellings are provided with a fast-charge Electric Vehicle charging point (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason: in recognition of Section 9 "Promoting Sustainable Transport" in the National Planning Policy Framework and the Surrey Local Transport Plan 4.

~~33-31.~~ Each phase of 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 with timer 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: in recognition of Section 9 "Promoting Sustainable Transport" in the National Planning Policy Framework and the Surrey Local Transport Plan 4.

Commented [JS16]: The roads will not be adopted. Full compliance with this guidance would require amendments to a detailed layout beyond the scope of what should be secured by condition. This condition is therefore unreasonable.

Commented [CT17R16]: Need to take advice from CHA.

Commented [JS18]: Covered by the Traffic Calming Measures in the S106

Commented [CT19R18]: Will discuss with CHA.

~~34-32.~~ Prior to the first occupation of the development a Travel Plan shall be submitted for the written approval of the Local Planning Authority. The approved Travel Plan shall be implemented from the first occupation of any dwellings on the site.

Reason: 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".

~~35. No development shall take place in any phase until a foul water drainage reinforcement scheme to ensure adequate capacity exists in off-site infrastructure to accommodate additional foul drainage flows from the proposed development, which shall include a timetable for implementation prior to occupation of dwellings in any phase, has been submitted to and approved by the Local Planning Authority. The approved foul water drainage improvement scheme shall be implemented before the first occupation of any dwellings on the site.~~

~~Reason: in the interests of public health and to accord with Policy CSP11 of the Tandridge District Core Strategy 2008.~~

Commented [JS20]: This condition is unnecessary and unreasonable because the provisions are covered elsewhere. All Water and Sewerage Companies (WaSC's) have a legal obligation under Section 94 of the Water Industry Act 1991 (the Act) to provide developers with the right to connect to a public sewer regardless of capacity issues. The onus to undertake any upgrades is on the water company and not the developer.

Commented [CT21R20]: This view appears to conflict with standing advice from SWA. I will revert.

**APPENDIX 1
LIST OF DRAWINGS**

Plans

Site Location Plan Cb_36_313_000 rev A
Planning Layout Cb_36_313_001 rev E
Land Use Plan Cb_36_313_002 rev C
Housing Mix Plan Cb_36_313_003 rev D
Affordable Housing Plan Cb_36_313_004 rev D
Building Heights Plan Cb_36_313_005 rev C
Parking Plan Cb_36_313_006 rev C
Bin And Cycle Storage Plan Cb_36_313_007 rev C
External Finishes Plan Cb_36_313_008 rev C
External Enclosures Plan Cb_36_313_009 rev C
Character Area Plan Cb_36_313_012 rev C
Bluehouse Lane Street Scenes 01 Cb_36_313_Bhl_Ss_01
Bluehouse Lane Street Scenes 02 Cb_36_313_Bhl_Ss_02
Principal Street Scenes Cb_36_313_Pr_Ss_01
Woodlands Frontage Street Scenes Cb_36_313_We_Ss_01 rev A
Block A Elevations & Floor Plans Cb_36_313_Bhl_A_01
Block B Elevations & Floor Plans Cb_36_313_Bhl_B_01
Bayberry Elevations & Floor Plans Cb_36_313_Bhl_Bay_01
Bayberry Elevations & Floor Plans Cb_36_313_Bhl_Bay_02
Bayberry Elevations & Floor Plans Cb_36_313_Bhl_Bay_03
Bayberry Elevations & Floor Plans Cb_36_313_Bhl_Bay_04
Bellflower Elevations & Floor Plans Cb_36_313_Bhl_Bel_01
Burdock Elevations & Floor Plans Cb_36_313_Bhl_Bur_01
Dandelion Elevations & Floor Plans Cb_36_313_Bhl_Dan_01
Dandelion & Bayberry Elevations & Floor Plans Cb_36_313_Bhl_Dan_Bay_01
Erica Elevations & Floor Plans Cb_36_313_Bhl_Eri_01
Erica Elevations & Floor Plans Cb_36_313_Bhl_Eri_02
Fennel Elevations & Floor Plans Cb_36_313_Bhl_Fen_01
Fennel Elevations & Floor Plans Cb_36_313_Bhl_Fen_02

Lancewood Elevations & Floor Plans Cb_36_313_Bhl_Lan_01
Wayfaring Elevations & Floor Plans Cb_36_313_Bhl_Way_01
Willow Elevations & Floor Plans Cb_36_313_Bhl_Wil_01
Yew Elevations & Floor Plans Cb_36_313_Bhl_Yew_01
Bayberry Elevations & Floor Plans Cb_36_313_Pr_Bay_01
Bellflower Elevations & Floor Plans Cb_36_313_Pr_Bel_01
Bellflower Elevations & Floor Plans Cb_36_313_Pr_Bel_02
Burdock Elevations & Floor Plans Cb_36_313_Pr_Bur_01
Burdock Elevations & Floor Plans Cb_36_313_Pr_Bur_02
Block C Elevations & Floor Plans Cb_36_313_Pr_C_01
Block D Elevations & Floor Plans Cb_36_313_Pr_D_01
Dandelion Elevations & Floor Plans Cb_36_313_Pr_Dan_01
Dandelion-A Elevations & Floor Plans Cb_36_313_Pr_Dana_01
Fennel Elevations & Floor Plans Cb_36_313_Pr_Fen_01
Fennel Elevations & Floor Plans Cb_36_313_Pr_Fen_02

Lancewood Elevations & Floor Plans Cb_36_313_Pr_Lan_01
Lancewood Elevations & Floor Plans Cb_36_313_Pr_Lan_02
Rowan Elevations & Floor Plans Cb_36_313_Pr_Row_01
Rowan Elevations & Floor Plans Cb_36_313_Pr_Row_02

Willow Elevations & Floor Plans Cb_36_313_Pr_Wil_01
Willow Elevations & Floor Plans Cb_36_313_Pr_Wil_02

Yew Elevations & Floor Plans Cb_36_313_Pr_Yew_01

Character Area: Woodlands Edge

Dandelion Elevations & Floor Plans Cb_36_313_We_Dan_01

Fennel Elevations & Floor Plans Cb_36_313_We_Fen_01

Magnolia Elevations & Floor Plans Cb_36_313_We_Mag_01

Poplar Elevations & Floor Plans Cb_36_313_We_Pop_01

Poplar Elevations & Floor Plans Cb_36_313_We_Pop_02

Rowan Elevations & Floor Plans Cb_36_313_We_Row_01

Walnut Elevations & Floor Plans Cb_36_313_We_Wal_01

Willow Elevations & Floor Plans Cb_36_313_We_Wil_01

Willow Elevations & Floor Plans Cb_36_313_We_Wil_02

Yew Elevations & Floor Plans Cb_36_313_We_Yew_01

Yew Elevations & Floor Plans Cb_36_313_We_Yew_02 rev A

Bin & Cycle Store Elevations & Floor Plans Cb_36_313_Bincyc_01

Bin & Cycle Store Elevations & Floor Plans Cb_36_313_Bincyc_02

Garages Elevations & Floor Plans Cb_36_313_Gar_01

Garages Elevations & Floor Plans Cb_36_313_Gar_02

Garages Elevations & Floor Plans Cb_36_313_Gar_03

Garages Elevations & Floor Plans Cb_36_313_Gar_04

Garages Elevations & Floor Plans Cb_36_313_Gar_05

Garages Elevations & Floor Plans Cb_36_313_Gar_06

Garages Elevations & Floor Plans Cb_36_313_Gar_07

Sub Station Elevations & Floor Plans Cb_36_313_Sub_01

Landscape Masterplan DR-5000 P5

Landscape Proposals DR-5001 P4

Landscape Proposals DR-5002 P4

Landscape Proposals DR-5003 P4

Landscape Proposals DR-5004 P4

Landscape Proposals DR-5005 P4

Landscape Proposals DR-5006 P4

Landscape Proposals DR-5007 P5

Landscape Proposals DR-5008 P4

Hard Surfaces, Furniture & Play Equipment DR-5100 P4

Typical Planting Materials DR-5701 P2

Surfaces and Furniture Palette DR-5702 P2

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