

STANDARD PLANNING CONDITIONS WITH REASONS.

DETAILS AND TIME.

C001 DURATION OUTLINE

That in the case of those matters in respect of which details have not been given in the application and which concern the:-

- (a) {*layout}, {*scale}, {*appearance}, {*means of access thereto}, and {*the landscaping (as defined in the Town and Country Planning (General Development Procedure) Order, 1995, or any subsequent enactment) of the site}; hereinafter called "the reserved matters", and which are hereby reserved for subsequent approval by the Local Planning Authority, application for such approval shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
- (b) The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

*Delete as appropriate.

R001 DURATION OUTLINE (REASON)

This condition is required by Section 92 of the Town and Country Planning Act, 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

C002 DURATION NON-OUTLINE

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

R002 DURATION NON OUTLINE (REASON)

This condition is required by Section 91 of the Town and Country Planning Act, 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

C003 LISTED BUILDING/CONSERVATION AREA CONSENT.

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

R003 LSTD BLDG/CON AREA CONSENT (REASON)

This condition is required by Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

C004 DETAILED DRAWINGS.

Before any work on the development hereby permitted is first commenced detailed drawings be submitted to and approved by the Local Planning Authority to show:-

- i. layout
- ii. scale
- iii. appearance
- iv. the means of access
- v. landscaping (as defined in the Town and Country Planning (Development Management Procedure) (England) Order, 2015, or any subsequent enactment.

R004 DETAILED DRAWINGS (REASON)

(a) This is an outline application permitted in accordance with the provisions of Article 5 of the Town and Country Planning (Development Management Procedure) Order, 2015

(b) (i) To ensure a satisfactory layout

(ii) To ensure that the proposed development does not prejudice the free flow of traffic and conditions of general safety along the neighbouring highway(s).

(c) To ensure that the proposed development does not prejudice:-

(i) the enjoyment by neighbouring occupiers of their properties,

(ii) the appearance of the locality.

C005

C006

R006

C007 LIMITED PERMISSION BUILDING(S) AND USE.

This permission is for a limited period of ****only, expiring on **** when the use hereby permitted shall be discontinued and the

building(s) and works carried out under this permission removed and the land reinstated..

C008 LIMITED PERMISSION USE.

This permission is for a limited period of****only, expiring on **** when the use hereby permitted shall be entirely discontinued.

C009 LIMITED PERMISSION WORKS.

This permission is for a limited period of **** only expiring on the **** when the use hereby permitted shall be discontinued and the works carried out under this permission removed and the land reinstated in accordance with a scheme of work submitted to and approved by the Local Planning Authority.

C010 LIMITED CONSENT ADVERTISEMENT HOARDING (S).

This consent is for a limited period of**** only expiring on the **** when the hoarding(s) hereby given consent and the works carried out under this consent shall be removed and the land reinstated in accordance with a scheme of work submitted to and approved by the Local Planning Authority.

R010 LIMITED CONSENT ADV HOARDING (REASON)

In the interests of the visual amenities of the locality.

PARKING AND HIGHWAYS

C011

C012 PARKING MAINTAINED- (single dwellings, domestic extensions/ garages).

The parking space(s) and/or garage(s) shown on the submitted plan be constructed and made available for the development prior to occupation and thereafter the approved facilities together with the means of access thereto shall be maintained as approved, and be reserved for the benefit of the development hereby permitted.

R012 PARKING MAINTAINED (REASON)

To ensure that the proposed development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway(s) and to ensure that the facilities provided are reserved for the benefit of the development for which they are specifically required, in accordance with policy

CC3 of the Spelthorne Borough Core Strategy and Policies
Development Plan Document 2009.

C013 PARKING MAINTAINED- (residential development of 2 or more dwellings).

The parking space(s) and/or garage(s) shown on the submitted plan be constructed and the space(s) and/or garage(s) shall be completed prior to the completion of the dwellings to which they relate, and thereafter the approved facilities together with the means of access thereto shall be maintained as approved, and be reserved for the benefit of the development hereby permitted.

R013 PARKING MAINTAINED (REASON)

To ensure that the proposed development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway(s) and to ensure that the facilities provided are reserved for the benefit of the development for which they are specifically required, in accordance with policy CC3 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

C014 PARKING MAINTAINED- (commercial development).

The parking and turning, loading, and unloading space shown on the submitted plan be constructed within three months of the commencement of any part of the development permitted, or such longer period as may be approved by the Local Planning Authority, and thereafter the approved facilities together with the means of access thereto shall be maintained as approved, and be reserved for the benefit of the development hereby permitted.

R014 PARKING MAINTAINED (REASON)

To ensure that the proposed development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway(s) and to ensure that the facilities provided are reserved for the benefit of the development for which they are specifically required, in accordance with policy CC3 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

C015 EXISTING PARKING MAINTAINED.

The existing area of hardstanding within the curtilage of the application site as shown on the submitted plan shall be used for

the parking, turning, loading and unloading of vehicles clear of the highway and shall be maintained free of any impediment to its designated use.

R015 EXISTING PARKING MAINTAINED (REASON)

To ensure that the proposed development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway(s), in accordance with policy CC3 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

C016

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R018

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R019

C021 CLOSING OF ACCESS

The development hereby approved shall not be occupied until the existing access from the site tohas been permanently closed and any kerb, vergeway, footway fully re-instated.

R021 CLOSING OF ACCESS (REASON)

To confine access to the permitted points in order to ensure that the development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway, in accordance with policy CC2 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

AMENITY

C022

R022

C023 PLANTING ON SITE DETAILS REQUIRED.

Details of a scheme of both soft and hard landscaping works shall be submitted to and approved by the Local Planning Authority prior to first occupation of any part of the development hereby approved. The approved scheme of tree and shrub planting shall be carried out prior to first occupation of the buildings and/or site. The planting so provided shall be maintained as approved for a minimum period of 5 years, such maintenance to include the replacement in the current or next planting season, whichever is the sooner, of any trees or shrubs that may die, are removed or become seriously damaged or diseased, with others of similar size and species, unless the Local Planning Authority gives written permission to any variation.

R023 PLANTING ON SITE DETAILS RQD (REASON)

(a) To minimise the loss of visual amenity occasioned by the development and to enhance the proposed development.

AND, IF APPROPRIATE:-

(b) To replace trees preserved and listed in a confirmed Tree Preservation Order, which will need to be felled to implement the permission hereby approved.

In accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

C024 PLANTING ON SITE DETAILS SHOWN.

The trees and shrubs shall be planted on the site in accordance with the scheme hereby approved, within a period of ****from the date on which development hereby permitted is first commenced, or such longer period as may be approved by the Local Planning Authority, and that the planting so provided shall be maintained as approved for a period of 5 years, such maintenance to include the replacement in the current or next planting season, whichever is the sooner, of any trees/shrubs

that may die, are removed or become seriously damaged or diseased, with others of similar size and species, unless the Local Planning Authority gives written permission to any variation.

R024 PLANTING ON SITE DETAILS SHOWN (REASON)

a) To minimise the loss of visual amenity occasioned by the development and to enhance the proposed development.

AND, IF APPROPRIATE:-

(b) To replace trees preserved and listed in a confirmed Tree Preservation Order, which will need to be felled to implement the permission hereby approved.

In accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

C025 TREE PROTECTION DETAILS REQUIRED.

(a) No demolition, site clearance or building operations shall commence until protective fencing consisting of weld mesh panels on a scaffold framework as shown in Figure 2 of BS5837 2012 has been erected around each tree or tree group to be retained on the site in accordance with details to be submitted to and approved by the Local Planning Authority before any work on the development hereby permitted is first commenced, such details to include trenches, pipe runs for services and drains. Such fencing shall be maintained during the course of the development and no storage of materials or erection of buildings shall take place within the fenced area.

(b) The destruction by burning of materials shall not take place within 6 m (19 ft 8 ins) of the canopy of any tree or tree group to be retained on the site or on land adjoining.

R025 TREE PROTECTION DETAILS RQD (REASON)

To prevent damage to the trees in the interest of the visual amenities of the area, in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

C026 TREE PROTECTION DETAILS MAINTAINED.

- (a) No demolition, site clearance or building operations shall commence until protective fencing consisting of weld mesh panels on a scaffold framework as shown in Figure 2 of BS 5837 2012 has been erected around each tree or tree group to be retained on the site in accordance with details hereby approved and no trenches, pipe runs for services and drains shall be sited within that area around the trunk of any tree which is to be protected by fencing unless in accordance with details hereby approved. Such fencing shall be maintained during the course of the development and no storage of materials or erection of buildings shall take place within the fenced area.
- (b) The destruction by burning of materials shall not take place within 6 m (19 ft 8 ins) of the canopy of any tree or tree group to be retained on the site or on land adjoining.

R026 TREE PROTECTION DETAILS MAIN (REASON)

To prevent damage to the trees in the interest of the visual amenities of the area, in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

C027 TREES TO BE MAINTAINED.

The trees indicated for retention shall be protected by weld mesh panels on a scaffold framework in accordance with Figure 2 of BS5837 2012 for the duration of the development and none of the trees shall be damaged or destroyed, uprooted, felled or pruned without the previous written permission of the Local Planning Authority until 12 months after completion of the development hereby approved. Any trees removed without such consent, or dying or being severely damaged or becoming seriously diseased before the end of that period shall be replaced with trees of such size, species and in positions as may be agreed by the Local Planning Authority.

R027 TREES TO BE MAINTAINED (REASON)

a) To ensure the preservation of trees listed in a confirmed Tree Preservation Order.

and/or

(b) The existing trees represent an important visual amenity which the Local Planning Authority consider should be maintained.

In accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

C028 PRESERVATION OF AMENITY AREAS

The part of the land which is shown on the plan submitted with the application as being undeveloped and to be used for {play area} {amenity land} {open space}* shall remain undeveloped and be preserved and laid out as {play area} {amenity land} {open space}* in relation to, and for the benefit of, the remainder of the land to which the application relates.

R028 PRESERVATION OF AMENITY AREAS (REASON)

To ensure that the relevant land shall be used for the purposes described in the application so as to benefit the remainder of the development, in accordance with policies SP6 and EN4 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

C028A Landscape Management Plan

Before the first occupation of any part of the development, a landscape management plan including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas shall be submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved.

Reason:- To minimise the loss of visual amenity occasioned by the development and to enhance the proposed development.

CO28B Bird and Bat Boxes

Prior to the occupation of the building(s), a scheme to provide bird boxes and bat boxes/tubes on the site shall be submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be implemented before the building(s) is occupied and thereafter maintained.

Reason:- To encourage wildlife on the site.

CO28C Ecology – to carry out proposed works

The proposed demolition and development works shall be carried out strictly in accordance with the recommendations set out in ***** dated *****.

Reason:- In the interest of preventing harm to wildlife.

- CO28D Trees – To carry out proposed works
- The proposed tree surgery works, tree protection measures, demolition and construction works and timescales shall be carried out strictly in accordance with the recommendations in the ***** dated *****.
- Reason:- To prevent damage to the trees in the interest of the visual amenities of the area, in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.
- C029
- C030 CLOSE- BOARDED FENCING.
- Before the development hereby approved is brought into use, *****m high close-boarded fencing shall be erected on the ***** boundary(ies) of the application site, and, once erected, such fencing shall thereafter be maintained as approved.
- R030 CLOSE BOARDED FENCING (REASON)
- To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties and the appearance of the locality, in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.
- C031 FENCING/ WALLS DETAILS SHOWN.
- Before the development hereby approved is brought into use, the fencing/walls shown on the submitted plan shall be erected, and once erected, that means of enclosure shall thereafter be maintained as approved.
- R031 FENCING/WALL DETAILS SHOWN (REASON)
- To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties and the appearance of the locality, in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.
- C032 MEANS OF ENCLOSURE- DETAILS REQUIRED.

Prior to the occupation of the development, details of a scheme of the means of enclosure shall be submitted to and approved in writing by the Local Planning Authority indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building(s) / use is/are occupied}. Development shall be carried out in accordance with the approved details and maintained as approved.

R032 MEANS OF ENCLOSURE DTLS RQD (REASON)

To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties and the appearance of the locality, in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

CO33A External Lighting

Prior to the occupation of the building(s) hereby permitted details including a technical specification of all proposed external lighting shall be submitted to and approved in writing by the Local Planning Authority. The agreed external lighting shall be implemented prior to the occupation of the building(s) and shall at all times accord with the approved details.

Reason:- To safeguard the amenity of neighbouring residential properties and in the interest of security.

C034 MATERIALS.

No development above damp proof course level shall take place until details of the materials to be used for the external surfaces of the building(s) and surface material for parking areas are submitted to and approved by the Local Planning Authority. The development shall then be constructed in accordance with the approved materials and detailing.

R034 MATERIALS (REASON)

To ensure that the proposed development does not prejudice the appearance of the development and the visual amenities and character of the locality, in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

MATERIALS (LB/CAs)

- C035A Details of the materials and detailing to be used for the external surfaces of the building(s) and surface material for parking areas be submitted to and approved by the Local Planning Authority. The development shall then be constructed in accordance with the approved materials and detailing.
- RO35A MATERIALS (REASON) (LB/CAs)
- To ensure that the proposed development does not prejudice the appearance of the listed building and/or conservation area which is of high historic value, in accordance with policy ENXX of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.
- C036 MATERIALS TO MATCH.
- The extension*outbuilding**development* hereby permitted shall be carried out in facing materials to match those of the existing building in colour and texture.
- R036 MATERIALS TO MATCH (REASON)
- To ensure a satisfactory external appearance, in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.
- C037 ADEQUATE FACILITIES FOR REFUSE DETAILS REQUIRED.
- Prior to the occupation of the building(s) hereby approved, facilities within the curtilage of the site for the storage of refuse and recycling materials shall be submitted to and approved by the Local Planning Authority. The agreed details shall be implemented prior to the occupation of the development hereby approved and retained thereafter.
- R037 ADEQUATE FACILITIES FOR REFUSE (REASON)
- To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties and the appearance of the locality, in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.
- C038 ADEQUATE FACILITIES FOR REFUSE DETAILS SHOWN.

The refuse and recycling facilities hereby approved shall be provided prior to the occupation of the development hereby approved and retained thereafter.

R038 ADEQUATE FACILITIES FOR REFUSE (REASON)

To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties and the appearance of the locality, in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

C039

C040

C041 SOUNDPROOFING OF BUILDING(S) DETAILS SHOWN.

R041 SOUNDPROOFING OF BLDGS (REASON)

C042 OBSCURED GLAZING.

Prior to the occupation of the development hereby permitted the **** floor window(s) on the **** elevation(s) shall be obscure glazed and be non-opening to a minimum height of 1.7 metres above internal floor level in accordance with details/samples of the type of glazing pattern to be submitted to and approved in writing by the Local Planning Authority. The(se) window(s) shall thereafter be permanently retained as installed.

R042 OBSCURED GLAZING (REASON)

To safeguard the privacy of the adjoining property(ies), in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

C043 NO WINDOW OPENINGS.

No openings of any kind shall be formed in the **** elevation(s) of the **** hereby permitted without the prior written consent of the Local Planning Authority.

R043 NO WINDOW OPENINGS (REASON)

To safeguard the privacy of the adjoining property(ies), in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

C044 NO FURTHER OPENINGS.

No further openings of any kind shall be formed in the**** elevation(s) of the **** hereby permitted without the prior written consent of the Local Planning Authority.

R044 NO FURTHER OPENINGS (REASON)

To safeguard the amenity of neighbouring residential properties, in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

C045 HIGH LEVEL WINDOWS.

Only a high level window(s) (cill level to be at least 1.7m above floor level) shall be installed **** and thereafter shall be retained.

R045 HIGH LEVEL WINDOWS (REASON)

To safeguard the privacy of the adjoining property(ies), in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

C046 .

RESTRICTIONS ON USE OF BUILDINGS.

C048 USE CLASS.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order), the premises shall be used only for purposes within Use Class **** of the Schedule to the Town and Country Planning (Use

Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.

C049 SPECIFIED PURPOSES.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order), the premises shall be used for **** and for no other purpose including any other purpose within Use Class **** of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.

C050 USE ANCILLARY TO EXISTING USE.

That the **** development hereby permitted be used only for purposes ancillary to the existing **** and not for any other purposes without prior planning consent of the Local Planning Authority.

R050 USE ANCILLARY TO EXISTING USE (REASON)

The particular reason(s) for imposing this condition should be stated, eg employment policy, amenity.

C051 SPECIFIED AREA OF USE.

No more than **** sqm (.....sq ft) of the gross floorspace of the proposed building be used for ****.

C052 BENEFIT OF OCCUPIER ONLY.

That this permission shall be personal to**** and shall not enure for the benefit of the land nor any other person or persons for the time being having an interest therein.

C053 ANCILLARY ACCOMODATION.

The accommodation hereby approved be used ancillary to the domestic enjoyment of the main house and not as a separate unit of residential accommodation.

R053 ANCILLARY ACCOMMODATION (REASON)

(a) To safeguard the amenities and character of the locality.

In accordance with policies SP6, SP7, EN1 and CC3 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

C054 RESTRICTIONS ON RESIDENTIAL PERMITTED
DEVELOPMENT- GENERAL.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order) no extensions or other form of enlargement to the residential development hereby permitted, nor erection of porches, outbuildings, hardstandings, storage tanks, gates, fences, walls or other means of enclosure, shall take place without the prior planning permission of the Local Planning Authority

C055 RESTRICTIONS ON RESIDENTIAL PERMITTED
DEVELOPMENT- EXTENSIONS AND OUTBUILDINGS.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order), no extensions or outbuildings shall be erected to the residential development hereby permitted without the prior planning permission of the Local Planning Authority.

R055 RESTRICTIONS ON RES PD EXT(REASON)

The particular reasons for imposing this condition must be specifically stated, e.g. Green Belt policy, amenity.

C056 RESTRICTIONS ON RESIDENTIAL PERMITTED
DEVELOPMENT- OPEN PLAN.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order), no fences, gates, or walls shall be erected within the curtilage of any dwellinghouse forward of any wall of that dwellinghouse which fronts onto a road, without the prior planning permission of the Local Planning Authority.

R056 RESTRICTIONS ON RES PD (REASON)

To maintain the open plan appearance of the development, in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

C057

C058

CO58A Prevention of use of flat roof as balcony

The roof area of the ***** hereby permitted shall not be used as a balcony, roof garden or similar amenity area and, furthermore, no balustrades, railings or other means of enclosure or means of permanent access shall be erected on this area without the prior written approval of the Local Planning Authority.

RO58A In the interest of the privacy of the surrounding properties and in the interest of visual amenity, in accordance with policy EN1 of the Spelthorne Borough Local Plan 2009.

COMMERCIAL.

C059

C060 NO EXTERNAL STORAGE.

No goods or articles shall be stored on any part of the application site except inside the approved building(s).

R060 NO EXTERNAL STORAGE (REASON)

To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties and the appearance of the locality, in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

C061 NO EXTERNAL INDUSTRIAL USE.

No industrial use shall take place on any part of the application site except inside the approved building(s).

R061 NO EXTERNAL INDUSTRIAL USE (REASON)

To ensure that the proposed development does not prejudice the enjoyment of the neighbouring occupiers of their properties and the appearance of the locality, in accordance with policies

SP6, EN1 and EN11 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

C062 HOURS OF WORKING

The premises shall only be used for the purposes hereby permitted between **** a.m. and **** p.m. on Mondays to Saturdays and between **** a.m. and **** p.m. on Sundays and Bank Holidays.

R062 HOURS OF WORKING (REASON)

To ensure that the proposed development does not prejudice the enjoyment of neighbouring occupiers of their properties, in accordance with policies SP6, EN1 and EN11 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

C063

C064

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R064

C065

R065

C065a PLANT NOISE

The rated noise level from the plant hereby approved shall be at least 10 dB(A) below the background noise level at the nearest noise sensitive property as assessed using the guidance contained within BS 4142 (2014).

Reason: To safeguard the amenity of nearby residential properties.

C066

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R066

CARAVANS

C067 CARAVAN TEMPORARY PERMISSION.

That permission be for a limited period only expiring on **** when the use hereby permitted shall be discontinued and the caravan(s) removed.

C068 ONE CARAVAN ONLY.

That not more than one caravan be placed on the land to which the application relates.

R068 ONE CARAVAN ONLY (REASON)

In order that the Local Planning Authority can maintain precise control over the use of this site in the interests of the environment in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

C069 CARAVAN BENEFIT OF OCCUPIER ONLY.

That this permission shall be personal to **** and shall not enure for the benefit of the land nor of any other person or persons for the time being having an interest therein.

R069 CARAVAN BENEFIT OF OCCUP. (REASON)

Whilst the Local Planning Authority recognise the particular circumstances of this case this would not necessarily apply to other cases in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

C070 CARAVAN SITING.

That the caravan(s) shall be sited only in the position(s) shown on the approved plan hereby permitted.

R070 CARAVAN SITING (REASON)

To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties and the appearance of the locality in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

C071

C072

C073 AGRICULTURAL DWELLINGS.

The occupation of the dwelling(s) and any ancillary building(s) shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture as defined in Section 336 of the Town and Country Planning Act, 1990, or in forestry, or a dependent of such a person residing with him or her, or a widow or widower of such a person.

R073 AGRICULTURAL DWELLINGS (REASON)

To safeguard the Council's Green Belt policy in accordance with Saved Policy GB1 of the Spelthorne Borough Local Plan 2001.

C074

C075

C076

R076

C077 NO IMPEDIMENT TO FLOODWATER

No impediments shall be constructed or stored between the ground and floor beams.

R077 NO IMPEDIMENT TO FLOODWATER (REASON)

To facilitate the free passage of flood water in times of flooding in accordance with policies SP1 and LO1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

C078 NO RAISING OF GROUND LEVELS.

There shall be no raising of existing ground levels on the site.

R078 NO RAISING OF GROUND LEVELS (REASON)

To facilitate the free passage of flood water in times of flooding in accordance with policies SP1 and LO1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

C079	<u>NO SPOIL DEPOSITED ON SITE.</u>
	No spoil or materials shall be deposited or stored on that part of the site lying within the area of land liable to flood.
R079	<u>NO SPOIL DEPOSITED ON SITE (REASON)</u>
	To facilitate the free passage of flood water in times of flooding in accordance with policies SP1 and LO1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.
C080	
R080	
C081	
R081	
C082	<u>DEMOLITION- DETAILS REQUIRED.</u>
	Prior to commencement of any works on site a scheme detailing the method and phasing of demolition works shall be submitted to, and approved in writing by, the Local Planning Authority. Such details to include: -
	(i) Means of enclosure of the site and measures to minimise the disturbance to neighbouring properties;
	(ii) Access location for contractor's vehicles; and
	(iii) Facilities for the recycling of materials on site and location of plant and spoil.
R082	<u>DEMOLITION - DETAILS RQD (REASON)</u>
	To safeguard the amenity of adjoining residential properties in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.
C084	
C085	<u>ARCHAEOLOGY- PROGRAMME OF WORKS.</u>
	No development shall take place within {the site} or {the area indicated} until the applicant has secured the implementation of a programme of archaeological work in accordance with a

written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority.

R085A ARCHAEOLOGY - PROG OF WORKS (REASON)

The site is one of High Archaeological Potential and it is important that the archaeological information should be preserved as a record before it is destroyed by the development in accordance with Saved Policy BE25 of the Spelthorne Borough Local Plan 2001.

R085B The development proposed covers a large surface area and it is therefore considered likely that it will affect currently unknown archaeological information. It is important that the site is surveyed and work is carried out as necessary in order to preserve as a record any such information before it is destroyed by the development in accordance with Saved Policy BE25 of the Spelthorne Borough Local Plan 2001.

C086 .

C087

C088

R088

C089 PROVISION OF DUCTING.

Prior to the development hereby approved coming into use details of suitable ventilation and filtration equipment to be installed shall be submitted to and approved by the Local Planning Authority and shall be installed and retained as approved.

R089 PROVISION OF DUCTING (REASON)

To safeguard the amenity of neighbouring residential properties / the locality in accordance with policies SP6, EN1 and EN3 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

C090 PROVISION OF DUCTING (DETAILS SHOWN).

Prior to the occupation and opening of the premises the ducting shown on the submitted plans / described in the submitted details shall be installed and shall be retained as approved.

R090 PROVISION OF DUCTING (REASON)

To safeguard the amenity of neighbouring, residential properties/the locality in accordance with policies SP6, EN1 and EN3 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

CO90A Mechanical Ventilation

Following construction of any groundwork and foundations details shall be submitted for the approval of the Local Planning Authority of on-site mitigation measures (to include mechanical ventilation / air filtration) to protect the occupiers of the development from poor air quality. The development shall not be occupied until those mitigation measures have been provided and they shall thereafter be retained with the approved details.

Reason:- To protect the occupiers of the development from adverse noise impact and poor air quality

C091

C092

C093

R093

C094 SITE INVESTIGATION CONTAMINATED LAND- (LANDFILL GAS ETC)

No development shall take place until: -

(a) A comprehensive desk-top study, carried out to identify and evaluate all potential sources and impacts of land and/or groundwater contamination relevant to the site, has been submitted to and approved in writing by the Local Planning Authority.

(b) Where any such potential sources and impacts have been identified, a site investigation has been carried out to fully characterise the nature and extent of any land and/or groundwater contamination and its implications. The site investigation shall not be commenced until the extent and methodology of the site investigation have been agreed in writing with the Local Planning Authority.

(c) A written method statement for the remediation of land and/or groundwater contamination affecting the site shall be agreed in writing with the Local Planning Authority prior to the commencement of remediation. The method statement shall

include an implementation timetable and monitoring proposals, and a remediation verification methodology.

The site shall be remediated in accordance with the approved method statement, with no deviation from the statement without the express written agreement of the Local Planning Authority.

R094A SITE INVESTIGATION CONTAMINATED LAND (REASON)

To protect the amenities of future residents and the environment from the effects of potentially harmful substances.

NOTE

The requirements of the above Condition must be carried out in accordance with current best practice. The applicant is therefore advised to contact Spelthorne's Pollution Control team on 01784 446251 for further advice and information before any work commences. An information sheet entitled "Land Affected By Contamination: Guidance to Help Developers Meet Planning Requirements" proving guidance can also be downloaded from Spelthorne's website at www.spelthorne.gov.uk.

In accordance with policies SP6 and EN15 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

R094B To protect the occupiers of the premises from the ingress and accumulation of landfill gas.

NOTE

In some instances, it may be acceptable for the developer to bypass the site investigation stage and move forward to submitting the written scheme dealing with the ingress and accumulation of landfill gas for the Local Planning Authority's approval. If you feel this might be a suitable option contact Spelthorne's Pollution Control team on 01784 446251 to discuss.

In accordance with policies SP6 and EN15 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

C094C Validation – Contaminated Land

Prior to the first use or occupation of the development, and on completion of the agreed contamination remediation works, a validation report that demonstrates the effectiveness of the remediation carried out shall be submitted to and agreed in writing by the Local Planning Authority.

Reason:- To protect the amenities of future residents and the environment from the effects of potentially harmful substances.

C097 RENEWABLE ENERGY

Following construction of any groundwork and foundations, no construction of development above damp proof course level shall take place until a report is submitted to and agreed by the Local Planning Authority which includes details and drawings demonstrating how 10% of the energy requirements generated by the development as a whole will be achieved utilising renewable energy methods and showing in detail the estimated sizing of each of the contributing technologies to the overall percentage. The detailed report shall identify how renewable energy, passive energy and efficiency measures will be generated and utilised for each of the proposed buildings to meet collectively the requirement for the scheme. The agreed measures shall be implemented with the construction of each building and thereafter retained...

R097 RENEWABLE ENERGY (REASON)

To ensure that the development is sustainable and complies with Policy SP7 and CC1 of the Spelthorne Development Plan Core Strategy and Policies DPD.

CO97A Electric Car Charging Facilities

No new development shall be occupied until ***** parking spaces has been laid out within the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority for ***** dual fast charging point for electric vehicles. The charging points shall be retained exclusively for its designated purpose.

Reason: The above condition is required in recognition of Section 4 (Promoting Sustainable Transport) of the NPPF.

C098 .

R098

C099 APPROVED PLANS

The development hereby permitted shall be carried out in accordance with the following approved plans

R099 APPROVED PLANS (REASON)

For the avoidance of doubt and to ensure the development is completed as approved.

C100 PERMEABLE PAVING

The proposed hardstanding area shown on the submitted plan shall be constructed to be permeable or be designed to run off to a permeable surface within the curtilage of the dwellinghouse, in accordance with details to be submitted to, and approved in writing by the Local Planning Authority before the commencement of the development. The hardstanding area shall be completed and accordance with the approved details and retained.

R100 PERMEABLE PAVING (REASON)

To minimise the risk of flooding from surface water run-off.

ENVIRONMENT AGENCY.

CEA01 WALL OPENINGS COMMERCIAL (AT GRND LEVEL)

The extension shall be constructed with the floor slab finished at ground level, and with apertures in the walls extending from ground level to a height of 600mm above ground level to allow the free entry and egress of flood water.

REA01 WALL OPENINGS COMMERCIAL (REASON)

To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood water storage capacity in accordance with policies SP1, SP7 and LO1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

CEA02 LAND RAISING - PARTIAL (GROUND LEVEL)

There shall be no raising of existing ground levels on the site within the area of the site liable to flood.

REA02 LAND RAISING - PARTIAL (REASON)

To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity in accordance with policies SP1, SP7 and LO1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

- CEA03 LAND RAISING - WHOLLY (GROUND LEVEL)
- There shall be no raising of existing ground levels on the site within the area liable to flood, other than in accordance with the approved details.
- REA03 LAND RAISING - WHOLLY (REASON)
- To prevent the increased risk of flooding due to impedance of flood flows and reduction in flood storage capacity in accordance with policies SP1, SP7 and LO1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.
- CEA04 STORAGE SPOIL PARTIAL (GROUND)
- There shall be no spoil or building materials deposited or stored within the area of the site liable to flood before, during or after the construction of the development hereby permitted.
- REA04 STORAGE SPOIL PARTIAL (REASON)
- To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity in accordance with policies SP1, SP7 and LO1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.
- CEA05 STORAGE SPOIL WHOLLY (GROUND)
- All spoil and building materials stored on site before and during construction shall be removed from the area of land liable to flood upon completion
- REA05 STORAGE SPOIL WHOLLY (REASON)
- To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity in accordance with policies SP1, SP7 and LO1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.
- CEA06 FENCING (GROUND)
- Detailed drawings of any walls, fences or other means of enclosure within or around the site shall be submitted to and approved in writing by the local planning authority. The design of

any wall, fence or other means of enclosure must be permeable to flood water. Development shall be carried out in accordance with the approved details prior to the occupation of the development and thereafter retained.

REA06 FENCING (REASON)

To prevent obstruction to the flow and storage of floodwater with a consequent increased risk of flooding in accordance with policies SP1, SP7 and LO1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

CEA07 BUFFER ZONES 5 M (GROUND)

There shall be no new development including hardstanding and fences within a buffer zone 5 metres wide alongside the watercourse.

REA07 BUFFER ZONES (REASON)

To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor in accordance with policies SP1, SP7 and LO1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

CEA08 BUFFER ZONES 10 M (GROUND)

The developer must not store materials during or after construction within a buffer zone 10 metres wide alongside the watercourse and should avoid gaining access in this zone. There must be no fires, dumping or tracking of machinery within the buffer zone, which should be suitably marked and protected during development.

REA08 BUFFER ZONES (REASON)

To reduce the impact of the proposed development on wildlife habitats upstream and downstream, including bankside habitats, and to prevent solid materials from entering the watercourse and causing pollution in accordance with policies SP1, SP7 and LO1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

CEA09 VOIDS & OPENINGS (ABOVE GRND)

Prior to the commencement of the extension hereby approved, details of the openings and associated grilles to the underfloor voids should be submitted to and approved in writing by the local planning authority. For the avoidance of doubt, the extension shall be constructed with underfloor voids with the underside of the floor structure to match the existing dwelling. Development shall be carried out in accordance with the approved details and retained thereafter.

REA09 VOIDS & OPENINGS (REASON)

To ensure that free passage of flood water through the underfloor voids of the building is provided for in accordance with policies SP1, SP7 and LO1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

CEA10 LAND RAISING PARTIAL (ABOVE GRND)

There shall be no raising of existing ground levels on the site within the area of the site liable to flood.

REA10 LAND RAISING PARTIAL (REASON)

To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity in accordance with policies SP1, SP7 and LO1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

CEA11 LAND RAISING WHOLLY (ABOVE GRND)

There shall be no raising of existing ground levels on the site within the area liable to flood, other than in accordance with the approved details.

REA11 LAND RAISING WHOLLY (REASON)

To prevent the increased risk of flooding due to impedance of flood flows and reduction in flood storage capacity in accordance with policies SP1, SP7 and LO1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

CEA12 STORAGE OF SPOIL PARTIAL (ABOVE GRND)

There shall be no spoil or building materials deposited or stored within the area of the site liable to flood before, during or after the construction of the development hereby permitted.

REA12 STORAGE OF SPOIL PARTIAL (REASON)

To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity in accordance with policies SP1, SP7 and LO1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

CEA13 STORAGE OF SPOIL WHOLLY (ABOVE GRND)

All spoil and building materials stored on site before and during construction shall be removed from the area of land liable to flood upon completion.

REA13 STORAGE OF SPOIL WHOLLY (REASON)

To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity in accordance with policies SP1, SP7 and LO1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

CEA14 FENCING (ABOVE GROUND)

Detailed drawings of any walls, fences or other means of enclosure within or around the site shall be submitted to and approved in writing by the local planning authority. The design of any wall, fence or other means of enclosure must be permeable to flood water. Development shall be carried out in accordance with the approved details prior to occupation of the development and thereafter retained.

REA14 FENCING (REASON)

To prevent obstruction to the flow and storage of floodwater with a consequent increased risk of flooding in accordance with policies SP1, SP7 and LO1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

CEA15 STEPS AND RAMPS (ABOVE GRND)

Detailed drawings of any steps and ramps shall be submitted to and approved in writing by the local planning authority. Any steps or ramps must have an open construction. Development

shall be carried out in accordance with the approved details prior to the occupation of the development and thereafter retained.

REA15 STEPS AND RAMPS (REASON)

To prevent the increased risk of flooding due to impedance of flood flows and reduction of floodwater storage capacity in accordance with policies SP1, SP7 and LO1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

CEA16 BUFFER ZONES 5 M (ABOVE GRND)

There shall be no new development including hardstanding and fences within a buffer zone 5 metres wide alongside the watercourse.

REA16 BUFFER ZONES (REASON)

To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor in accordance with policies SP1, SP7 and LO1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

CEA17 BUFFER ZONES 10 M (ABOVE GRND)

The developer must not store materials during or after construction within a buffer zone 10 metres wide alongside the watercourse and should avoid gaining access in this zone. There must be no fires, dumping or tracking of machinery within the buffer zone which should be suitably marked and protected during development.

REA17 BUFFER ZONES (REASON)

To reduce the impact of the proposed development on wildlife habitats upstream and downstream, including bankside habitats, and to prevent solid materials from entering the watercourse and causing pollution in accordance with policies SP6 and EN8 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

CEA18 VOIDS (NEW DWELLINGS)

The replacement dwelling hereby approved shall be constructed with underfloor voids with the oversite concrete finished at existing ground level and with the underside of the floor

structure set 600 mm above **** flood water level of **** metres AOD(N).

REA18 VOIDS (REASON)

To prevent the increased risk of flooding due to impedance of flood waters and reduction of floodwater storage capacity taking into account the effects of climate change in accordance with policies SP1, SP7 and LO1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

CEA19 OPENINGS AND GRILLES (NEW DWELL)

Prior to the construction of the replacement dwelling hereby approved details of the openings and any associated grilles to the underfloor voids shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and retained thereafter.

REA19 OPENINGS AND GRILLES (REASON)

To ensure that free passage of flood water through the under-floor voids of the building is provided for, in accordance with policies SP1, SP7 and LO1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

CEA20 SURFACE WATER SOURCE CNTRL (NEW DWELL)

Prior to the commencement of the replacement dwelling hereby approved surface water source control measures shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details and retained thereafter.

REA20 SURFACE WATER SOURCE CNTRL (REASON)

To prevent the increased risk of flooding and to improve water quality in accordance with policies SP1, SP7 and LO1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

CEA21 GARAGES (NEW DWELLINGS)

The garage shall be constructed with the floor slab finished at existing ground level, and any arisings from excavation removed from the flood plain; and with apertures in the side and rear

walls from ground level up to the 1 in 100 year flood water level to allow free entry and egress of flood water; and with gaps left under the main garage doors for the same purpose.

REA21 GARAGES (REASON)

To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood water storage capacity in accordance with policies SP1, SP7 and LO1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

CEA22 LAND RAISING PARTIAL (NEW DWELL)

There shall be no raising of existing ground levels on the site within the area of the site liable to flood.

REA22 LAND RAISING PARTIAL (REASON)

To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity in accordance with policies SP1, SP7 and LO1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

CEA 23 LAND RAISING WHOLLY (NEW DWELL)

There shall be no raising of existing ground levels on the site within the area liable to flood, other than in accordance with the approved details.

REA23 LAND RAISING WHOLLY (REASON)

To prevent the increased risk of flooding due to impedance of flood flows and reduction in flood storage capacity in accordance with policies SP1, SP7 and LO1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

CEA24 STORAGE OF SPOIL PARTIAL (NEW DWELL)

There shall be no spoil or building materials deposited or stored within the area of the site liable to flood before, during or after the construction of the development hereby permitted.

REA24 STORAGE OF SPOIL PARTIAL (REASON)

To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity during the construction process in accordance with policies SP1, SP7 and LO1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

CEA25 STORAGE OF SPOIL WHOLLY (NEW DWELL).

All spoil and building materials stored on site before and during construction shall be removed from the area of land liable to flood upon completion.

REA25 STORAGE OF SPOIL WHOLLY (REASON)

To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity during the construction process in accordance with policies SP1, SP7 and LO1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

CEA26 FENCING (NEW DWELLINGS)

Detailed drawings of any walls, fences or other means of enclosure within or around the site shall be submitted to and approved in writing by the local planning authority. The design of any wall, fence or other means of enclosure must be permeable to flood water. Development shall be carried out in accordance with the approved details prior to the occupation of the development and thereafter retained.

REA26 FENCING (REASON)

To prevent obstruction to the flow and storage of floodwater with a consequent increased risk of flooding in accordance with policies SP1, SP7 and LO1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

CEA27 STEPS AND RAMPS (NEW DWELL)

Detailed drawings of any steps and ramps shall be submitted to and approved in writing by the local planning authority. Any steps or ramps must have an open construction. Development shall be carried out in accordance with the approved details prior to the occupation of the development and thereafter retained.

REA27 STEPS AND RAMPS (REASON)

To prevent the increased risk of flooding due to impedance of flood flows and reduction of floodwater storage capacity in

accordance with policies SP1, SP7 and LO1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

CEA28 BUFFER ZONES 5 M (NEW DWELL)

There shall be no new development including hardstanding and fences within a buffer zone 5 metres wide alongside the watercourse.

REA28 BUFFER ZONES 5 M (REASON)

To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor in accordance with policies SP6 and EN8 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

CEA29 BUFFER ZONES 10 M (NEW DWELL)

The developer must not store materials during or after construction within a buffer zone 10 metres wide alongside the watercourse and should avoid gaining access in this zone. There must be no fires, dumping or tracking of machinery within the buffer zone which should be suitably marked and protected during development.

REA29 BUFFER ZONES 10M (REASON)

To reduce the impact of the proposed development on wildlife habitats upstream and downstream, including bankside habitats, and to prevent solid materials from entering the watercourse and causing pollution in accordance with policies SP6 and EN8 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

Standard Highway & Transport Planning Conditions, Reasons and Informatives (Updated September 2018)

HC1 New Access/Modified Access (as part of other development)

No part of the development shall be [commenced / first occupied / first opened for trading] unless and until the proposed [vehicular / pedestrian / cycle / modified] access to [specify road name/number] has been constructed and provided with visibility zones in accordance with [the approved plans / a scheme to be submitted to and approved in writing by the Local Planning

Authority] and thereafter the visibility zones shall be kept permanently clear of any obstruction over 1.05m high.

Reason: HR1 Informative: Hinf 4/9(a)/9(b)/14/18/26 Policy: NPPF, Local Development Plan/Local Plan Movement Policy

HC2 New Access Only/Modified Access Only (not part of other development)

No vehicle shall access the [specify site name] from [specify road name/number] unless and until the proposed [vehicular / pedestrian / cycle / modified] access to [specify road name/number] hereby approved has been constructed and provided with visibility zones in accordance with [the approved plans / a scheme to be submitted to and approved in writing by the Local Planning Authority] and thereafter the visibility zones shall be kept permanently clear of any obstruction over 1.05m high.

Reason: HR1 Informative: Hinf 4/9(a)/9(b)/14/18 Policy: NPPF, Local Development Plan/Local Plan Movement Policy

HC3 New Road

No part of the development shall be [commenced / first occupied / first opened for trading] unless and until the proposed [vehicular / pedestrian / cycle / modified] access to [specify road name/number] and [specify road length] metres of the new access road have both been constructed and provided with the access provided with visibility zones in accordance with [the approved plans / a scheme to be submitted to and approved in writing by the Local Planning Authority] and thereafter the access visibility zones shall be kept permanently clear of any obstruction over 1.05m high.

Reason: HR1 Informative: Hinf 2 or 3/12/18/26 Policy: NPPF, Local Development Plan/Local Plan Movement Policy

HC4 Restriction on Location of Access

- (a) The means of access to the development hereby approved shall be from [specify road name/number] only.
- (b) There shall be no means of [vehicular/pedestrian/cycle] access from the development hereby approved to [specify road name/number].
- (c) The development hereby approved shall not be [commenced/first occupied/first opened for trading] unless and until a permanent physical barrier fronting [specify road name/number] has been erected to prevent the formation of unauthorised access to that road in accordance with [the approved plans/a scheme to be submitted to and approved in writing by the Local Planning Authority] and thereafter that permanent physical barrier shall be permanently retained and maintained to the satisfaction of the Local Planning Authority.
- (d) The development hereby approved shall not be [commenced/first occupied/first opened for trading] unless and until existing access/es from the

site to [specify road name/number] [has/have] been permanently closed and any kerbs, verge, footway, fully reinstated.

Reason: HR1 Informative: Hinf 4/10/18 Policy: NPPF, Local Development Plan/Local Plan Movement Policy

HC5 Parking & Turning/Retention of Parking & Turning

(a) The development hereby approved shall not be [first occupied / first opened for trading] unless and until space has been laid out within the site in accordance with [the approved plans / a scheme to be submitted to and approved in writing by the Local Planning Authority] for [vehicles / cycles] to be parked [and for the loading and unloading of number vehicles] [and for vehicles to turn so that they may enter and leave the site in forward gear]. Thereafter the [parking / loading and unloading / turning] area(s) shall be retained and maintained for their designated purpose(s).

(b) The existing vehicle parking (and turning) area at the premises (as shown on the application drawings) shall be permanently retained and maintained for their designated purpose(s).

Reason: HR1 Informative: Hinf 4 Policy: NPPF, Local Development Plan/Local Plan Movement Policy

HC6 Construction Transport Management Plan (* Note: Notice in writing must be given by the Local Planning Authority to the Applicant that if planning permission is granted this condition is intended to be imposed, or pre-authorisation from the applicant must be sought before recommending the imposition of this condition. The Validation requirements for planning applications needing the submission of a Construction Management Plan will provide this notice.)

No development shall commence until a Construction Transport Management Plan, to include details of [delete where appropriate]:

- (a) parking for vehicles of site personnel, operatives and visitors
- (b) loading and unloading of plant and materials
- (c) storage of plant and materials
- (d) programme of works (including measures for traffic management)
- (e) provision of boundary hoarding behind any visibility zones
- (f) HGV deliveries and hours of operation
- (g) vehicle routing
- (h) measures to prevent the deposit of materials on the highway
- (i) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused
- (j) no HGV movements to or from the site shall take place between the hours of 8.30 and 9.15 am and 3.15 and 4.00 pm (adjust as necessary according to individual school start and finish times) nor shall the contractor permit any HGVs associated with the development at the site to be laid up, waiting, in (specify named roads) during these times
- (k) on-site turning for construction vehicles

has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason: HR1 Informative: Hinf 4/8 & 18, 21 Policy: NPPF, Local Development Plan/Local Plan Movement Policy

HC7 Deliveries/Servicing (including HGV movements)

The development hereby approved shall not be [first occupied / first opened for trading] unless and until a scheme specifying arrangements for deliveries to and removals from the site, to include details of:

- (a) The types of vehicles to be used and hours of their operation
- (b) The design of delivery areas within the development site
- (c) The dimensions and layout of lorry parking area(s) and turning space(s)

have been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved details shall be implemented.

Reason: HR1 Informative: Hinf 4 Policy: NPPF, Local Development Plan/Local Plan Movement Policy

HC8 Protection of Highway from Mud etc

No operations involving the bulk movement of [earthworks] materials to or from the development site shall commence unless and until facilities have been provided in accordance with [the approved plans / a scheme to be submitted to and approved in writing by the Local Planning Authority] to so far as is reasonably practicable prevent the creation of dangerous conditions for road users on the public highway. The approved scheme shall thereafter be retained and used whenever the said operations are undertaken.

Reason: HR1 Informative: Hinf 11 Policy: NPPF, Local Development Plan/Local Plan Movement Policy

HC9 Screening of Illumination

The proposed external lighting on the exterior of the development hereby approved shall not be illuminated until measures to avoid unacceptable glare to users of the public highway have been provided in accordance with [the approved plans / a scheme to be submitted to and approved in writing by the Local Planning Authority] and thereafter the approved measures to avoid glare shall be retained and maintained.

Reason: HR1 Informative: Hinf 5 Policy: NPPF, Local Development Plan/Local Plan Movement Policy

HC10 Provision for Sustainable Modes

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

- (a) The secure parking of bicycles within the development site,
- (b) Facilities within the development site for cyclist to [change into and out of cyclist equipment / shower],
- (c) Facilities within the development site for cyclists to store cyclist equipment,
- (d) Providing safe routes for [pedestrians / cyclists] to travel between [specify location] and the development site,
- (e) The improvement of the bus stop(s) located at [specify location(s)] to include [specify improvements]
- (f) Information to be provided to [residents / staff / visitors] regarding the availability of and whereabouts of local [public transport / walking / cycling / car sharing clubs / car clubs],

and thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Reason: HR1 Informative: Hinf 4 Policy: NPPF, Local Development Plan/Local Plan Movement Policy

HC11 Travel Plan

(a) 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).

And then the approved Travel Plan shall 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.

(b) The development hereby permitted shall not be occupied unless and until a school travel plan [updated school travel plan] has been submitted for the written approval of the County Planning Authority. The submitted details shall include details of measures to promote sustainable modes of transport and provisions for the maintenance, monitoring and review of the impact of the Plan and its further development. The development shall thereafter be carried in all respects in accordance with the approved details"

Reason: HR1 Informative: Hinf 4/16/17 & 19 Policy: NPPF, Local Development Plan/Local Plan Movement Policy

HC12 Provision of Pedestrian Inter-Visibility Splays

The development hereby approved shall not be [first occupied / first opened for trading] unless and until a pedestrian inter-visibility splay measuring 2m by 2m has been provided on each side of the access to [specify road name / number], the depth measured from the back of the footway (or verge) and the widths outwards from the edges of the access. No obstruction to visibility between 0.6m and 2m in height above ground level shall be erected within the area of such splays.

Reason: HR1 Informative: Hinf 4 Policy: NPPF, Local Development Plan/Local Plan Movement Policy

HC13 Electric Vehicle Charging Points

(For Flats: 20% of available spaces to be fitted with a fast charge socket)
(For Houses: 1 fast charge socket per house)

(a) (For Flats) The development hereby approved shall not be occupied unless and until at least ____ of the available parking spaces are provided with a fast charge socket (current minimum requirement: 7kw Mode 3 with Type 2 connector - 230 v AC 32 amp single phase dedicated supply) in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

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

Reason: HR1 Informative: Hinf 27 Policy: NPPF, Local Development Plan/Local Plan Movement Policy

STANDARD REASONS

HR1 The above condition(s) is/are required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users.

HR2 The above condition(s) is/are required in recognition of Section 4 "Promoting Sustainable Transport" in the National Planning Policy Framework 2018.

STANDARD HIGHWAY INFORMATIVE NOTES

Hlnf1 In order to comply with Condition No above, land outside the application site but shown as under the applicant's control will be affected.

(Note: Controllers should ensure that the red edged application site is amended to include essential elements such as visibility zones or otherwise ensure that the applicant has sufficient control of the land affected to deliver the highway works, sightline, etc; or recommend a Grampian-type condition and not rely upon this informative)

Hlnf2 Design standards for the layout and construction of access roads and junctions, including the provision of visibility zones, shall be in accordance with the requirements of the County Highway Authority. (Note: Controller should only use this informative on outline applications).

Hlnf3 The Highway Authority has no objection to the proposed development, subject to the above conditions but, if it is the applicant's intention to offer any of the roadworks included in the application for adoption as maintainable highways, permission under the Town and Country Planning Act should not be construed as approval to the highway engineering details necessary for inclusion in an Agreement under Section 38 of the Highways Act 1980. Further details about the post-planning adoption of roads may be obtained from the Transportation Development Planning Division of Surrey County Council.

Hlnf4 Details of the highway requirements necessary for inclusion in any application seeking approval of reserved matters may be obtained from the Transportation Development Planning Division of Surrey County Council.

Hlnf5 Notwithstanding any permission granted under the Planning Acts, no signs, devices or other apparatus may be erected within the limits of the highway without the express approval of the Highway Authority. It is not the policy of the Highway Authority to approve the erection of signs or other devices of a non-statutory nature within the limits of the highway.

Hlnf6 All bridges, buildings or apparatus (with the exception of projecting signs) which project over or span the highway may be erected only with the formal approval of the Transportation Development Planning Division of Surrey County Council under Section 177 or 178 of the Highways Act 1980.

Hlnf7 The applicant is advised that an area of land within the curtilage of the application site may be required for future highway purposes, details of which may be obtained from the Transportation Development Control Division of Surrey County Council.

Hlnf8 The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the Highway Authority Local Highways Service.

H(Inf)9a - New Vehicle Crossovers and Dropped Kerbs

The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, or verge to form a vehicle crossover or to install dropped kerbs. Please see www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs.

H(Inf)9b - Other Works to the Highway

The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see <http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme>. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice.

HInf10 When a temporary access is approved or an access is to be closed as a condition of planning permission an agreement with, or licence issued by, the Highway Authority Local Highways Service will require that the redundant dropped kerb be raised and any verge or footway crossing be reinstated to conform with the existing adjoining surfaces at the developers expense.

HInf11 The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).

HInf12 When access is required to be 'completed' before any other operations, the Highway Authority may agree that surface course material and in some cases edge restraint may be deferred until construction of the development is complete, provided all reasonable care is taken to protect public safety.

HInf13 The developer is advised that (Public Footpath/Public Bridleway/BOAT) Number..... crosses the application site and it is an offence to obstruct or divert the route of a right of way unless carried out in complete accordance with appropriate legislation.

HInf14 A pedestrian inter-visibility splay of 2m by 2m shall be provided on each side of the access, the depth measured from the back of the footway and the widths outwards from the edges of the access. No fence, wall or

other obstruction to visibility between 0.6m and 2m in height above ground level shall be erected within the area of such splays.

Hlnf15 The Highway Authority advise that the proposed estate road(s) are of insufficient public utility to warrant adoption as highway maintainable at public expense.

Hlnf16 The developer is advised that a standard fee may be charged for input to, and future monitoring of, any Travel Plan

Hlnf17 Any unilateral undertaking shall be in accordance with Surrey County Council's standard format.

Hlnf18 The developer is advised that as part of the detailed design of the highway works required by the above condition(s), the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.

Hlnf19 The developer would be expected to instruct an independent transportation data collection company to undertake the monitoring survey. This survey should conform to a TRICS Multi-Modal Survey format consistent with the UK Standard for Measuring Travel Plan Impacts as approved by the Highway Authority. To ensure that the survey represents typical travel patterns, the organisation taking ownership of the travel plan will need to agree to being surveyed only within a specified annual quarter period but with no further notice of the precise survey dates. The Developer would be expected to fund the survey validation and data entry costs.

Hlnf 20 Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.

Hlnf 21 The road layout shown on the application drawings does not conform with Surrey Design and is not eligible for adoption.

Hlnf 22 Any unilateral undertaking shall be in accordance with Surrey County Council's standard format.

Hlnf 23 The applicant is advised that as part of the detailed design of the highway works required by the above condition(s), the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.

Hlnf 24 The Developer would be expected to instruct an independent transportation data collection company to undertake the monitoring survey. This survey must conform to a TRICS Multi-Modal Survey format consistent with the UK Standard for Measuring Travel Plan Impacts as approved by the Highway Authority. To ensure that the survey represents typical travel patterns, the organisation taking ownership of the travel plan will need to agree to being surveyed only within a specified annual quarter period but with no further notice of the precise survey dates. The Developer would be expected to fund the survey validation and data entry costs.

Hlnf 25 The permission hereby granted shall not be construed as authority to erect a structure including telecommunication masts and associated equipment without a detailed design assessment. The applicant is advised that a detailed design must be approved from Surrey County Council Structures Team before any works are carried out on any footway, footpath, carriageway, or verge. Please telephone 0300 200 1003 to arrange for the detailed design to be assessed by Surrey County Council Structures Team.

Hlnf26 The developer would be expected to agree a programme of implementation of all necessary statutory utility works associated with the development, including liaison between Surrey County Council Streetworks Team, the relevant Utility Companies and the Developer to ensure that where possible the works take the route of least disruption and occurs at least disruptive times to highway users.

Hlnf27 It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Please refer to:
<http://www.beama.org.uk/resourceLibrary/beama-guide-to-electric-vehicle-infrastructure.html>
for guidance and further information on charging modes and connector types.

INFORMATIVES.

I01 SOUNDPROOFING OF DWELLING (INF)

The site is within the 60-63 Leq contour band which denotes that, to some degree, it is affected by aircraft noise attributable to London (Heathrow) Airport, and in DOE Circular 10/73, it is recommended that new dwellings be constructed to provide a minimum sound attenuation of 20 dB. Whilst the Council, as Local Planning Authority, do not consider it reasonable to impose a condition on the planning permission hereby granted requiring soundproofing of the dwelling your attention is, nevertheless, drawn to the noise level so that you may, if you

wish, undertake sound attenuation measures at the construction stage.

I02 SOUND INSULATION BETWEEN DWELLINGS

As the degree of sound insulation achieved depends on the quality of workmanship, the Local Authority reserves the right to (a) inspect the works at any time during construction, and (b) carry out sound insulation tests once the works have been completed but prior to occupation.

I03 ENVIRONMENT AGENCY

The applicant's attention is drawn to the Informative and Advice to Applicant set out in the Environment Agency's letter dated ****, a copy of which has been forwarded to your agent.

I04 ARCHAEOLOGY

The developer is asked to give at least two weeks notice that work is to start on the site to the Principal Archaeologist Team at County Hall (Contact Dr. D.G. Bird, Ms. D.J. Saich or Mr. G.D. Jackson on 0181 541 9325) so that the necessary arrangements can be made.

I05 PARTY WALL ACT (INFORMATIVE)

The applicant's attention is drawn to the requirements of the Party Wall Etc. Act 1996 in relation to work close to a neighbour's building/boundary.

I06 CONTAMINATED LAND (INFORMATIVE)

The applicant is advised that the site to which this planning permission relates is located on or near land, which may contain harmful substances. The applicant is advised to contact Spelthorne Borough Council's Pollution Control Team on 01784 446251 for further advice and information before any work commences.

I07 REASONS FOR GRANT OF PERMISSION (INF)

The proposal is considered acceptable in relation to the relevant policies in the development plan as listed in the Informative set out below and there are no other material planning considerations to justify refusal of permission.

108 SMOKE CONTROL AREA (INFORMATIVE)

The development is located in a smoke control area, where it is an offence to allow smoke to be emitted from a chimney, regardless of the colour of the smoke. However, if an authorised fuel is being burnt it is accepted that occasionally small amounts of light smoke may be produced. Coal, wood and oil may not be burnt unless an exempted fireplace is being used (unless they can be burnt without any emission of smoke).

Lists of authorised fuels and exempted fireplaces can be found at www.uksmokecontrolareas.co.uk. For a current list of approved solid fuel products and services, you can contact the Heating Equipment and Approval Scheme (HETAS) by telephone on 0845 634 5626 or via the internet at www.hetas.co.uk.

For more information please contact Spelthorne Pollution Control on 01784 446251.

IEA1

ENVIRONMENT AGENCY INFORMATIVE

Practical advice on how to reduce flood damage to your property is available in a free document entitled "Preparing for Floods" (February 2002) - a comprehensive guide to help homeowners and small businesses to improve the flood resistance of their homes and premises. The guidance contains advice on both simple, low-cost measures to limit damage to valuables as well as suggestions on building alterations and designs that help keep water or reduce damage if flood water enters. The guide is aimed at homeowners, small businesses, planners and developers.

Copies of "Preparing for Floods" is available free of charge from the Environment Agency 24 hour "Floodline" on 0845 988 1188, or on our website: <http://www.environment-agency.gov.uk/floodline>.

The Environment Agency's Flood Maps provide a general overview of areas of land in natural floodplains and therefore potentially at risk of flooding from rivers. To find out more information about whether your property lies within the floodplain, investigate the Agency's website: <http://www.environment-agency.gov.uk> and browse under the "What's in your backyard?" pages. Additional information on the Flood Maps can also be found on the site. Alternatively, contact the Environment Agency's Floodline on 0845 988 1188.

The Environment Agency recommends that in areas at risk of flooding consideration be given to the incorporation into the design and construction of the development of flood proofing measures. These include barriers on ground floor doors,

windows and access points and bringing in electrical services into the building at a high level so that plugs are located above possible flood levels. Additional guidance can be found in the Environment Agency Floodline Publication 'Damage Limitation'. A free copy of this is available by telephoning 0845 988 1188. Reference should also be made to the Office of the Deputy Prime Minister publication 'Preparing for Floods'.

IXA PROTECTION AGAINST LANDFILL GAS (INFORMATIVE)

This development is situated within 250 metres of a current or historic landfill site or gravel pit. A gas impermeable membrane should be incorporated within the structure along with a ventilated sub floor area. Any services entering/leaving the structure should be located above the gas impermeable membrane or alternatively, adequate seals will need to be provided if the membrane is to be breached. The details of the gas impermeable membrane and with particular attention to the joins with any existing structure and seals around any services, plus details of the sub-floor ventilation should be submitted to the Local Planning Authority for approval prior to the works being carried out.

On completion, documentation (such as photographs, inspection reports, etc) shall be submitted to the Local Planning Authority to demonstrate that the gas impermeable membrane has been installed in accordance with the approved plans. Condition 94 shall not be discharged until such documentation has been received and approved.

The applicant is advised to contact Spelthorne's Pollution Control team on 01784 446251 for further advice and information before any work commences.

IXB PROTECTION AGAINST HARMFUL SUBSTANCES (INFORMATIVE)

The applicant is advised that the site to which this planning permission relates is located on or near land that may contain harmful substances. Under Part C of the Building Regulations you will be required to consider this when designing the foundations of the development.

The applicant is advised to contact Spelthorne's Pollution Control team on 01784 446251 for further advice and information before any work commences.

Additional Informatives for the list below:

Construction Environmental Management Plan (1)

You are advised that the Council will expect the following measures to be taken during any building operations to control noise, pollution and parking:

- a) A detailed specification of demolition and construction works at each phase of development including consideration of all environmental impacts and the identified remedial measures;
- b) Site perimeter automated noise and dust monitoring;
- c) Engineering measures to eliminate or mitigate identified environmental impacts e.g. hoarding height and density, acoustic screening, sound insulation, dust control measures, emission reduction measures, location of specific activities on site, etc.;
- d) Arrangements for a direct and responsive site management contact for nearby occupiers during demolition and/or construction (signage on hoardings, newsletters, residents liaison meetings, etc.)
- e) A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme;
- f) To follow current best construction practice BS 5228-1:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites',
- g) BS 7385-2:1993 Evaluation and measurement for vibration in buildings. Guide to damage levels from ground borne vibration,
- h) BS 6472-1:2008 'Guide to evaluation of human exposure to vibration in buildings - vibration sources other than blasting,
- i) Relevant EURO emission standards to comply with Non-Road Mobile Machinery (Emission of Gaseous and Particulate Pollutants) Regulations 1999,
- j) Relevant CIRIA practice notes, and
- k) BRE practice notes.
- l) Site traffic – Routing of in-bound and outbound site traffic, one-way site traffic arrangements on site, location of lay off areas, etc.;
- m) Site waste Management – Accurate waste stream identification, separation, storage, registered waste carriers for transportation and disposal at appropriate destinations.
- n) Noise mitigation measures employed must be sufficient to ensure that the noise level criteria as outlined in BS8233:2014 and WHO guidelines is achieved.

Construction Environmental Management Plan (2)

You are advised that the Council will expect the following measures to be taken during any building operations to control noise, pollution and parking:

- a) Work that is audible beyond the site boundary should only be carried out between 08:00hrs to 18:00hrs Monday to Friday, 08:00hrs to 13:00hrs Saturday and not at all on Sundays or any Public and/or Bank Holidays;
- b) The quietest available items of plant and machinery should be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels;
- c) Deliveries should only be received within the hours detailed in (a) above;
- d) Adequate steps should be taken to prevent dust-causing nuisance beyond the site boundary. Such uses include the use of hoses to damp down stockpiles of materials, which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes;
- e) There should be no burning on site;
- f) Only minimal security lighting should be used outside the hours stated above; and
- g) Building materials and machinery should not be stored on the highway and contractors' vehicles should be parked with care so as not to cause an obstruction or block visibility on the highway.

Further details of these noise and pollution measures can be obtained from the Council's Environmental Health Services Unit. In order to meet these requirements and to promote good neighbourliness, the Council recommends that this site is registered with the Considerate Constructors Scheme (www.ccscheme.org.uk/index.php/site-registration).

CIL

Please note that this application is subject to the payment of Community Infrastructure Levy (CIL). Full details of the charge, how it has been calculated and what happens next are set out in the CIL Liability Notice which will be sent separately.

If you have not already done so an Assumption of Liability notice should be sent to the Council as soon as possible and before the commencement of development.

Further information on CIL and the stages which need to be followed is available on the Council's website. www.spelthorne.go.uk/CIL.

Secured By Design

The applicant's attention is drawn to the ACPO/Home Office Secured by Design (SBD) award scheme, details of which can be viewed at www.securedbydesign.com.

Gas Boilers

The applicant is advised that all gas fired boilers should meet a minimum standard of less than 40mgNO_x/kWh. All gas-fired CHP plant should meet a minimum emissions standard of 50mgNO_x/Nm³ for gas turbines - note other limited apply for spark or compression ignition engines. Where biomass is proposed within an urban area it is to meet minimum emissions standards of: Solid biomass boiler 275 mgNO_x/Nm³ and 25 mgPM/Nm³.

Proactive Working

Decision Making: Working in a Positive and Proactive Manner

In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of the NPPF. This may have included the following:-

- a) Provided pre-application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.
- b) Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be registered;
- c) Have suggested/accepted/negotiated amendments to the scheme to resolve identified problems with the proposal and to seek to foster sustainable development and to improve the economic, social and environmental conditions of the area;
- d) Have proactively communicated with the applicant through the process to advise progress, timescales or recommendation.