

TANDRIDGE DISTRICT COUNCIL

Town & Country Planning Act 1990

Mr Huw James
ECE Planning Limited
64-68 Brighton Road
Worthing
West Sussex
BN11 2EN

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

Removal of 4no. temporary buildings and the extension of the existing building to create a multi-use sports and educational facility to the eastern elevation, together with sports pitches to the front of the site and amended vehicular access arrangements.

At

One School Global - Kenley Campus, Victor Beamish Avenue, Caterham, Surrey, CR3 5FX

in accordance with the application registered by the Council on the 24th January 2024 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.

2. This decision refers to drawings numbered 811-01 Rev J (Ground Floor Plan & Sections – Proposed Extension); 811-02 Rev C (Proposed First Floor Plans); 811-03 Rev K (Elevations – Existing & Proposed); 811-04 Rev H (Alterations to Existing Buildings -Ground Floor Plans); 811-05 Rev B (Structural Alterations Plan); 811-06 Rev M (site Plan); 811-07 Rev A (Topographical Survey – Existing Site Plan); 811-08 (Existing Floor Plans); 811-09 Rev B (Site Sections); 811-10 Rev A (Internal Wall Removal Chronology); 811-11 Rev A (Detail of Glazed Canopy) and red-edged site plan 811-00 (Location Plan) received on 17.01.2024. The development shall be carried out in accordance with these approved drawings. There shall be no variations from these approved drawings without obtaining written consent from the Local Planning Authority.

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

3. The development hereby permitted shall not commence until details of the design of a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. 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 (+35% allowance for climate change) & 1 in 100 (+40% allowance for climate change) storm

events during all stages of the development. If infiltration is deemed unfeasible, associated discharge rates and storage volumes shall be provided using a maximum combined discharge rate of 3l/s.

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) Evidence that the existing on-site drainage is fit for purpose.

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.

4. Development shall not commence until a construction management strategy has been submitted to and approved in writing by the Local Planning Authority covering the application site and any adjoining land which will be used during the construction period. Such a strategy shall include the details of cranes and other tall construction equipment (including the details of any obstacle lighting). The approved strategy (or any variation approved in writing by the Local Planning Authority) shall be implemented for the duration of the construction period.

Reason: To ensure that construction work and construction equipment on the site and adjoining land does not obstruct air traffic movements.

5. No operations (including initial site clearance) shall commence on site in connection with development hereby approved until a suitable scheme (Arboricultural Method Statement) for the protection of existing trees and hedgerows has been submitted (and its installation on site) has been approved in writing by the Local Planning Authority. All protection measures must fully detail each phase of the development process taking into account demolition/site clearance works, all construction works and hard and soft landscaping works. Details shall include the following:

- Full survey of all trees on site and those within influencing distance on adjacent sites in accordance with BS5837, with tree works proposals. All trees must be plotted on a site plan*, clearly and accurately depicting trunk locations, root protection areas and canopy spreads.
- A plan* detailing all trees and hedgerows planned for retention and removal.
- A schedule of tree works for all the retained trees specifying pruning and other remedial or preventative work, whether for physiological, hazard abatement, aesthetic or operational reasons. All tree works shall be carried out in accordance with BS 3998.
- Site specific demolition and hard surface removal specifications
- Site specific construction specifications (e.g. bridging, installation of underground services, surfacing, foundations of all structures, within the root protection area,)
- Level changes
- A Tree protection plan* in accordance with the latest revision of BS5837 detailing all methods of protection, including but not restricted to: locations of construction exclusion zones, root protection areas, fit for purpose fencing and ground protection, service routes, works access space, material/machinery/waste storage and permanent & temporary hard surfaces.

All tree protection methods detailed in the approved Arboricultural Method Statement shall be provided and shall not be moved or removed, temporarily or otherwise, until all works including

external works have been completed and all equipment, machinery and surplus materials have been removed from the site, unless the prior approval of the Local Planning Authority has first been sought and obtained.

(* Plans must be of a minimum scale of 1:200 (unless otherwise agreed by the Local Planning Authority).

Reason: To prevent damage to trees in the interest of the visual amenities of the area 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.

6. The development hereby approved shall be constructed in accordance with a suitable Tree Monitoring Program.

(a) Prior to the commencement of development (including ground works and site clearance), the following shall be submitted to and approved in writing by the Local Planning Authority:

A tree monitoring program to include:

- i. Confirmation of who shall be the lead arboriculturist for the development.
- ii. Confirmation of the Site Manager, key personnel, their key responsibilities and contact details.
- iii. Details of induction procedures for all personnel in relation to Arboricultural matters.
- iv. A detailed timetable of events for arboricultural supervision concerning all tree protection measures within the approved Tree Protection Plan, including:

Prestart meeting with a Tandridge District Council Tree Officer
Initial implementation/installation of the tree protection measures
Final removal of the tree protection measures

(b) Within three months of first use of the development hereby approved, a report containing the following details shall be submitted to and approved by the Local Planning Authority:

Results of each site visit by the lead arboriculturist with photos attached.
Assessment of the retained and planted trees including any necessary remedial action as a result of damage incurred during construction.

Reason: To prevent damage to trees in the interest of the visual amenities of the area 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.

7. No development shall start until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority . Thereafter these works shall be carried out as approved. These details shall include:

- 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.

Details of soft landscape works shall include 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 planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the completion or occupation of any part of the development (whichever is the sooner) or otherwise in accordance with a programme to be agreed. 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. The hard landscape works shall be carried out prior to the occupation of the development.

Reason: To maintain and enhance the visual amenities of the development in accordance with Policy CSP18 of the Tandridge District Core Strategy 2008 and Policy DP7 & DP8 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.

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

Reason: To enable the Local Planning Authority to exercise control over the type and colour of materials, so as to enhance the development in accordance with Policy CSP18 of the Tandridge District Core Strategy 2008, Policies DP7, DP12 and DP13 of the Tandridge Local Plan Part 2: Detailed Policies 2014, Policies CCW4 and CCW5 of the Caterham, Chaldon & Whyteleafe Neighbourhood Plan 2018 and to prevent unnecessary harm to the character and appearance of the conservation area and listed building.

9. Prior to any above ground works commencing, details of all external joinery on the new building shall be submitted to and approved in writing by the Local Planning Authority including materials, method of opening and method of ventilation. The development shall thereafter be implemented in accordance with the approved details.

Reason: To prevent harm to the character and appearance of the conservation area and listed building.

10. Prior to the commencement of above ground works, further details of the means of abutment of the proposed building to the principal listed building shall be submitted to the local planning authority and approved in writing. This shall include large scale drawings and sections showing how the glazed link shall be fixed to the historic fabric of the building. The works shall be thereafter implemented in accordance with the approved details.

Reason: To prevent harm to the listed building from the unnecessary loss of historic fabric.

11. At such point when the synthetic turf is no longer need on the site as per the landscaping plans, this shall be removed, and the surface shall be reinstated as tarmac hardstanding or other such details agreed in writing with the Local Planning Authority.

Reason: To ensure harm to the conservation area is linked to the ongoing optimum viable use of the listed building.

12. Prior to the commencement of any above ground works, details of an ecological enhancement scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme should provide ecological enhancements for the benefit of biodiversity, including enhancements for bats. Measures should include the installation of bat boxes suitable for a range of species to be incorporated into the southern aspect of mature trees, and the incorporation of pale and night-scented species to be used within the scheme to increase the bat foraging resource. Once approved, the development shall be carried out in accordance with the submitted details and all enhancements should be provided within the first planting season following the substantial completion of the sports hall extension.

Reason: To limit the impact on local ecology and the environment in accordance with Policy CSP17 of the Tandridge District Core Strategy 2008, Policy DP19 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014 and Policy CCW6 of the Caterham, Chaldon & Whyteleafe Neighbourhood Plan 2018.

13. No above ground works shall be undertaken until details of the proposed photovoltaic panels to be utilised on the roof of the approved sports hall building have been submitted to and approved in writing by the Local Planning Authority. The submitted details should also demonstrate how the approved development would satisfy a minimum 10% reduction of carbon emissions through renewable resources. The renewable energy provision shall thereafter be implemented and retained in accordance with the approved details.

Reason: To ensure on-site renewable energy provision to enable the development to actively contribute to the reduction of carbon dioxide emissions in accordance with Policy CSP14 of the Tandridge District Core Strategy 2008.

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 in writing 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.

15. No development shall be occupied until confirmation has been provided that either:-

1. Foul water Capacity exists off site to serve the development, or
2. A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan, or
3. All Foul water network upgrades required to accommodate the additional flows from the development have been completed.

Reason: Network reinforcement works may be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents.

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occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan, or

3. All Surface water network upgrades required to accommodate the additional flows from the development have been completed.

Reason: Network reinforcement works may be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid flooding and/or potential pollution incidents.

Informatives:

1. 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.
2. The development has been assessed against Tandridge District Core Strategy 2008 Policies CSP1, CSP12, CSP14, CSP15, CSP17 and CSP18, Tandridge Local Plan: Part 2: Detailed Policies – Policies DP1, DP5, DP7, DP10, DP13, DP19, DP20, DP21 and DP22, Policies CCW4, CCW5, CCW6 and CCW10 of the Caterham, Chaldon & Whyteleafe Neighbourhood Plan 2018 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.
3. The Local Planning Authority has acted in a positive and creative way in determining this application, as required by the NPPF (December 2023), 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.
4. If proposed site works affect an Ordinary Watercourse, Surrey County Council as the Lead Local Flood Authority should be contacted to obtain prior written Consent. More details are available on their website. 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. Sub ground structures should be designed so they do not have an adverse effect on groundwater.
5. The developer is advised that their development boundary falls within a Source Protection Zone for groundwater abstraction. These zones may be at particular risk from polluting activities on or below the land surface. To prevent pollution, the Environment Agency and Thames Water (or other local water undertaker) will use a tiered, risk-based approach to regulate activities that may impact groundwater resources. The applicant is encouraged to read the Environment Agency's approach to groundwater protection (available at <https://www.gov.uk/government/publications/groundwater->

protection-position-statements) and may wish to discuss the implication for their development with a suitably qualified environmental consultant.

6. It is indicated that solar photovoltaic panels are proposed to be installed on roof of the new build sports hall extension to power HVAC and lighting. If the roof mounted PV panels are not fitted flat to the roof and have a gap underneath them, this may allow feral pigeons to access the underside to nest. The sides of the panels and frames should be proofed to exclude access to pigeons. This can be achieved by netting, or other material secured to the panel and the roof, or by a solid barrier in the gap and it must be maintained so as to prevent access.
7. The developer should make contractors aware that the application site was heavily bombed during the Second World War and there is a possibility that some unexploded ordnance could still be present on site, and they should adopt a precautionary approach when undertaking any groundworks.

Dated: 14 August 2024

Femi Nwanze
for David Ford
Chief Executive Officer

NB: *Please also see attached notes*