

Conditions:

1. The development hereby permitted shall start before the expiration of 3 years from the date of this permission or 2 years from the date of approval of “the last of the reserved matters” to be approved, whichever is the later.

Reason: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning & Compulsory Purchase Act 2004.

2. Before any development hereby permitted starts, approval of the appearance, landscaping, layout and scale (hereinafter called “the reserved matters”) shall be obtained from the District Council. Detailed plans and particulars of the “reserved matters” shall be submitted in writing not later than 3 years from the date of this permission and shall be carried out as approved.

Reason: To comply with Article 3 of the Town and Country Planning (General Development Procedure) Order 1995 (or any order revoking and re-enacting that Order) and Section 92(2) of the Town and Country Planning Act 1990 as amended by Section 51(2) of the Planning and Compulsory Purchase Act 2004.

3. The development shall be carried out in accordance with the following approved plans and documents:

Plans:

21125/C04C – Urban Grain and Density Plan, C05C – Access and Movement Diagram, C06B – Building Heights Diagram, C07B – Illustrative Residential Mix Diagram, C08C – Tenure Mix Diagram, C102B – Parking Distribution Diagram, C10B – Land Use Diagram, C100 – Site Location Plan, C104C – Colour Site Layout, P101 – Existing Site Plan, P110E – Proposed Site Layout – Tree Removal, 2193-00-GF-DR-L-00100A – General Arrangement Plan, 2193-00-GF-DR-L- 00101A – General Arrangement Plan and 21125/SK15A – MoD Height Restriction.

Documents:

Design and Access Statement (Ref: 21125 Rev B) (December 2024), Landscape Design and Access Statement (June 2023), Landscape and Visual Impact Assessment (June 2023), Tree Protection Plan (Ref: 21174-4) (January 2024), Arboricultural Impact Assessment and Method Statement (Ref: 21174-AIA2-CA) (January 2024), Manual for Managing Trees on Development Sites, Ecology Assessment (Ref: 9952.EcoAss.vf2) (June 2023), Energy and Sustainability Statement (June 2023), Flood Risk Assessment (June 2023), SuDS Strategy (June 2023), Utility Statement (June 2023), Desk Study, Geotechnical and Geoenvironmental Interpretative Report (June 2023), Heritage Statement (June 2023), Heritage Statement Addendum (January 2024), Statement of Significance (December 2021), Transport Assessment (June 2023), Travel Plan (June 2023).

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

4. The application for the approval of the appearance of the development as a Reserved Matter shall be accompanied with details demonstrating how the development will satisfy a 20% reduction against

Building Regulations (as of the date of this permission) of carbon emissions through the use of renewable energy resources at the site, details of all installations required to achieve that reduction and a timetable for the implementation of all renewable energy installations. Subsequently, all installations that are specified within those details shall be implemented in accordance with approved timetable and retained thereafter.

Reason: To ensure on-site renewable energy provision to enable the development to actively contribute the reduction of carbon dioxide emissions in accordance with Policy CSP14 of the Tandridge District Core Strategy 2008 and to ensure that the associated installations are visually acceptable and incorporated into the appearance of the development 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.

5. The application for the approval of the Reserved Matter of landscaping shall be accompanied with details setting out:

- Proposed finished levels or contours
- Means of enclosure
- Car parking layouts
- Other vehicle and pedestrian access and circulation areas
- Hard surfacing materials
- Minor artefacts and structures (eg. Furniture, play equipment, refuse or other storage units, signs, lighting etc.).
- Tree and hedgerow planting as compensation for those elements being removed.
- Any earthworks/grassed areas
- The species, number and spacing of trees and shrubs
- A timetable for undertaking all of the proposed works of hard and soft landscaping.

Details of soft landscape works shall include all proposed and retained trees, hedges and shrubs; ground preparation, planting specifications and ongoing maintenance, together with details of areas to be grass seeded or turfed. Planting schedules shall include details of species, plant sizes and proposed numbers/densities.

All new hard and soft landscaping shall be undertaken in accordance with the approved timetable that forms part of the details required to be submitted and approved.

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 District Council, become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the District Council gives written consent to any variation.

Reason: To ensure that the landscape and visual impact of the development is acceptable in accordance with Policies CSP16, 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 take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work, to be conducted in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to offset the harm to the non-designated Heritage Asset and to comply with the National Planning Policy Framework (paragraphs 208, 210a and 216).

7. No development shall take place until the applicant, or their agents or successors in title, has submitted a scheme for the provision of an information board that sets out the history of the site to the Local Planning Authority, to be approved in writing. The information board shall be installed in accordance with the approved details.

Reason: In order to offset the harm to a non-designated Heritage Asset and to comply with the National Planning Policy Framework (paragraph 216).

8. No development approved by this planning permission shall commence until a strategy to deal with the potential risks associated with any contamination of the site has been submitted to, and approved in writing by, the Local Planning Authority. This strategy will include the following components:

i. A preliminary risk assessment which has identified:

- all previous uses;
- potential contaminants associated with those uses;
- a conceptual model of the site indicating sources, pathways and receptors; and
- potentially unacceptable risks arising from contamination at the site including, but not limited to asbestos, hydrocarbons and unexploded ordnance.

ii. 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.

iii. The results of the site investigation and the 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.

iv. 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 written consent of the local planning authority. The scheme shall be implemented as approved.

Reason: To ensure the satisfactory amelioration of contaminated land and 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 accordance with Policy DP22 of the Tandridge Local Plan: Part 2 Detailed Policies 2014 and paragraph 174 of the National Planning Policy Framework.

9. No occupation of any part of the permitted development / of each phase of development shall take place until a verification report demonstrating completion of 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. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: This condition is essential to ensure satisfactory amelioration of contaminated land and protection of the water environment, in accordance with Policy DP22 of the Tandridge Local Plan: Part 2 Detailed Policies 2014.

10. 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 a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason: This condition is essential to ensure satisfactory amelioration of contaminated land and protection of the water environment, in accordance with Policy DP22 of the Tandridge Local Plan: Part 2 Detailed Policies 2014.

11. 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.

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 paragraph 187 of the National Planning Policy Framework.

*Informative: Only clean uncontaminated water should drain to the surface water system. Roof drainage shall drain directly to the surface water system (entering after the pollution prevention measures). Appropriate pollution control methods (such as trapped gullies and interceptors) should be used for drainage from access roads and car parking areas to prevent hydrocarbons from entering the surface water system. There should be no discharge into land impacted by contamination or land previously identified as being contaminated. There should be no discharge to made ground. There must be no direct discharge to groundwater, a controlled water.*

12. 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 paragraph 187 of the National Planning Policy Framework.

*Informative: Piling can result in risks to groundwater quality by mobilising contamination when boring through different bedrock layers and creating preferential pathways. Thus, it should be demonstrated that any proposed piling will not result in contamination of groundwater. If Piling is proposed, a Piling Risk Assessment must be submitted, written in accordance with EA guidance document "Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention. National Groundwater & Contaminated Land Centre report NC/99/73".*

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

- a) 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, during all stages of the development. The final solution should follow the principles set out in the approved drainage strategy. Associated storage volumes shall be provided using an infiltration-based strategy.
- 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.). Including filter strip and swale details.
- c) 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.

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 surface water drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls), and confirm any defects have been rectified.

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

15. Any Air Source Heat Pumps installed as part of the development hereby approved shall be designed so that the noise from the use of the ASHP's will conform with the advice given in the Institute of Acoustics and Chartered Institute of Environmental Health Professional Guidance Note on Heat Pumps, which recommends a maximum sound rating level of <35 dB at any noise sensitive neighbouring premises.

Reason: To protect the residential amenities on neighbouring occupiers.

16. No development shall take place until such time as a construction management strategy has been submitted to and approved in writing by the Local Planning Authority in consultation with the Ministry of Defence (MoD). This construction management strategy shall contain details of cranes, other tall construction equipment (including the details of obstacle lighting), temporal buildings, silos and bulk storage of spoil or construction materials that may be deployed or sited on the application site or any adjoining land at any time during the implementation of this development.

The development shall be carried out strictly in accordance with the approved construction management strategy or any variation approved in writing by the Local Planning Authority in consultation with the MoD.

Reason: To ensure that construction work and construction equipment on the site and adjoining land does not obstruct air traffic movements or otherwise impede the safe and effective operation of the aerodrome at RAF Kenley.

17. No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of "biodiversity protection zones".
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority

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.

18. A Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior to the commencement of the development. The LEMP should be based upon the outline strategy provided in the Ecological Assessment (Ecology Solutions, June 2023), Further Ecological Information (Ecology Solutions) and Additional Woodland Information (Ecology Solutions).

The content of the LEMP shall include the following.

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- 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 organization responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.
- i) Provision for wildlife corridors, linear features and habitat connectivity.
- j) Biodiversity Enhancement Plan.
- k) Invasive Species Management Plan.

The approved LEMP will be implemented in accordance with the approved details.

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.

19. A Sensitive Lighting Management Plan shall be submitted to, and be approved in writing by, the local planning authority prior to the commencement of the development. The Sensitive Lighting Management Plan should be in line with Guidance Note 8 Bats and Artificial Lighting Guidance Note 08/23, or updated industry guidance, and include a horizontal illuminance contour plan.

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.

20. An update badger survey shall be submitted to, and be approved in writing by the local planning authority prior to the commencement of the development. The update survey should be undertaken by a suitably experienced ecologist to check for badger setts within application site boundary, and a 30m buffer, where accessible. If any badger activity is detected an appropriate method of working, including details of any licences that are required, will be submitted to, and approved in writing by the LPA.
  
21. An update bat preliminary ground level tree roost survey and assessment for all trees to be impacted shall be submitted to, and be approved in writing by the local planning authority prior to the commencement of the development. The update survey should be undertaken by a suitably experienced ecologist. The update bat preliminary ground level tree roost survey and assessments should be carried out in line with industry good practice. This submission to the local planning authority should include all necessary further surveys, if required, and include details any licences, mitigation and compensation that is required.
  
22. A Reptile Mitigation and Habitat Enhancement Strategy shall be submitted to, and be approved in writing by, the local planning authority prior to the commencement of the development. The Reptile Mitigation and Habitat Enhancement Strategy shall be prepared by a suitably qualified and experienced ecologist.
  
23. application for the approval of layout as a reserved matter, the application shall be accompanied with:
  - details of the layout of all proposed car parking
  - details of the provision of electric vehicle charging points (number, position and the proposed equipment)
  - the allocation of car parking
  - a timetable for the provision of visitor parking
  - a timetable for providing the means of accessing all of the approved car parking from the public highway (including turning and circulations areas).
  - details of the provision of bicycle parking and e-bike charging points.

Subsequently, all visitor parking and means of accessing the approved car parking shall be provided in accordance with the approved timetable and no dwelling shall be occupied until the parking, electric vehicle charging point and bicycle parking (including e-bike charging points) serving that dwelling has been provided.

Thereafter the vehicle and bicycle parking, all charging points and all circulation and turning areas shall be retained and maintained for their designated purposes.

Reason: The above condition is required to meet the objectives of the NPPF (2024), Surrey County Council Local Transport Plan (LTP4) 2022-2032, and to satisfy policy CSP12 of the Core Strategy DPDS (2008) and policies DP5 and DP7 of the TLP Part 2: Detailed Policies (2014) in relation to car and cycle provision and charging points.



24. 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) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- f) wheel washing facilities;
- g) measures to control the emission of dust and dirt during construction;
- h) a scheme for recycling/disposing of waste resulting from construction works;
- i) HGV deliveries and hours of operation
- j) vehicle routing
- k) measures to prevent the deposit of materials on the highway
- l) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused
- m) no HGV movements to or from the site shall take place outside of the hours agreed through the Construction Management Plan; and
- n) on-site turning for construction vehicles has been submitted to and approved in writing by the District Council. Only the approved details shall be implemented during the construction of the development.

Reason: The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users. The above condition is required to meet the objectives of the NPPF (2024), Surrey County Council Local Transport Plan (LTP4) 2022-2032, and to satisfy policy CSP12 of the Core Strategy DPDS (2008) and policies DP5 and DP7 of the TLP Part 2: Detailed Policies (2014).

25. The development hereby approved shall not be first occupied unless and until a scheme of offsite highway improvements has been delivered via a section 278 Agreement with the County Highways Authority, in general accordance with the approved plans, to include the following (final details of all schemes to be determined through the S278 Agreement process):

1. A zebra crossing on Salmons Lane, in the vicinity of Victor Beamish Avenue.
2. Bus stop improvements on Salmons Lane to include real time passenger information, double height kerbing and, where feasible, shelters and places to sit.
3. A zebra crossing on Whyteleafe Hill, in the vicinity of Salmons Lane.
4. A zebra crossing on Whyteleafe Hill, in the vicinity of Salmons Lane West.

5. Road safety and pedestrian infrastructure improvements at the Buxton Lane / Salmons Lane West / Ninehams Road roundabout junction, providing dropped kerbs with tactile paving as shown in plan reference 2106055-07 Rev A.
  6. Traffic calming measures on Salmons Lane West, and on the B2030 from the roundabout junction with Salmons Lane West and Ninehams Rd, to the roundabout junction with the B2031) as shown in plan reference 2106055-07 Rev A.
  7. Speed limit reductions and associated signage, including provision of all costs associated with delivering the Traffic Regulation Orders associated with item f above.
26. 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.
27. Prior to the occupation of the development a Travel Plan shall be submitted for the written approval of the Local Planning Authority in accordance with the sustainable development aims and objectives of the National Planning Policy Framework, Surrey County Council's "Travel Plans Good Practice Guide", and in general accordance with the 'Heads of Travel Plan' document (if appropriate, specify). The approved Travel Plan shall then be implemented (trigger point to be added on site specific basis) and for each and every subsequent occupation of the development, thereafter maintain and develop the Travel Plan to the satisfaction of the Local Planning Authority.
28. The development hereby approved will not be commenced unless and until the internal site layout has been designed in accordance with a scheme to be submitted to and approved by the Local Planning Authority to achieve compliance with Healthy Streets for Surrey design guidance in order to prioritise pedestrian and cycle movements within the development.
29. The proposed development hereby approved shall not be first brought into use unless and until at least two electric car club vehicles and car club spaces have been provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The car club parking space shall be provided with a fast-charge electric vehicle charging point (current minimum requirement: 7kw Mode 3 with Type 2 connector - 230 v AC 32 amp single phase dedicated supply) and nearby to accessible cycle parking facilities. The following shall also be included in the implementation of the car club:
- a) The car club shall be promoted as part of sales and marketing of the development.
  - b) Membership offers shall be provided for users of the site; for example, one year's free membership and some free drive time, in consultation with the car club supplier and the Highway Authority.

Reasons: The above conditions (24-29) are required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users. The above conditions are also required to satisfy the sustainable transport objectives of the NPPF (2024), policy DP4 of the Tandridge Local Plan (2008) and the objectives of the Surrey LTP4.

30. Prior to the commencement of the works, a scheme for the recording of existing architectural and historic features affected by the works shall be submitted to and approved in writing by the Local Planning Authority. This shall include a record of the Former Workshop Building to level 3 of Understanding Historic Buildings and a photographic record of the entire site. The scheme shall thereafter be implemented as approved.

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 to record the architectural and historic fabric of the building in accordance with the advice of paragraph 218 of the National Planning Policy Framework.

31. Prior to the commencement of works, details of the commemorative feature, artwork and /or sculpture; a timescale for their implementation; and their proposed locations shall be submitted and approved in writing Local Planning Authority. The scheme shall thereafter be implemented as approved.

Reason: To ensure that the development hereby permitted is not occupied until the specified operations have been completed in the interests of the amenities of the area.

32. As part of any Reserved Matters application in respect of the development hereby approved a Heritage Design Statement should be submitted to and approved, in writing, by the local planning authority, in general accordance with the principles shown in relation to (i) connectivity (ii) arrangement of buildings along Victor Beamish Avenue (iii) reinstatement of historic paths (iv) location and nature of commemorative features on drawings numbered 21125-C05C (Access & Movement Diagram), 21125-C10B (Land Use Diagram), 21125-C104C (Coloured Site Layout) and on Figure 5.2 within the submitted Heritage Statement (June 2023). This Statement should detail the design quality, site appraisal and consideration of context for the development proposals and in particular should provide details of any proposed commemorative feature(s) and their location, the reinstatement of historic paths, the provision of better connectivity to the perimeter of the aerodrome, and the arrangement of buildings along Victor Beamish Avenue demonstrating how they reflect and respect the historic development of the site. The details provided should demonstrate a sensitivity to the site's visual and historical context in terms of massing, materials and detail, with carefully designed contemporary structures and carefully considered interpretations of traditional styles, using quality sustainable materials.