

Town and Country Planning Act 1990

Town and Country Planning (Inquiry Procedure) Rules (England) 2000

Appeal by Inland Homes Limited Against the Decision of Spelthorne Borough Council, as Local Planning Authority, to Refuse to Grant Planning Permission in Respect of:

Redevelopment of the Site to Provide 206 Dwellings

at:

**The Old Telephone Exchange and Masonic Hall, Elmsleigh Road,
Staines on Thames, TW18 4PN**

STATEMENT OF CASE OF SPELTHORNE BOROUGH COUNCIL

October 2021

PLANNING INSPECTORATE REF: APP/Z3635/W/21/3280090

LOCAL PLANNING AUTHORITY REF. 20/01199/FUL

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Appendices

1	Committee Report
2	Decision Notice

1 Introduction

- 1.1 The application the subject of this appeal was submitted on 30 September 2020. The application proposed:

“Demolition of the Former Masonic Hall and redevelopment of site to provide 206 dwellings together with car and cycle parking, hard and soft landscaping and other associated works.”

- 1.2 The Council determined the application the subject of this appeal on 24 June 2021. It resolved to refuse planning permission for reasons as set out on the decision notice and detailed below:

The proposals, by virtue of the height of the two towers and inadequate car parking, represent an unacceptable overdevelopment of the site resulting in a development which is:

- i. out of character with the surroundings and fails to have due regard to the height of adjoining buildings and land, resulting in a development which would not make a positive contribution to the street scene and would have a detrimental impact on the character of the area and the street scene, and*
- ii. is likely to result in unacceptable parking stress on residential roads in the locality which would be detrimental to the amenity of residential properties, contrary to Policies EN1(a) and CC3 of the Spelthorne Borough Core Strategy and Policies Development Plan Document, 2009, and the Parking Standards Supplementary Planning Guidance, 2011.*

- 1.3 A copy of the committee report is attached at **Appendix 1** and note the application the subject of this appeal was recommended to be granted planning permission subject to a section 106 obligation first being entered into, contrary to this recommendation members resolved to refuse to grant planning permission.
- 1.4 Attached at **Appendix 2** is a copy of the decision notice.
- 1.5 The Council accepts that they are unable to demonstrate a five year supply of deliverable housing land. As such, the proposals will be determined having regard to paragraph 11(d)(ii) of the NPPF 2021 as a material consideration which is otherwise known as the tilted balance.

2 Site and Surroundings

- 2.1 The Council will describe the site of the Old Telephone Exchange (demolished approximately 4 years ago) and former Masonic Hall (vacated 2020). We will describe the existing buildings and areas of open space together with its context and surrounding land uses.
- 2.2 We will describe the roads in the area of the appeal site noting that the appeal site lies in an island of land surrounded by a loop of existing roads. We will note the ramped access that rises alongside the northern boundary of the appeal site providing access to the loading bays to the Elmsleigh Centre.
- 2.3 On the southern side of the appeal site we will describe the multi storey car park and its ramped accesses which enter from and exit onto Elmsleigh Road, which falls within southern boundary of the appeal site.
- 2.4 The eastern boundary of the appeal site abuts the Elmsleigh Centre which has a two and three storey scale in this area and features brick elevations with louvred outlets a fire escape, two modest windows and emergency exit door.
- 2.5 The western boundary of the appeal site provides access from Thames Street and the appeal site includes a roundabout junction beyond the access to Thames Street. The roundabout provides separate access limbs to and from Thames Street as well as access limbs to the ramped access to the Elmsleigh Centre, access to the rear of two storey commercial properties on High Street and the circulatory road that surrounds the appeal site, and egress from that circulatory road and the ramped exit from Tothill Car Park.
- 2.6 The Tothill multi storey car park has five storeys and is fronted by a single storey library and museum which also first floor accommodation over part of the frontage building accommodated in mansard roof. To the south of the Tothill Car Park fronting Thames Street (B376/ A308) and South Street (A308) on the northern side of that junction is a five storey office building (Communication House).
- 2.7 To the west of these buildings fronting Thames Street is a surface level car park and a small area of parkland (Memorial Gardens) which both also back onto the River Thames along which a riverside footpath/ towpath runs. The River Thames in this area comprises the boundary between Spelthorne and Runnymede Borough administrative areas.
- 2.8 South of the car park is a two and three storey Thames Lodge hotel with forecourt car parking. To the north of the Memorial Garden and car park on the west side of Thames Street are four to six storey commercial and residential mixed use buildings (Kingsbridge House - formerly Forum House and Swans View).

- 2.9 On the east side of Thames Street at its junction with High Street is the attractive four storey former Debenhams building and between it and the appeal site is sited the two storey Staines Community Centre.
- 2.10 We will describe the grain of development in the area of the appeal site and the scale and height of surrounding development as well as the scale and height of existing buildings at the appeal site and their relationship to their local context including emerging context. The Council will further describe the design and proportions of neighbouring buildings as well as their relationship to the appeal site and the local context.
- 2.11 The Council will also acknowledge that the site is located centrally within Staines close to shopping and public transport facilities as comprises part of the defined Staines Main Shopping Area and Employment Area and we will note the site is allocated as part of the Elmsleigh Centre (A10) site. We will also describe the location of the railway station and car parking facilities relative to the appeal site.
- 2.12 The Council will also provide a description of local car parks, parking restrictions and the charges and restrictions on use of public car parks. We will also describe the location of the nearest residential streets with unrestricted car parking spaces.
- 2.13 The site comprises part of an area of high archaeological potential as part of the historic core and site of the Roman Town and is located in Flood Zone 3A, an area liable to flood.

3 Relevant Planning History

- 3.1 Section 2 of the Council's committee report details the recent planning history of the appeal site and land immediately adjacent comprising the phase 2 extension to the Elmsleigh Centre. Whilst informative and providing context for the appeal site the history relating to the Elmsleigh Centre is largely not relevant to the issues before the Inquiry.
- 3.2 The appeal site has been the subject of two relevant applications one related to the use of the site as a hand car wash facility which was permitted in 2014 and the other was a refusal in 2015 for the redevelopment of the site for a mixed use scheme comprising 140 dwellings, a hotel, mixed use commercial space and a masonic lodge.
- 3.3 Section 2.1 of the committee report details the ten reasons for refusal associated with that later application. We will describe that scheme.

4 Planning Policy Considerations

Development Plan Policy

- 4.1 The development plan for the area comprises the Spelthorne Core Strategy and Policies Development Plan Document, which was adopted in February 2009, the Spelthorne Allocations DPD (2009) and the Saved Policies of the Spelthorne Local Plan (2001). The following policies of the Core Strategy are considered relevant to the consideration of the appeal (I have **highlighted** the policies identified in the reason for refusal):

- SP1 (Location of Development)
- LO1 (Flooding)
- SP2 (Housing Provision)
- HO1 (Providing for New Housing Development)
- HO3 (Affordable Housing)
- HO4 (Housing Size and Type)
- HO5 (Housing Density)
- EM1 (Employment Development)
- TC1 (Staines Town Centre)
- TC2 (Staines Town Centre shopping Frontage)
- CO1 (Providing Community Facilities)
- CO2 (Provision of Infrastructure for New Development)
- CO3 (Provision of Open Space for New Development)
- SP6 (Maintaining and Improving the Environment)
- **EN1 (Design of New Development)**
- EN3 (Air Quality)
- EN5 (Buildings of Architectural and Historic Interest)
- EN6 (Conservation Areas, Historic Landscapes, Parks and Gardens)
- EN8 (Protecting and Improving the Landscape and Biodiversity)
- EN9 (River Thames and its Tributaries)
- EN11 (Development and Noise)
- EN15 (Development on Land Affected by Contamination)
- SP7 (Climate Change and Transport)
- CC1 (Renewable Energy, Energy Conservation and Sustainable Construction)
- CC2 (Sustainable Travel)
- **CC3 (Parking Provision)**

- 4.2 The site is located within the designated Allocation A10 site (The Elmsleigh Centre and adjoining land) in the Council's Allocations Development Plan Document December 2009. This requires a comprehensive redevelopment that would complete the redevelopment of Staines south of the High Street and provide a completed and attractive frontage to the whole of Thames Street on its east side.

- 4.3 Allocation A10 was intended to assist in delivering Strategic Policy SP4 improving Staines and ensuring its town centre remain the focus of new retail development. It also supports Policy TC1 which identifies additional retail floorspace at the Elmsleigh Centre. The allocation also includes a residential element on the upper floors which supports Strategic Policy SP2 and detailed Policy HO1(a) in identifying specific housing allocations.
- 4.4 The Council accept that reduced weight should be given to this policy and allocation due to changes in circumstances that have occurred since 2009 as detailed in committee report.
- 4.5 Also of relevance is Saved Policy BE25 of the Spelthorne Local Plan 2001.
- 4.6 The development plan was adopted prior to the first publication of the Framework in 2012 (and subsequent revisions culminating in the current 2021 version) and sought to provide housing in line with the requirements of the Regional Spatial Strategy for the South East ("the RSS").
- 4.7 The RSS has been withdrawn by Government and the Framework requires local authorities to provide a five year supply of deliverable housing land to accord with their needs.
- 4.8 In 2015 the Council published a Strategic Housing Market Assessment (SHMA) in partnership with Runneymede Borough Council. That identified the OAN for Spelthorne for the period 2013 – 2033 to be within the range 552 – 757 homes per annum.
- 4.9 The Standard Method requires the provision of 611 dwellings per annum. Adding a 20% buffer to account for under delivery and having regard to the supply of housing land my understanding is that the Council is now able to show only a 4.5 year's supply of housing land¹.
- 4.10 The Council will also refer to the Housing Delivery Test and note the result was just 50% in February 2021 again this engages the presumption in accordance with NPPF paragraph 11(d)(ii).
- 4.11 The adopted Core Strategy sought to provide 166 dwellings per annum over that plan period (2006 – 2026), however that was based on the now withdrawn RSS allocation. I acknowledge that the Council is unable to demonstrate a five-year supply of deliverable housing land. Therefore the most important policies of the plan are out of date in accordance with footnote 8 to the NPPF and therefore in line with paragraph 11(d)(ii) the *tilted balance* comprises the appropriate approach to decision making and permission should be granted unless:

¹ Statement of Five Year Housing Supply - Deliverable Housing Sites as at 1 April 2021

“any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole”

- 4.12 In light of the Council’s position on housing land supply the Council acknowledge that the delivery of housing is a matter that should carry significant weight in any planning balance and also acknowledge that the delivery of affordable housing is a matter that also weighs in favour of the grant of planning permission and the application proposal of 46% provision should be afforded substantial weight.
- 4.13 The development plan currently does not include policies to deliver the up to date housing needs within Spelthorne and Policy SP2 is out of date for such purposes.
- 4.14 Policy EN1 (Design of New Development) is consistent with the Framework, in particular paragraph 8 and section insofar as both seek to achieve high standards of design and layout for new development.
- 4.15 Policy CC3 (Parking Provision) requires appropriate provision for car parking in line with the maximum car parking standards. The policy is consistent with the NPPF and in particular paragraph 107. The Council’s adopted supplementary planning guidance and car parking standards (updated in 2011) operate as minimum standard in respect of residential development whereas the Surrey County Council standards (adopted 2018) operate as maximum standards.

Emerging Policy and SPD

- 4.16 The Council’s adopted Supplementary Planning Documents in respect of Housing Size and Type (2012) and Flooding (2012) are also relevant to this appeal.
- 4.17 The Council is currently preparing a replacement Local Plan for the period 2020 – 2035. They consulted on the Issues and Options in 2018 and a call for sites closed on 3 March 2021. Consultation on the Publication Local Plan is anticipated in early 2022 with the plan being submitted in June 2022 and adoption anticipated in mid 2023.
- 4.18 The Council will update the Inquiry in terms of the timetable for the preparation and adoption of a replacement local plan (the Local Development Scheme). At this stage the local plan carries negligible weight.

- 4.19 In addition, the Council is preparing a Development Framework DPD for Staines (previous referred to as a masterplan), the document will comprise a Supplementary Planning Document. A report has been out to consultation and the period for responses to the questionnaire expired in June 2021. It is anticipated that submission and adoption of this DPD will be concurrent with the Local Plan. At this stage the development framework carries negligible weight.

National Policy

- 4.20 The Council will also refer to the NPPF (2021) and in particular will refer to achieving sustainable development and the three objectives (8) as well as the presumption in favour of sustainable development (11), achieving well designed places (Section 12) and promoting sustainable transport (Section 9). In particular we will have regard to section 5 and delivering a sufficient supply of homes and then move to consider section 7 and the viability of town centres, section 9 sustainable transport, section 11 making effective use of land and section 12 in the context of achieving well designed places.
- 4.21 We will also have regard to the Planning Practice Guide and the National Design Guide.

4 The Application the Subject of the Appeal

- 5.1 The application sought the demolition of all the existing buildings on site and the redevelopment of the site with two tall buildings providing 206 dwellings.
- 5.2 Block A is a total of 51.4 metres tall and comprises sixteen storeys in height (with 15 storeys of accommodation) and Block B is 44.5 metres tall and 14 storeys in height (with 13 storeys of accommodation). The buildings are arranged with Block A in the north east part of the site and Block B in the south west part of the site.
- 5.3 Block A provides 112 private market housing units (57 one bedroom and 55 two bedroom flats) and Block B 94 affordable housing units (48 one bedroom and 46 two bedroom flats).
- 5.4 At ground floor the site will accommodate a car park and servicing area. The area will provide 48 car parking spaces (including 10 accessible spaces) 220 cycle parking spaces (including 12 short stay cycle spaces for public use within the public realm) 6 motorcycle spaces and 2 car club spaces and also includes bin storage with a podium level above containing some landscaping and a play area.
- 5.5 A full description of the proposals is provided at section 3 of the committee report at **Appendix 1**.
- 5.6 A schedule of responses from consultees is provided at section 4 of the committee report and section 5 summarizes the 82 responses received to the public consultation.

6 Planning Considerations

- 6.1 The Council will describe the benefits of the proposed development noting the provision of new housing in an area which cannot currently demonstrate a five year supply of deliverable housing land should be ascribed significant weight. We also will apportion appropriate weight to other benefits of the proposed development whilst noting the proposed provision of affordable housing at 46% falls a little short of the Policy HO3 target of 50% proportion of housing to be affordable housing.
- 6.2 For the purpose of clarity the Council will explain that there is no moratorium in respect of applications for new residential development in Staines. The Council has paused its own programme of land disposal and applications in respect of land it owns around Staines pending the outcome of the consultation in respect of the emerging Staines Development Framework.
- 6.3 The Council will explain that they have no objection in principle to a scheme bring forward 100% residential at the appeal site and no in principle objection to buildings that are taller than neighbouring buildings on the appeal site, the objection is to the specific impact of these proposed buildings.

Character and Appearance (RfR1)

- 6.4 Having regard to the local context and in particular the scale of commercial buildings in this part of Staines that comprise the context for the appeal site, the Council will adduce evidence to demonstrate that the proposed development will be out of character with the prevailing height of existing development and the degree of difference with the buildings comprising the context within which the development is to be experienced would harm the character and appearance of the area.
- 6.5 The Council will describe the prevailing character of the area with reference to the height of existing buildings and then analyse the impact of the proposed development having regard to the height of the proposed buildings and the viewpoints identified in the Appellant's Townscape and Visual Assessment.
- 6.6 The Council acknowledge that the viewpoints are a useful aide for assessing the impact of the proposed development but they are no substitute for the three dimensional experience walking the area. In particular slight deviations from the exact viewpoints can reveal more or less of a building and the experience of most receptors will be kinetic.
- 6.7 The Council will refer primarily to viewpoints 1, 2 and 3 as well as 5 and 7 in identifying the harm arising from the incongruity of the proposed buildings. Viewpoint 9 will also be relied upon but it reveals a lower degree of harm but it is harmful nonetheless.

- 6.8 The Council do not allege that harm to justify refusal of permission arises in respect of viewpoints 4, 6, 8 or 10.
- 6.9 The Council will contrast the proportions and design of the proposed development with the prevailing and emerging characteristics of built development in the area of the appeal site.
- 6.10 The Council will acknowledge that the proposed schemes bring forward mitigation in their design (including separation between the two towers, use of materials, some landscaping etc.), however these mitigating features do not overcome the harm identified.
- 6.11 Accordingly, the Council will show that the proposed development would fail to make a positive contribution to the area and is out of character with the surrounding area and leads to harm to the character and appearance of the area in conflict with the provisions of Policy EN1 of the Spelthorne Core Strategy and Policies Development Plan Document 2009 as well as the NPPF and National Design Guide.

Car Parking (RfR2)

- 6.12 The Council will show that the adopted SPG standards would require, in the first instance, the provision of 260 spaces for this scheme. The Surrey County Council standards would require, in the first instance, the provision of a maximum of 206 spaces for this proposed development and the consequences of permitting 206 new dwellings and just 48 car parking spaces (i.e. 0.23 space per dwelling or just 18% of the SPG requirement) on such a small site with no potential to provide additional car parking on site would lead to significant pressure on existing roads and land to provide for parking pressures emanating from the proposed development as opposed to serving the other needs of the town centre.
- 6.13 The Council will describe the likely location for parking pressure having regard to the Appellant's Technical Note on Car Parking Availability (PJA March 2021). We will comment on the Technical Note and the time the surveys were undertaken.
- 6.14 We will show that whilst welcome the proposed mitigating features such as the travel plan, car club and cycle parking provision do not sufficiently overcome the deficiency in car parking provision.
- 6.15 The displacement of car parking from the appeal site will lead to parking on residential roads that will result in parking pressure and tensions in those roads leading to displacement of existing residential car parking for residents of, and visitors to, those roads. We will describe the nature of those roads and the properties fronting the roads.

- 6.16 The parking stress emanating from this displacement will adversely impact on the amenity of occupiers of these residential roads to the detriment of their amenity and contrary to Policies E1 and CC3 of the Core Strategy.
- 6.17 Whilst the Council supports the flexible application of standards we will show that the level of car ownership in the area results in the need for significantly greater provision than 0.23 spaces per dwelling and the Appellant has failed to demonstrate that the impacts of providing insufficient car parking with the proposed development can satisfactorily be accommodated within the area. The Council will also show that the proposed car parking ratio is significantly less than that provided on other permitted schemes in Staines.

Infrastructure and Section 106 Matters

- 6.18 It is common ground between the parties that infrastructure would need to be delivered to make the development acceptable and we will describe the necessary infrastructure and why it is required and how it is to be delivered and secured. It is expected that a section 106 document will be provided that will satisfy these requirements alongside CIL contributions.
- 6.19 However, for the avoidance of doubt the failure to secure necessary infrastructure and affordable housing contributions will necessitate the refusal of planning permission in accordance with policies SP2, SP5, CO2, CO3 and HO3 of the Spelthorne Core Strategy and Policies Development Plan Document 2009.
- 6.20 The Council has produced a schedule of conditions at **Appendix 1** and will work with the Appellant to identify any areas of disagreement ahead of the Inquiry.

Planning Balance

- 6.21 We will conclude that the adverse impacts of the proposed development would significantly and demonstrably outweigh the benefits of the development proposals and therefore planning permission should be refused in accordance with the decision making process set out in paragraph 11 of the 2021 Framework.
- 6.22 The Inspector will be invited to dismiss this appeal.

7 Documents That May be Referred to at the Appeal

7.1 The Council may refer to the documents below in providing evidence at the Inquiry.

- National Planning Policy Framework (2021)
- Planning Practice Guidance
- National Design Guide
- Community Infrastructure Levy Regulations 2010
- Spelthorne Borough Local Plan 2001
- Spelthorne Core Strategy and Policies DPD, February 2009
- Spelthorne Site Allocation DPD December 2009
- Spelthorne Local Plan Issues and Options Consultation (Reg 18)
- Spelthorne Local Plan Preferred Options Consultation – Site Allocations (November 2019)
- Emerging Local Plan Evidence base including the Statement of Five Year Housing Supply - Deliverable Housing Sites as at 1 April 2021
- SPD – The Design of Residential Extensions and New Residential Development (2011)
- SPG Parking Standards Updated September 2011
- Surrey Car Parking Standards 2018
- The planning application and history files
- Relevant planning files for other sites
- Relevant Case Law

7.2 Copies of these documents can be inspected at the Council Offices, Knowle Green, Staines by prior arrangement.

7.3 We reserve the right to use additional material in rebuttal of evidence relied on by the Appellant.

1



Please reply to:

Contact: Karen Wyeth
Service: Committee Services
Direct line: 01784 446341
E-mail: k.wyeth@spelthorne.gov.uk
Date: 15 June 2021

Notice of meeting

Planning Committee

Date: Wednesday, 23 June 2021

Time: **Call Over Meeting** - 6.45 pm

The Call Over meeting will deal with administrative matters for the Planning Committee meeting. Please see guidance note on reverse

Committee meeting – Immediately upon the conclusion of the Call Over Meeting

Place:

To the members of the Planning Committee

Councillors:

T. Lagden (Chairman)	N.J. Gething	R.J. Noble
R.A. Smith-Ainsley (Vice-Chairman)	M. Gibson	R.W. Sider BEM
C. Bateson	H. Harvey	B.B. Spoor
A. Brar	N. Islam	J. Vinson
J.T.F. Doran	J. McIlroy	

Councillors are reminded to notify Committee Services of any Gifts and Hospitality offered to you since the last Council meeting so that these may be entered in the Gifts and Hospitality Declaration book.

Spelthorne Borough Council, Council Offices, Knowle Green

Staines-upon-Thames TW18 1XB

www.spelthorne.gov.uk customer.services@spelthorne.gov.uk Telephone 01784 451499

Call Over Meeting

Guidance Note

The Council will organise a meeting immediately prior to the Planning Committee meeting (a "Call Over") which will deal with the following administrative matters for the Committee:

- Ward councillor speaking
- Public speakers
- Declarations of interests
- Late information
- Withdrawals
- Changes of condition
- any other procedural issues which in the opinion of the Chairman ought to be dealt with in advance of the meeting.

The Call-Over will be organised by Officers who will be present. Unless there are exceptional circumstances, the meeting will be held in the same room planned for the Committee. The Chairman of the Planning Committee will preside at the Call-Over. The Call-Over will take place in public and Officers will advise the public of the proceedings at the meeting. Public speaking at the Call-Over either in answer to the Chairman's questions or otherwise will be at the sole discretion of the Chairman and his ruling on all administrative matters for the Committee will be final.

Councillors should not seek to discuss the merits of a planning application or any other material aspect of an application during the Call-Over.

Planning Committee meeting

Start times of agenda items

It is impossible to predict the start and finish time of any particular item on the agenda. It may happen on occasion that the Chairman will use his discretion to re-arrange the running order of the agenda, depending on the level of public interest on an item or the amount of public speaking that may need to take place. This may mean that someone arranging to arrive later in order to only hear an item towards the middle or the end of the agenda, may miss that item altogether because it has been "brought forward" by the Chairman, or because the preceding items have been dealt with more speedily than anticipated. Therefore, if you are anxious to make certain that you hear any particular item being debated by the Planning Committee, it is recommended that you arrange to attend from the start of the meeting.

Background Papers

For the purposes of the Local Government (Access to Information) Act 1985, the following documents are to be regarded as standard background papers in relation to all items:

- Letters of representation from third parties
- Consultation replies from outside bodies
- Letters or statements from or on behalf of the applicant

AGENDA

Page nos.

1. **Apologies**
To receive any apologies for non-attendance.
2. **Minutes** 5 - 10
To confirm the minutes of the meeting held on 26 May 2021 as a correct record.
3. **Disclosures of Interest**
To receive any disclosures of interest from councillors under the Councillors' Code of Conduct, or contact with applicants/objectors under the Planning Code.

Planning Applications and other Development Control matters
To consider and determine the planning applications and other development control matters detailed in the reports listed below.
4. **Planning application 20/01199/FUL - The Old Telephone Exchange, Masonic Hall & Adj Land, Elmsleigh Road, Staines-upon-Thames, TW18 4PN** 11 - 74
Ward

Staines

Proposal

Demolition of the former Masonic Hall and redevelopment of site to provide 206 dwellings together with car and cycle parking, hard and soft landscaping and other associated works.

Recommendation

This application is recommended for approval subject to the prior completion of a Section 106 Agreement.
5. **Planning application 20/01486/FUL Spelthorne Leisure Centre and Open Space to the East, Knowle Green, Staines-upon-Thames** 75 – 122
Ward

Staines

Proposal

Construction of a new leisure centre with associated parking, pedestrian access, landscaping and public realm, and the demolition of the existing Leisure Centre

Recommendation

This application is recommended for approval

6.	Planning Appeals Report	123 – 126
	To note details of the Planning appeals submitted and decisions received between 14 May 2021 - 9 June 2021.	
7.	Future Major Planning Applications Report	127 – 134
	To note details of future major planning applications.	
8.	Glossary of Terms and Abbreviations	135 – 140

**Minutes of the Planning Committee
26 May 2021**

Present:

Councillor T. Lagden (Chairman)
Councillor M. Gibson (Vice-Chairman)

Councillors:

C. Bateson	N. Islam	R.A. Smith-Ainsley
J.T.F. Doran	R.J. Noble	B.B. Spoor
S.A. Dunn	R.W. Sider BEM	J. Vinson

Apologies: Apologies were received from Councillor A.C. Harman, Councillor H. Harvey and Councillor J. McIlroy

131/21 Minutes

The minutes of the meeting held on 28 April 2021 were approved as a correct record.

132/21 Disclosures of Interest

a) Disclosures of interest under the Members' Code of Conduct

There were none.

b) Declarations of interest under the Council's Planning Code

Councillors R.A. Smith Ainsley, R.W. Sider BEM and R. Noble reported that they had received correspondence in relation to application 4 but had maintained an impartial role, had not expressed any views and had kept an open mind.

Councillor R. Noble reported that he had received correspondence in relation to application 5 but had maintained an impartial role, had not expressed any views and had kept an open mind.

133/21 Planning application 20/00134/FUL - 115 Feltham Hill Road & Land at the rear of 113-127 Feltham Hill Road, Ashford

Description:

Proposed redevelopment of the site for the erection of 5 no. residential units, following the demolition of existing buildings.

Additional Information:

Prior to occupation of the units the proposed first floor windows in the flank elevations of all dwellings, including the northern side facing element of the proposed bay window of plot 3, shall be obscure glazed and non-opening to a minimum of 1.7m above internal floor level. Details of glazing to be installed shall be submitted to and approved in writing by the Local Planning Authority. These windows will thereafter be permanently retained as installed.

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.

Public Speaking:

In accordance with the Council's procedure for speaking at meetings, the Committee Manager read out a statement against the proposed development on behalf of Mrs Fowler raising the following key points:

- This is overdevelopment of the plot
- Neighbouring properties will lose privacy
- The proposed properties will be visible from Dingle Road
- There will be an increased lack of security
- Proposed properties too close to boundaries of neighbouring properties
- Removal of current trees contradicts Spelthorne's 'Greener Future'

In accordance with the Council's procedure for speaking at meetings, David Wetherill, agent for the applicant spoke for the proposed development raising the following key points:

- The site is in a highly sustainable urban location
- The development delivers much needed housing
- The development meets the three objectives of sustainable development, economic, social and environmental
- No specific policies within the NPPF which indicate that the development should be restricted
- Proposal paid due regard to the design, scale and character of the area

In accordance with the Council's procedure for speaking at meetings, Councillor R. Noble spoke as Ward Councillor against the proposed development raising the following key points:

- Previous planning application was for 7 houses but reducing it to 5 does not change the issue of where they are to be built

- Lack of housing land supply is not the fault of Dingle Road residents, this lies with Spelthorne BC
- The development does not create a satisfactory relationship with the surrounding dwellings
- The amenity of the adjoining properties is harmed
- Loss of privacy to properties in Dingle Road
- First floor windows of proposed dwellings on Plots 3 & 4 overlook the gardens of the properties on Dingle Road
- This development is in contravention of Article 8 of the Human Rights Act
- Plots 3 & 4 abut the wall of Dingle Road properties
- The proposed layout of the development creates an overbearing site

Debate:

During the debate the following key issues were raised:

- The site is brownfield and has previously been developed
- Adequate parking provision proposed
- Site is accessible to shops and transport links
- Concerns over loss of privacy for neighbouring properties
- Amenity space is acceptable
- Houses are not in keeping with surrounding properties
- Properties will be bought by Buy to Let Landlords
- Householders would have to take their wheelie bins down to the kerbside of Feltham Hill Road
- The site will be overdeveloped
- Buildings comply with Building Regulations

Decision:

The application was **REFUSED** for the following reason:

The proposed development would, by reason of the layout of the dwellings, be out of character with the surrounding development, contrary to Policy EN1(a) of the Core Strategy and Policies DPD, 2009.

134/21 Planning application 21/00442/FUL - West Wing, Council Offices, Knowle Green, Staines-upon-Thames, TW18 1XB

Description:

Minor changes to public realm outside West Wing, including the replacement of vehicle barrier and bollards, and installation of a new post box.

Additional Information:

There was none.

Public Speaking:

There were no public speakers

Debate:

There was no debate on this application

Decision:

The application was **APPROVED**

**135/21 Planning application 21/00604/ADV - 33 Hanworth Road, Sunbury
On Thames, TW16 5DA**

Description:

Advertisement consent for the display of 3 no. non-illuminated fascia signs which read "Join our Co-work Community SpelthorneBusinessHub.com", "Spelthorne Borough Council" and "COTRIBE" above the main entrance.

Additional Information:

There was none.

Public Speaking:

There were no public speakers.

Debate:

There was no debate on this application.

Decision:

The application was **APPROVED**.

**136/21 Tree Preservation Order 268/2021 - Land adj to 141 Manygate
Lane, Manygate Lane Estate, Shepperton, TW17 9EP**

Description:

To seek confirmation of Tree Preservation Order 268/2021 that was served with immediate effect to protect one Sycamore tree situated on the land adjacent to 141 Manygate Lane, Manygate Lane Estate, Shepperton, TW17 9EP.

Additional Information:

There was none.

Public Speaking:

There were no public speakers,

Debate:

None of the Members indicated that they wished to speak on this application.

Decision:

The Tree Preservation Order was confirmed without modification.

137/21 Planning Development Management Performance Stats Report

The Planning Development Manager presented the Planning Development Management Performance Statistics report.

Resolved that the report of the Planning Development Manager be received and noted

138/21 Future Major Planning Applications Report

The Planning Development Manager presented a report outlining the major applications that may be brought before the Planning Committee for determination.

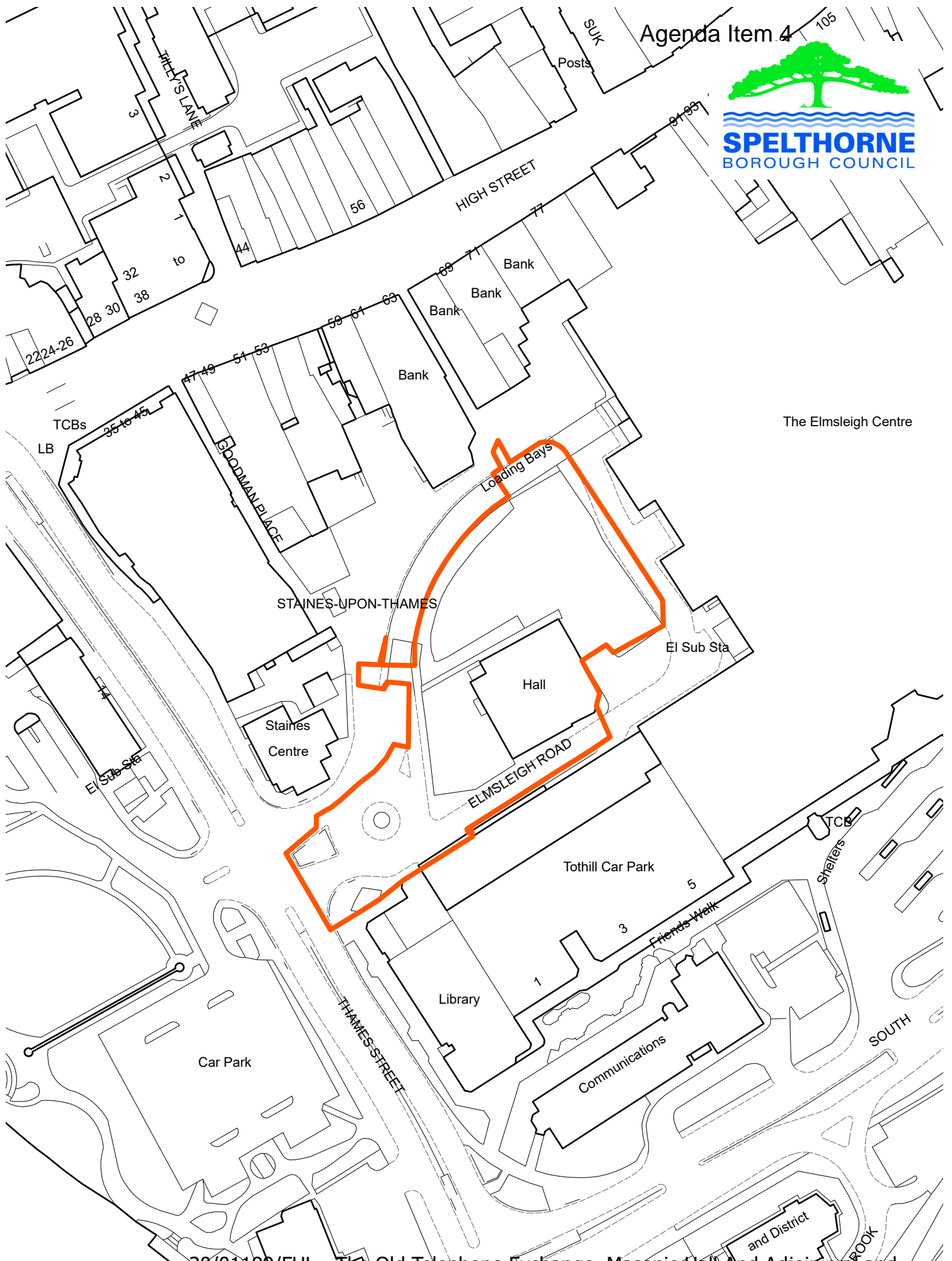
Resolved that the report of the Planning Development Manager be received and noted

139/21 Planning Appeals Report

The Chairman informed the Committee that if any Member had any detailed queries regarding the report on Appeals lodged and decisions received since the last meeting, they should contact the Planning Development Manager.

Resolved that the report of the Planning Development Manager be received and noted.

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20/01199/FUL - The Old Telephone Exchange, Masonic Hall And Adjoining Land

Elmsleigh Road, Staines-upon-Thames TW18 4PN

Scale: 1:1,250

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Planning Committee

23 June 2021



Application No.	20/01199/FUL		
Site Address	Old Telephone Exchange, Masonic Lodge and adjoining land, Elmsleigh Road, Staines-upon-Thames.		
Applicant	Inland Homes Ltd		
Proposal	Demolition of the former Masonic Hall and redevelopment of site to provide 206 dwellings together with car and cycle parking, hard and soft landscaping and other associated works.		
Officers	Paul Tomson/Kelly Walker		
Ward	Staines		
Call in details	N/A		
Application Dates	Valid: 14/10/2020	Expiry: 13/01/2021	Target: Extension of time agreed
Executive Summary	<p>This planning application proposes the redevelopment of the site to provide 206 dwellings in the form of 2 towers, together with car and cycle parking, hard and soft landscaping and other associated works, following the demolition of the existing buildings.</p> <p>Whilst the site is located within a planning policy Allocation Site allocated mainly for retail development, it is not considered there are sufficient reasons to justify a refusal on planning policy/principle grounds. The 'Tilted Balance' is applicable in this particular case. It is considered that the proposed design and appearance is acceptable in this town centre location set back from the Thames Street frontage. The proposed changes to the highway land, the provision of pedestrian linkages connecting with the High Street and Thames Street, and associated landscaping measures, are considered to make a positive contribution to the area.</p> <p>The development will make a significant contribution to the Borough housing delivery, including a 46% provision of affordable housing. The impact on the neighbouring properties and character of the area is considered acceptable. Moreover, it is not considered that an objection could be raised to the level of on-site parking provision in this town centre location where there is no scope to park in the vicinity of the site due the existing on-street parking restrictions and reduced parking is acceptable in Staines town centre as set out in the Council's Supplementary Planning Guidance on parking. The impact on flooding is considered acceptable. In support of the scheme, the development will</p>		

	<p>generate 39% of its on-site energy demand by renewable energy.</p> <p>It is considered that all of the reasons for refusal associated with the previous planning application 14/01377/FUL have been overcome.</p>
Recommended Decision	The application is recommended for approval subject to the prior completion of a Section 106 agreement.

MAIN REPORT

1. Development Plan

1.1 The following policies in the Council's Core Strategy and Policies DPD 2009 are considered relevant to this proposal:

- Site Allocation A10 for the redevelopment and extension of the Elmsleigh Centre
- SP1 (Location of Development)
- LO1 (Flooding)
- SP2 (Housing Provision)
- HO1 (Providing for New Housing Development)
- HO3 (Affordable Housing)
- HO4 (Housing Size and Type)
- HO5 (Housing Density)
- EM1 (Employment Development)
- TC1 (Staines Town Centre)
- TC2 (Staines Town Centre Shopping Frontage)
- CO1 Providing Community Facilities
- CO3 (Provision of Open Space for New Development)
- SP6 (Maintaining and Improving the Environment)
- EN1 (Design of New Development)
- EN3 (Air Quality)
- EN6 (Conservation Areas, Historic Landscapes, Parks and Gardens)
- EN8 (Protecting and Improving the Landscape and Biodiversity)
- EN9 (River Thames and its Tributaries)
- EN15 (Development on Land Affected by Contamination)
- SP7 (Climate Change and Transport)

- CC1 (Renewable Energy, Energy Conservation and Sustainable Construction)
- CC2 (Sustainable Travel)
- CC3 (Parking Provision)

1.2 It is also considered that the following Saved Local Plan policies are relevant to this proposal:

- BE25 (Archaeology)

1.3 Also relevant are the following Supplementary Planning Documents/Guidance:

- SPG on Parking Standards Updated 2011
- SPD on Housing Size and Type 2012.
- SPD on Flooding 2012

1.4 The advice contained within the National Planning Policy Framework (NPPF) 2019 is also relevant.

2. Relevant Planning History

Ref. No.	Proposal	Decision and Date
FUL/77/25	Erection of a covered shopping area comprising 23,430 sqm of shopping and ancillary accommodation, 120 sqm of management offices and public conveniences, erection of a multi-storey car park on 3 floors providing parking for 525 cars and construction of an access ramp service road <i>[Officer note: this application relates to the original Elmsleigh Centre Phase 1 development]</i>	Approved 09/03/1977
N/80/563	Erection of 5,574 sqm office building with Surface car park, 1,858 sqm retail floorspace, 1,207 sqm library and civic facilities, and multi-storey car park containing 609 spaces with management offices	Approved 27/08/1980
N/80/1012	Erection of building complex to provide a library of 1,120 sqm floor area, a Citizens' Advice bureau of 70.5 sqm floor area, offices of 73.5 sqm floor area, retail of 2,145 sqm floor area, a multi-storey car park for approximately 610 cars together with an ancillary service area and construction of an associated pedestrian mall <i>[Officer note: the above permissions (Outline and</i>	Approved 20/01/1981

	<i>Reserved Matters) relate to the 'Phase II' extension to the Elmsleigh Centre, now Friends Walk, Tothill Car Park and Library]</i>	
13/01030/FUL	Change of use of land adjoining former telephone exchange to hand car wash and erection of a cabin	Approved 13/02/2014
14/01377/FUL	Demolition of existing Masonic Hall and Old Telephone Exchange and redevelopment of the site to create a mixed-use scheme comprising 140 residential units (48 no. 1-bed and 92 no. 2-bed units), a 102 bedroom hotel, up to 1507 sqm of mixed commercial spaces (Classes A1, A2, A3, A4, D2 and B1), and up to 1408 sqm of masonic lodge (Class D1), together with means of access, landscaping and other associated works.	Refused 16/02/2015

2.1 With regard to planning application 14/01377/FUL, this was refused for the following reasons:

1. The proposal is considered to represent a piecemeal form of development that would preclude the future comprehensive development to extend the Elmsleigh Shopping Centre to provide at least 18,000 square metres of retail floorspace and other associated development. The proposal is therefore contrary to Site Allocation Policy A10 of the Allocation Development Plan Document 2009, and Policies SP4 and TC1 of the Core Strategy and Policies DPD 2009.
2. The proposed development in terms of its design, scale and location, is considered to have insufficient regard to the character of the surrounding area and will be visually obtrusive. It is therefore contrary to Policy EN1 of the Core Strategy and Policies DPD 2009 and the Supplementary Planning Document on the Design of Residential Extensions and New Residential Development 2011.
3. The proposal is considered to provide a unacceptable standard of amenity for the future occupiers of the residential units in terms of poor outlook, insufficient levels of sunlight/daylight, and inadequate internal floorspace. The proposal is therefore contrary to Policy EN1 of the Core Strategy and Policies DPD 2009 and the Supplementary Planning Document on the Design of Residential Extensions and New Residential Development 2011.
4. The proposals would provide inadequate affordable housing to contribute towards meeting the needs of the Borough and the applicants have failed to adequately justify why 50% of affordable housing cannot be provided on site. The proposal is, therefore, contrary to Policy HO3 of the Core Strategy and Policies DPD 2009.
5. The site is located within Flood Zone 3a and will result in an overall decrease in flood storage capacity. The applicant has not proposed any

mitigation measures to alleviate the increase in built footprint on the site and the development will therefore lead to an unacceptable increase in flood risk elsewhere. It also fails to secure required flood storage betterment of 20%. Furthermore, the applicant has failed to demonstrate that a satisfactory safe means of escape can be provided in the event of a flood from the site to an area outside the flood plain. The development is therefore contrary to Policy LO1 of the Core Strategy and Policies DPD 2009, the Supplementary Planning Document on Flooding 2012, and Section 10 of the National Planning Policy Framework 2012.

6. The applicant has failed to demonstrate to the satisfaction of the County Highway Authority that the proposed development is compatible, or could be compatible with suitable mitigation measures, with the surrounding highway infrastructure resulting in potential conflict between pedestrians, cyclists and vehicle movements contrary to Policies SP7 and CC2 of the Spelthorne Core Strategy and Policies DPD 2009.
7. The applicant has failed to demonstrate that at least 10% of the development's energy demand can be achieved from on-site renewable energy sources, contrary to Policy CC1 of the Core Strategy and Policies DPD 2009.
8. The proposals would place additional pressures on educational needs within the area, which have not been adequately mitigated. As such, the development is contrary to Policies SP5 and CO2 of the Core Strategy and Policies DPD. 2009.
9. The proposals would result in a more intensive use of the nearby public open space of the Memorial Gardens and the applicant has not proposed a financial contribution towards improving the existing recreational facilities, contrary to Policy CO3 of the Core Strategy and Policies DPD. 2009.
10. The applicant has not agreed to provide a financial contribution towards the Council's Air Quality Action Plan as a result of the increased vehicles movements generated by the proposed development, contrary to Policy EN3 of the Core Strategy and Policies DPD 2009.

3. Description of Current Proposal

- 3.1 The application relates to the "island site" surrounded by the loop of Elmsleigh Road in Staines. The site is 0.53 hectares and currently comprises the Masonic Hall which is vacant and the site of the Old Telephone Exchange building having been demolished some 4 years ago. The applicant has advised that the Masonic Hall was vacated in March 2020 and its functions have been relocated to Twickenham. It also includes some highway land around the site, in particular adjacent to Thames Street, where highway improvements and landscaping are proposed. Whilst the site is located behind the High Street and the Elmsleigh Centre, it is visible from the west where Elmsleigh Road meets Thames Street. To the south, on the other side of Elmsleigh Road is the Tothill multi-storey car park. The Elmsleigh Centre

service ramp immediately adjoins the northern boundary of the site. To the west is Staines Community Centre and Debenhams store (which has now ceased trading). To the south-west is Staines Library and the Spelthorne Museum. Further to the south, across the opposite side of Thames Street is the Memorial Gardens, a public area of open land, along with the surface car park. Further to the south is the tow path and The River Thames, with Runnymede Borough Council, located across the other side of the river.

- 3.2 The site is located within the designated Allocations A10 site (The Elmsleigh Centre and adjoining land) in the Council's Allocations Development Plan Document December 2009. This requires a comprehensive redevelopment would complete the redevelopment of Staines south of the High Street and provide a completed and attractive frontage to the whole of Thames Street on its east side. In addition to the designated Allocations area, the site is located within the primary Staines town centre shopping area. It is also within a designated Employment Area, a Site of High Archaeological Potential, and an area liable to flood (Flood Zone 3a – between 1 in 20 year and 1 in 100 year chance of flooding).
- 3.3 The Council's new Local Plan is in its early stages (Regulation 18). The Council published its Preferred Options Consultation Policies and Site Allocations documents (November 2019), but these may be subject to change. The Local Plan is at an early stage and the Regulation 19 has not yet been issued and consequently has not yet to be considered at the Examination stage by an external Inspector. In addition, the Council is in the early stages of preparing a Staines Development Framework (formerly known as the Staines Masterplan). The consultation on this commenced on 18 May 2021 and will run for 6 weeks until 29 June 2021.
- 3.4 The Local Plan production timetable will be revised in due course to enable it to feature as a key document at the time of the next Local Plan consultation. This will be the consultation on the final version of the Staines Development Framework prior to submission for examination (known as Regulation 19).
- 3.5 The proposal involves the demolition of the existing Masonic hall and the redevelopment of the site to create two residential towers, one 13 and one 15 storeys tall, with a total of 206 dwellings together with car and cycle parking, hard and soft landscaping and other associated works. The proposed towers will be linked at ground floor level, which will have car parking and the entrance to the flats above. The smaller tower, Block B, which is 13 storeys in height, will provide 94 affordable units. Block A, the larger tower at 15 storeys will provide 112 private units. The 206 flats will comprise 105 no. 1-bedroom and 101 no. 2-bedroom units. A refuse storage area is to be provided at the rear of the building at road level. The proposed mix and tenure are as follows:

	PRIVATE	AFFORDABLE (shared ownership)	AFFORDABLE (affordable rent)	TOTAL
One bed	57	17	31	105
Two bed	55	18	28	101
Total	112	33	61	206

- 3.6 The proposed building will have a ground floor element across the site containing the car and cycle parking provision, refuse storage and plant equipment. A landscaped podium containing a variety of planting and play space provision for use by the future occupants will be located on the top and will be accessed via each block. All units will have private amenity space in the form of a terrace or balcony
- 3.7 In height, the towers will measure 48.85m (including set back plant 51.4m) (Tower A), and Tower B, 41.95m (including set-back plant 44.5m). The smaller tower of Block B, at 13 storeys, will be located in the northern part of the site and the taller tower of Block A, at 15 storeys will be located in the southern part of the site. The towers are positioned to the north east and south west corner of the site to maximise the central amenity space with space between the towers. The proposed materials are red brick for the tower closest to the Debenhams site and a buff lighter colour brick, adjacent to the car park. It will also include white glazed brick, with metal windows frames and balustrades.
- 3.8 The ground floor level would contain an external landscape link around the site to improve pedestrian access. Pedestrian access to the site would be via Elmsleigh Road to the north from the High Street with another residential entrance located on the northern side of Block B and a secondary residential entrance located to the west of the site for Block A. Improvements to Elmsleigh Road are proposed to enhance the pedestrian provision and public realm in the vicinity of the site. The road will be reduced in width to allow for widened footways and loading bays, and a road crossing will be provided. It also includes improvements to the existing Elmsleigh Road / Thames Street junction to provide improved pedestrian connections around the site and to the riverside. This is achieved through the removal of the Elmsleigh Road roundabout with associated changes to the signalised junction. Planting is proposed around the ground floor including climbers on the proposed car park, leading up to the podium above.
- 3.9 The proposal will provide 48 car parking spaces (including 10 accessible spaces) 220 cycle parking spaces (including 12 short stay cycle spaces for public use within the public realm) 6 motor cycle spaces and 2 car club spaces. This will be provided at ground level beneath the 2 towers.
- 3.10 Copies of the proposed site layout and elevations are provided as an Appendix.

4 Consultations

4.1 The following table shows those bodies consulted and their response.

Consultee	Comment
County Highway Authority	No objection subject to conditions and a Section 106 Agreement to secure the highway works and sustainable travel measures.
Environment Agency	No objection – recommend conditions
Group Head-Neighbourhood Services	No objection
Surrey Fire and Rescue	No objection, subject to Building Regulations
Valuation Advisor	No objection
Council's Housing Strategy and Policy Manager	No objection, subject to S106 agreement
Sustainability Officer	No objection to renewable energy proposals – recommends a condition
Local Lead Flood Authority (Surrey County Council)	No objection – recommend condition
County Archaeologist	No objection – recommend condition
Crime Prevention Officer	No objection – recommend condition
BAA	No objection – recommend condition
Natural England	No objection
Surrey Wildlife Trust	No objection
Runnymede Borough Council	No objection
Tree Officer	No objection
Thames Water	No objection
National Grid	No objection
Environmental Health (noise)	No objection – recommend condition re plant equipment
Environmental Health (Contaminated land)	No objection – recommend condition
Environmental Health (Air Quality)	No objection – recommend condition
Conservation Officer	No objection

5. Public Consultation

Community Engagement

- 5.1 The NPPF seeks to encourage pre-application engagement and front loading and advises that “early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality preapplication discussion enables better coordination between public and private resources and improved outcomes for the community”. The Council’s own Statement of Community Involvement states that the *Council will encourage applicants and developers to undertake pre-application consultation and discuss their proposals with their neighbours or the community before submitting their formal application.*
- 5.2 In addition to pre-application discussions which took place between the applicant and the Planning Officers, the applicant also undertook pre-application engagement with the public. The applicant a undertook public consultation, including two stakeholder previews on Friday 13th and Saturday 14th March, and a public consultation event which took place on Friday 13th March in the evening and on Sunday 15th March 2020, just before the National Covid 19 lockdown.
- 5.3 The applicant has advised that *“Across the consultation period, a total of 13 people (including two councillors) attended the event and eight feedback forms were collected during the event, no further forms were received by post after the event. Overall, there was a strong recognition among stakeholders and residents that the proposals represented an improvement on existing site.”*

Planning Application - Consulting the Neighbours

- 5.4 Following receipt of the planning application, 90 properties were notified of the planning application. Furthermore, a statutory site notice was displayed and the application was advertised in the local press. A total of 82 letters of representation were received objecting to the application, including one from Staines Town Society.

One letter of support was received, as well as an additional one from Visit Staines BID and an affordable housing registered company. In addition, 17 support cards were received.

- 5.5 Reasons for objecting include:-
- Too tall/small footprint
 - Out of character
 - Poor design, incongruous
 - Overdevelopment
 - Size of units – no family units
 - Mental & physical wellbeing of occupants due to size of units and lack of garden
 - Lack of parking
 - Lack of infrastructure
 - Spoiling Staines Town Centre/historical market town

- Spoil Riverside views/setting
- Impact on Staines Conservation Area
- Overlooking/loss of privacy
- Overbearing
- Overshadowing
- Flooding
- Lack of open space and children's play area
- Concerns about view from street level of raised section containing parking with garden on top
- Set a precedent (Officer note: each application is considered on its planning merits)
- Cumulative impact of other schemes
- Fire Safety
- Worsen existing unsocial behaviour in this part of Staines
- Increase pollution
- No policy for tall buildings in Local Plan
- No EIA
- Concerns regarding ownership
- Should wait for Covid restrictions to be lifted, to see what office space/retail is left
- The Prime minister wrote to Hillingdon LPA regarding a planning application for a tall building and it was refused as out of character.
- The Government Policy is moving away from tall buildings and towards gentle densification. (Officer note: this is not current Government planning policy)

5.6 In addition, the Council's moratorium was noted in a number of the letters. However, it is important to note that this relates only to Council schemes in Staines-Upon-Thames and has been self-imposed by the Council as the applicant and cannot legally be imposed on other non-council planning applications. This is not a material planning consideration in this application and so not a reason for permission to be refused. All planning applications must be assessed on their planning merits in accordance with the development plan, unless there are material considerations that indicate otherwise.(This is discussed further below in paragraph 7.10 onwards).

5.7 A letter was also received from SCAN noting that the applicant has indicated that 100% of the flats will comply with Part M (Building Regulations) Category 2 (M4(2)) and will therefore be 'accessible and adaptable'. However, he has requested that a condition is imposed. They note that the lack of parking is in consistent with Part M (2), as well as queries about disabled parking spaces, access, drop off provision and the car park level. The applicant has responded to this and this matter is covered in more detail in a later section of the report.

5.8 Reasons for supporting the scheme include:-

- Brownfield site
- Affordable housing provision
- Regenerate part of the town centre/looking tired
- Economic benefits and investment to the town
- Site in need of redevelopment

- Currently a concrete eyesore
- Plans prioritise pedestrian routes
- Landscaping and road traffic improvements will help to improve links and visual amenity.

6. Planning Issues

- Principle/impact on future retail development in Staines town centre and the further extension of the Elmsleigh Centre
- Housing density
- Design and appearance
- Historic Environment
- Residential amenity
- Parking/Highway issues
- Affordable housing
- Flooding
- Renewable energy
- Ecology
- Open space
- Dwelling mix
- Archaeology
- Air quality
- Loss of Community Facility

7. Planning Considerations

Principle/Impact on the potential redevelopment of the Elmsleigh Centre

- 7.1 The site is located within the designated Staines town centre primary shopping area. Strategic Policy SP4 of the Core Strategy and Policies DPD 2009 (CS & P DPD) states that the Council will seek the continued improvement of Staines as the principal town centre serving north Surrey. It will make provision for further retailing and related services, and support employment development. Improvements in access to the town centre, particularly by non-car-based modes will be encouraged. Policy TC1 of the CS & P DPD states that the Council will encourage developments that contribute to the vitality and viability of the town centre and are of a scale and character appropriate to its role. In particular it will make provision for a further 32,000 sqm of retail development to meet the needs of its catchment area. The site is also allocated in the Employment Area of the CS & P DPD 2009 where policy EM1 applies which seeks to maintain employment development.
- 7.2 Site Allocation Policy A10 (The Elmsleigh Centre and adjoining land) of the Council's Allocations Development Plan Document 2009 is relevant to this planning application. Indeed, it formed the first reason for refusal on the previous application: 14/01377/FUL. The site allocation states that development will take place at the western and southern parts of this overall

site of 6.62 hectares. It is proposed that the development would take place in two Allocation phases:

Phase 3 – Redevelopment within the Elmsleigh Centre and extension to the south to provide approximately 2,500 sqm of retail floorspace, at least 30 flats and improvements to the bus station. This phase represents the last of three phases in a programme of refurbishment and redevelopment to enhance the existing Elmsleigh Centre.

Phase 4 – Extension of the Elmsleigh Centre to the west to provide a comprehensive development including at least 18,000 sqm of retail floorspace, a mix of related non retail uses, approximately 65 flats, additional parking and revised access and servicing arrangements. This phase will enable the Elmsleigh Centre to grow to meet the retail needs of the Staines catchment area. It will create a better balance between shopping on the north and south side of the High Street and provide the opportunity for links with Debenhams and the western end of the High Street. It also makes better use of an under-used and unattractive site immediately adjoining the main part of the shopping centre.

- 7.3 With regard to the “western part” (i.e. the Phase 4 area), the Site Allocation includes the application site, the roads around it, the Tothill car park, Elmsleigh Centre service road/ramp, Staines Community Centre, the library, museum and other land. Also included are 47 – 63 High Street.
- 7.4 The proposal involves the demolition of the Masonic Lodge and the creation of a residential development comprising 206 units together with associated car parking, cycle parking, landscaping and public realm enhancements. The proposal does not involve any retail development, nor does it involve an extension to the existing Elmsleigh Shopping Centre.
- 7.5 Policy A10 of the Allocations DPD 2009 continues to be the relevant policy for the site and, like the previous planning application, the proposal will fail to comply with the requirements of the policy. The planning application has been advertised as a ‘departure from the Development Plan’. As mentioned above, the new Local Plan is at an early stage and the Regulation 19 has not yet been issued, and consequently is yet to be considered at the Examination stage by an external Inspector. In addition, the Council is in the early stages of preparing a Staines Development Framework (formerly known as the Staines Masterplan).
- 7.6 Whilst the proposal does not accord with the requirements of Site Allocation Policy A10, it is recognised there have been some changes in circumstance since the policy was adopted in 2009. There has been a significant shift in people’s shopping patterns since 2009 with an increase in online shopping. This shift has accelerated over the last year. The Council’s Retail and Town Centre Study Update report was published in March 2018. This report has been written in conjunction with the earlier 2015 Retail Study and is being used as evidence base for the emerging new Local Plan. It is relevant to note that the 2015 Retail Study was published in May 2015, which was several months after the refusal of the previous planning permission for the site. It is noted that the new Local Plan is in its very early stages and has negligible

weight in the consideration of this proposal. However, it is considered that the evidence-based documents that the Council has produced over the last few years in support of the new Local Plan provide useful factual information which can be taken into account. The 2018 Update report states that there has been little new retail development within Staines town centre since the original 2015 study was carried out. The Conclusions section of the Update report has made the following comments:

“Since the 2015 Study, there has been relatively minimal change in regards to retail provision within the Borough. Staines-upon-Thames has experienced the loss of the Waitrose supermarket store at Two Rivers, and the BHS store within the Elmsleigh Centre. The BHS store has been replaced by a new Primark store, which occupies the same amount of floor space, however there has been no straight replacement in convenience goods resulting in a reduction of some 4,000 sqm of floor space following the closure of the Waitrose store. The opening of a larger Waitrose store in nearby Egham presents a challenge in terms of competition and the lack of a dedicated supermarket within Staines-upon-Thames town centre is a cause for concern. Whilst the impact of the loss of the Waitrose is yet to be fully felt due to the relatively short period of time the store has been closed, as a key anchor store in the centre this will almost certainly result in a loss of footfall. The 2015 RTCS [Retail Town Centre Study] identified that there was scope for an increase in convenience goods.

The 2015 Study identified that the Elmsleigh Centre remained the most suitable location for large scale retail-led development within Staines-upon-Thames. Since the study, the Elmsleigh Centre extension (Phase 3) as contained within Allocation A10 of the Allocations Development Plan Document (DPD) has not been delivered within the prescribed timescale. The Study has identified that there is scope for increases in retail provision to cater for a more luxury need as Staines-upon-Thames at present generally serves a mid/mass market. Given the limited retail developments that have taken place since the 2015 Study, this update finds that such an approach is still relevant. However, in terms of wide scale retail floor space provision, the revised economic figures which suggest lower growth than was previously forecast in the 2015 Study.”

- 7.7 Whilst it is important to stress that the weight given to the new Local Plan at this stage is negligible, it is relevant to note the new draft Site Allocation Policy ST4/009 – The Elmsleigh Centre and adjoining land, South Street, Staines. This draft policy is simply referred to here to illustrate the change in the retail trend and the lack of need for substantial retail expansion in the town centre after taking into the account the findings of the 2015 and 2018 evidence-based retail studies. The red line boundary of this draft Site Allocation is similar to that in the adopted 2009 Site Allocation policy. The draft policy states that the site could accommodate mixed commercial and residential uses and could potentially achieve 650 residential units across the whole site, with the retention of, and possibly extension of, retail uses on site. This represents a significant change from the adopted 2009 policy which stipulates a comprehensive development including at least 18,000 sq. m of retail floorspace, a mix of related non retail uses and approximately 65 flats (Phase 4).

- 7.8 Since the 2018 Update Retail Study, there have been further changes to the town centre. The Debenhams store has closed and is unlikely to be redeveloped to provide a like-for-like retail replacement. The Marks and Spencer store has also closed, although a smaller convenience M & S store now occupies part of the former Waitrose store. The existing empty retail space on the ground floor of the Premier Inn development continues to be unoccupied. The Covid-19 lockdowns over the last year have accelerated the trend towards more online shopping on a national level. In contrast, the need for housing in the Borough has increased, particularly as Spelthorne does not have a 5-year housing land supply and achieved just 50% in the Housing Delivery Test result in February 2021. Taking into account the above matters, and that fact that the 'tilted-balance' needs to be applied in favour of new housing development (see the Housing Land Supply section below), it is considered that a refusal of planning permission on retail policy grounds could not be justified in this particular case. Accordingly, unlike the previous 2014 planning application (14/01377/FUL), the current application is not recommended for refusal on policy/principle grounds. In addition, in terms of employment and policy EM1, the Exchange nightclub which previously occupied the site was demolished 4 years ago. The Masonic Lodge was vacated in March 2020 and the applicant has advised that its functions have been relocated to Twickenham. Given this and the conclusions above in respect of the retail allocation plus the fact that the previous application was not refused on employment grounds when the Masonic Lodge was still active and the Exchange nightclub building had not been demolished, it is considered that the proposal could not be refused in EM1 grounds.
- 7.9 As referred to in 2.1 above, the 2014 application had ten reasons for refusal. Reason 1 is dealt with in the preceding paragraphs. Reasons for refusal 2 – 10 are addressed as follows.

Reason 2 - the design, scale and location of the current proposal, in the form of the two relatively slim towers, as viewed from the south, and the pedestrian and public realm improvements, provides a completely different and acceptable approach to the large scale, visually obtrusive, previous scheme.

Reason 3 – The refused scheme provided an unacceptable standard of amenity for the future occupiers of the flats. The amended scheme proposes a completely different form. Each flat has its own terrace or balcony. There will also be a communal amenity area in the podium garden with landscaping. All of the flats meet or exceed the minimum dwelling sizes in the *Technical Housing Standards – nationally described space standard, 2015*. In terms of outlook, 50% of the flats are dual aspect. There are no single aspect north facing units, none at ground level and 98% of the units meet the requirements set out in the BRE guidelines.

Reason 4 – This reason related to affordable housing being provided. The revised proposal provides 46% affordable housing of which 65% will be for affordable rent. The Council's Affordable Housing advisor is content with this provision. Therefore, this reason for refusal is no longer relevant.

Reason 5 – This related to a flooding objection from the Environment Agency on the decrease in flood storage capacity and the failure to provide a safe means of escape in times of flood. This reason is no longer relevant as the Environment Agency has raised no objection and a safe means of escape has been demonstrated.

Reason 6 – The County Highway Authority raised an objection to the refused scheme because the development was incompatible with the surrounding highway infrastructure resulting in potential conflict between pedestrians, cyclists and vehicles. The proposal involves substantial works to the highway land to ensure that the development links up with the existing footways and improvements to the public realm, and the County Highway Authority has raised no objections to the proposals.

Reason 7 – The refused scheme did not provide at least 10% of the development's energy demand from on-site renewable energy resources. The current proposal provides 39% and therefore this reason has been addressed.

Reason 8 – This related to concerns over additional pressures on educational needs in the area without adequate mitigation. This was before the change in policy with the introduction of the community Infrastructure Levy (CIL) which came into effect on 01/04/2015, after the application was refused on 16/02/2015. CIL payments can be used towards infrastructure to support growth which can include schools and educational facilities but also other infrastructure including medical facilities, open spaces, recreational and sporting facilities, roads and flood defences. Consequently this reason for refusal is no longer relevant as the current application will be subject to CIL payments.

Reason 9 – This reason concerned a more intensive use of the Memorial Gardens and the failure of the applicant to propose a financial contribution towards improving the existing recreational facilities. However, the applicant has provided sufficient amenity space in the current application in accordance with the Council's SPD and has agreed an off-site financial contribution of £70,000 towards improving the Lammas Park. As a consequence, this reason no longer applies.

Reason 10 – This reason concerns the failure to provide a financial contribution towards the Air Quality Action Plan as a result of the increased vehicle movements. However, with the revised application and the reduced number of vehicles to the site, there is no objection on air quality grounds from the Council's Environmental Health Officer. Consequently, this reason is no longer relevant.

These issues will be examined in greater detail below.

Moratorium

- 7.10 On 10 December 2020, Council agreed a Motion that Cabinet consider a Moratorium on development in Staines-upon-Thames. Cabinet was asked to make a decision on:

1. Whether any proposed development of Staines Town Centre by Spelthorne Borough Council should be kept on hold until the Staines Development Framework has been adopted; and
 2. Whether Developers of Major applications proposed in the Staines Town Centre should be requested to defer their applications until the Staines Development Framework is adopted.
- 7.11 In respect of the second matter, Cabinet noted that the Council had no power to direct Developers to defer their applications and that the Council had already written to some and had received negative responses. Indeed, the planning officer raised this issue with the applicants of this application and wrote to them and the applicants advised they wished the application to be determined.
- 7.12 Cabinet resolved the following:
- That a Moratorium on Council schemes in Staines-Upon-Thames should take place until such time as three things take place, with the intention that these will be completed prior to the Annual Council meeting in May 2021;
1. That the Strategic Planning team undertake an Issues and Options consultation exercise for the Staines Development Framework.
 2. That a sub-committee, which was agreed at Extraordinary Council on 21 January 2021, is included in the recommendations of the Committee System Working Group to be reported to Extraordinary Council, currently scheduled for 25 March 2021.
 3. That the viability of all the developments is reviewed by the assets team.
- 7.13 Under Section 38(6) of the Planning and Compulsory Purchase Act 2004, the determination of an application must be made in accordance with the plan unless material considerations indicate otherwise. The fact that there is a moratorium on Council schemes in Staines-Upon-Thames is a matter for the Council only as the applicant. It has no relevance to the determination of this current planning application or indeed any others submitted to the Local Planning Authority by non-Council applicants. There is no basis in law or under the NPPF for imposing a moratorium in relation to individual applications or a particular class of application and there is no basis for refusing to entertain this planning application.

Prematurity

- 7.14 A number of representations have raised concerns that this application should not be determined until the Local Plan and Staines Development Framework (formerly known as the Staines Masterplan) have been adopted. Reference is also given to the Moratorium which is currently in place for all Council planning applications as agreed by the Cabinet on 25/01/2021. It should be noted that the decision on the moratorium is not a planning one.

- 7.15 The NPPF 2019 at paragraphs 47 – 50, provides advice to on determining planning applications. Para. 47 advises that Local Planning Authorities are required to determine planning applications *“in accordance with the development plan, unless material considerations indicate otherwise”*... and decisions should be made *“as quickly as possible”*.
- 7.16 Para. 48 advises that LPAs may give weight to relevant policies in emerging plans according to:
- “a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);*
- b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and*
- c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).”*
- 7.17 However, the NPPF advises at para. 49 that in the context of the Framework, and especially the presumption in favour of sustainable development, *“arguments that an application is premature are unlikely to justify a refusal of planning permission other than in the limited circumstances where both:*
- a) the development proposed is so substantial, or its cumulative effect would be so significant, that to grant permission would undermine the plan-making process by predetermining decisions about the scale, location or phasing of new development that are central to an emerging plan; and*
- b) the emerging plan is at an advanced stage but is not yet formally part of the development plan for the area.”*
- 7.18 The NPPF advises that the *“refusal of planning permission on grounds of prematurity will seldom be justified where a draft plan has yet to be submitted for examination.”* If planning permission is refused on grounds of prematurity, the LPA *“will need to indicate clearly how granting permission for the development concerned would prejudice the outcome of the plan-making process”*.
- 7.19 It is clear from these paragraphs that there is there is no part of the NPPF which provides a basis for refusing to entertain or determine a validly made planning application. Applications should be determined within the specified time limits (8 weeks for most applications, 13 weeks for major applications) unless an extension of time has been agreed. Consequently, this planning application which was properly submitted in accordance with the Council's procedures and has been fully assessed should be considered and determined solely on its planning merits. The question of prematurity is potentially relevant to that question.
- 7.20 The current development plan is the Core Strategy and Policies DPD, Allocations DPD and the Adopted Proposals Map 2009. There are also a

number of saved policies from the 2001 Spelthorne Local Plan which form part of the current development plan.

- 7.21 The current Local Development Scheme shows that the replacement local plan (the emerging local plan), was originally proposed to be adopted in March 2022. However, this timescale is on the basis that the local plan and Staines Masterplan (now called the Staines Development Framework) were completed by December 2020 and the local plan submitted to the Secretary of State in April 2021 and adopted in March 2022. However, the timescales have been put back as the Members of the Local Plan Task Group review the results of the preferred options consultation and consider the local plan strategy moving forward. The consultation on the publication of the local plan is now estimated to be mid 2021 rather than January/February 2021.
- 7.22 Therefore, it is clear that the local plan is at an early stage of its preparation and carries negligible weight in decision making. Consequently, the limited circumstance under para 49 (b) of the NPPF does not apply. It is clear from the wording of para 49 that both conditions need to be satisfied for para 49 to apply.
- 7.23 The first condition, contained in para 49 (a), concerns cases where a development is so substantial or its cumulative effect would be so significant, the plan making process would be undermined. This application is for 206 new dwellings within the town centre of Staines. It is a large development proposal but smaller than other fairly recent developments including Majestic House site (364 Dwellings), 17-51 London Road (489 dwellings) and a similar size to the development at Bridge Street (205 dwellings – recently expired but still a material consideration) It is not considered to be a substantial development for these purposes (i.e. for considering whether it would undermine the plan making process). In terms of cumulative effect, each planning application is required to demonstrate that it is capable of providing the necessary infrastructure to ensure it complies with our policies or alternatively that there are other sufficient material planning considerations to overcome any such failure. In terms of this application the infrastructure provision is provided in the form of a CIL payment of approx. £934,662. and a financial contribution for improvement to off-site recreation improvements of £70 000.
- 7.24 Given the above and the advice in the NPPF that the refusal of permission on grounds of prematurity “*will seldom be justified where a draft plan has yet to be submitted for examination*”, it is not considered that this application can be refused on prematurity grounds. Officers can see no good reason for departing from the clear advice in para 49 in these circumstances. There is no exceptional reason for the concept of prematurity to apply notwithstanding the failure to meet the conditions in para 49.

Housing Land supply

- 7.25 When considering planning applications for housing, local planning authorities should have regard to the government’s requirement that they boost significantly the supply of housing and meet the full objectively assessed need

for market and affordable housing in their housing area so far as is consistent policies set out in the National Planning Policy Framework (NPPF) 2019.

- 7.26 The Council has embarked on a review of its Local Plan and acknowledges that the housing target in its Core Strategy and Policies DPD February 2009 of 166 dwellings per annum is more than five years old and therefore the five year housing land supply should be measured against the area's local housing need calculated using the Government's standard method¹. The standard method for calculating housing need is based on the 2014 household growth projections and local affordability. This equates to a need of 611 dwellings per annum in Spelthorne. This figure forms the basis for calculating the five-year supply of deliverable sites.
- 7.27 The NPPF requires a local authority to demonstrate a full five year supply of deliverable sites at all times. For this reason, the base date for this assessment is the start of the current year 1 April 2021, but the full five year time period runs from the end of the current year, that is, 1 April 2022 to 31 March 2027. The 20% buffer will therefore be applied to this full period. National guidance sets out that the buffer should comprise sites moved forward from later in the plan period. A 20% buffer applied to 611 results in a figure of 733 dwellings per annum, or 3666 over five years.
- 7.28 In using the objectively assessed need figure of 733 as the starting point for the calculation of a five year supply it must be borne in mind that this does not represent a target as it is based on unconstrained need. Through the Local Plan review, the Borough's housing supply will be assessed in light of the Borough's constraints, which will be used to consider options for meeting need. The Council has now published its Strategic Land Availability Assessment (SLAA) which identifies potential sites for future housing development over the plan period.
- 7.29 The sites identified in the SLAA as being deliverable within the first five years have been used as the basis for a revised five year housing land supply figure. Spelthorne has identified sites to deliver approximately 3513 dwellings in the five year period.
- 7.30 The effect of this increased requirement with the application of a 20% buffer is that the identified sites only represent a 4.79 year supply and accordingly the Council cannot at present demonstrate a five year supply of deliverable housing sites. There is, therefore, a presumption in favour of sustainable development.
- 7.31 Government guidance (NPPF para 73) requires the application of a 20% buffer "where there has been significant under delivery of housing over the previous three years". In addition, guidance on the Housing Delivery Test indicates that where housing delivery falls below 85%, a buffer of 20% should be applied to the local authority's five year land supply and a presumption in favour of sustainable development if the figure is below 75%. The Housing Delivery Test result for Spelthorne Borough Council was published by the Secretary of State in January 2021, with a score of 50%. This means that less

¹ Planning Practice Guidance Reference ID: 68-005-20190722

housing has been delivered when compared to need over the previous three years. As a consequence, there is a presumption in favour of sustainable development because the test score of 50% is less than the 75% specified in the regulations. The figure of 50% compares with 60% last year and 63% in 2019. The Council's Housing Delivery Test Action Plan will be updated to reflect this. The current action plan positively responds to the challenge of increasing its housing delivery and sets out actions to improve delivery within the Borough.

- 7.32 As a result, current decisions on planning applications for housing development need to be based on the 'tilted balance' approach set out in paragraph 11 of the NPPF (2019). This requires that planning permission should be granted unless 'any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in this Framework taken as a whole'.

Principle of the development for housing

- 7.33 In this report, it has already been considered a refusal of planning permission on retail policy grounds could not be justified in this particular case and unlike the previous 2014 planning application (14/01377/FUL), the current application is not recommended for refusal on policy/principle grounds. Policy HO1 of the Local Plan is concerned with new housing development in the Borough. HO1 (c) encourages housing development on all sustainable sites, taking into account policy objectives and HO1 (g) states that this should be done by:

"Ensuring effective use is made of urban land for housing by applying Policy HO5 on density of development and opposing proposals that would impede development of suitable sites for housing."

- 7.34 This is also reflected in the NPPF paragraph 117 which emphasises the need for the effective use of land in meeting the need for homes, whilst safeguarding the environment and provides further relevant context at paragraph 122 in respect of achieving appropriate densities.
- 7.35 The site is located within Staines town centre, in the urban area on a previously developed site, within walking distance of Staines train and bus station. As such the site is within an accessible location close to facilities and public transport links. Therefore the principle of creating 206 new residential flats is considered acceptable. Furthermore, the proposal is considered to comply with the aims of National Planning Policy Framework (NPPF) and makes efficient use of urban land. The principle of the development is, therefore, acceptable, provided other policies requirements are met as discussed further below.

Housing density

- 7.36 As referred to above, when considering the principle of housing, the NPPF and Policy HO1 requires new housing development to be sustainable and to be located in the urban area. This scheme meets both of these requirements.

Notwithstanding this, Policy HO5 in the Core Strategy Policies DPD 2009 (CS & P DPD) sets out density ranges for particular contexts but prefaces this at paragraph 6:25 by stating:

“Making efficient use of potential housing land is an important aspect in ensuring housing delivery. Higher densities mean more units can be provided on housing land but a balance needs to be struck to ensure the character of areas is not damaged by over-development.”

- 7.37 Policy HO5 specifies densities for sites within Staines town centre development should generally be at or above 75 dwellings per hectare. It is important to emphasise that the density ranges are intended to represent broad guidelines and development will also be considered against the requirements of Policy EN1 on design.
- 7.38 The principle of a high density development on urban land is the focus of the NPPF and Policy HO1 in order to make efficient use of land of previously developed and brownfield land, in sustainable locations.
- 7.39 The proposal is for 206 units. The site area is some 0.53 hectares and will therefore result in a density of 389 dwellings per hectare. Although well above the recommended maximum density of 75 dwellings per hectare in policy HO5, the policy also notes that higher density development may be acceptable where it is demonstrated that the development complies with Policy EN1 on design, particularly in terms of its compatibility with the character of the area and is in a location that is accessible by non-car-based modes of travel.
- 7.40 In addition, the NPPF in para 123 states that, *‘where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities and ensure that developments make optimal use of the potential of each site.’* Therefore, the density is considered to be acceptable provided it complies with Policy HO1 and Policy EN1 on design which is explained in the following paragraphs.

Design and appearance

- 7.41 Policy EN1(a) of the CS & P DPD states that the Council will require a high standard of design and layout of new development. Proposals for new development should demonstrate that they will create buildings and places that are attractive with their own distinct identity; they should respect and make a positive contribution to the street scene and the character of the area in which they are situated, paying due regard to the scale, height, proportions, building lines layout, materials and other characteristics of adjoining buildings and land.
- 7.42 Section 12 of the NPPF refers to design - Achieving well-designed places and in particular that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. It states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development

acceptable to communities. It states in paragraph 124 that, '*Planning policies and decisions should ensure that developments:-*

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.'*

7.43 In paragraph 130 the NPPF states that, '*Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development.'*

7.44 Policy HO5 is concerned with density of housing development. It states at d) that, '*...within Staines town centre development should generally be at or above 75 dwellings per hectare Higher density development may be acceptable where it is demonstrated that the development complies with Policy EN1 on design, particularly in terms of its compatibility with the character of the area and is in a location that is accessible by non car-based modes of travel.'* Therefore, it is clear that policy HO5 and HO1 do not impose a limit on tall buildings within Staines. In addition, more recent guidance in the NPPF places an enhanced role on the use of higher density developments in appropriate locations.

7.45 This part of the town centre is characterised by a number of relatively large buildings. However, they are all substantially lower in height compared to the proposed development. As the application site is located behind the Thames Street and High Street frontages, many of the rear elevations of surrounding buildings face towards the site and there is a "back of house" appearance to

the area. To the south, is the Tothill car park which comprises 5 levels including the roof level parking (the ground floor is mainly occupied by shops fronting Friends Walk). Further to the south is the 5-storey office building of Communications House. Debenhams store to the north-west is 4/5 storeys, although its ground floor is the equivalent of 2-storeys, and the building is effectively 5-6 residential storeys in scale. On the western side of Thames street is the office building of 14 Thames Street, which is part 4-storeys, part 5-storeys, and is currently being extended with 2 additional floors added. Further to the west, Spelthorne House is 6-storeys in height. Immediately to the east of the application site is the back of the Elmsleigh Centre which is part 2-storey part 3 commercial storeys in scale. The Staines Community Centre on the corner of Thames Street and Elmsleigh Road is 2-storey in height. With regard to the buildings on the application site, the Masonic Hall is 2-storey in scale, whilst the Old Telephone Exchange (which has previously been demolished) was part 2-storeys and part 3-storeys. There are however a number of other sites in the town centre, some under construction which are taller than this and also some with similar heights to that proposed with this application, including the London Square development and the former Centrica site.

- 7.46 The proposal is for 2 residential towers, with the smaller tower of Block B, at 13 storeys, located in the northern part of the site and the taller tower of Block A, at 15 storeys, located in the southern part of the site, closest to the Thames Street and the river. The towers will be linked at ground level by a car park podium with amenity space on top and the provision of landscaping to provide an improved pedestrian link from the river to the High street.

- 7.47 The National Design Guide, Planning practice guidance for beautiful, enduring and successful places, produced by the MHCLG in 2021, addresses how we recognise well design places by outlining ten characteristics; context, identity, built form, movement, nature, public spaces, uses, homes and buildings, resources and life span. The Built Form characteristic is identified as the *“three dimensional pattern or arrangement of development blocks, streets, buildings and open spaces. It is the interrelationship between all these elements that creates and attractive place to live, work and visit rather than their individual characteristics.”* *“Well designed places are considered to have:*

compact forms of development that are walkable, contributing positively to well-being and placemaking;

accessible local public transport, services and facilities, to ensure sustainable development; recognisable streets and other spaces with their edges defined by buildings, making it easy for anyone to find their way around, and promoting safety and accessibility; and

memorable features or groupings of buildings, spaces, uses or activities that create a sense of place, promoting inclusion and cohesion.”

- 7.48 Paragraph 70 refers to the use of tall buildings playing a positive urban design role and acting as landmarks:-

‘ Well-designed tall buildings play a positive urban design role in the built form. They act as landmarks, emphasising important places and making a positive contribution to views and the skyline.’

- 7.49 Paragraph 71 states further that proposals for tall buildings require special consideration, including, *‘... their location and siting; relationship to context; impact on local character, views and sight lines; composition - how they meet the ground and the sky; and environmental impacts, such as sunlight, daylight, overshadowing and wind. These need to be resolved satisfactorily in relation to the context and local character’*.
- 7.50 The proposed towers, although tall, are set back from the main street frontage of Thames Street and in addition, are set back from the site boundaries and buildings adjoining Elmsleigh Road, including the service ramp, Tothill carpark and Elmsleigh shopping centre. This allows for the provision of soft and hard landscaping, improving the route around the site, linking the High Street and the Memorial Gardens for the benefit of all pedestrians. The towers themselves are slender in their design, with chamfered corners and are offset from one another with a gap in between. The provision of 2 towers at different levels, one 2 storeys lower, provides a ‘stepping down’ towards the High Street. and this along with the materials used and landscaping around the building, helps to integrate the buildings into the street scene and the wider town centre townscape.
- 7.51 The proposed materials display those of existing buildings in the surrounding area, with the red brick of Building B reflecting some of the historic buildings in the High Street and more recent shopping centre building materials, as well as the Debenhams building adjacent. While the lighter, buff brick of Building A makes reference to buildings such as the Town Hall, Staines Bridge and listed buildings on the High Street, as well as the adjacent Tothill car park. It will also include white glazed brick, with metal windows frames and balustrades. There will be screen patterned metal panels below windows and also for the balconies adding design features and articulation to the buildings. It is considered that the proposal would have an acceptable design and appearance and achieves the high standard of design required by Policy EN1.
- 7.52 The National Design Guidance, sets out what makes well designed places and paragraph 43 and 44 below, note that well designed buildings do not need to copy what is already in existence but do need to integrate with the surroundings in a number of ways including physically, socially and visually.

43. Well-designed new development is integrated into its wider surroundings, physically, socially and visually. It is carefully sited and designed, and is demonstrably based on an understanding of the existing situation, including:

- the landscape character and how places or developments sit within the landscape, to influence the siting of new development and how natural features are retained or incorporated into it;*
- patterns of built form, including local precedents for routes and spaces and the built form around them, to inform the layout, grain, form and scale – see Built form;*

- *the architecture prevalent in the area, including the local vernacular and other precedents that contribute to local character, to inform the form, scale, appearance, details and materials of new development – see Identity.*
- *uses and facilities, including identifying local needs and demands that well-located new facilities may satisfy; and*
- *public spaces, including their characteristic landscape design and details, both hard and soft.*

44. However, well-designed places do not need to copy their surroundings in every way. It is appropriate to introduce elements that reflect how we live today, to include innovation or change such as increased densities, and to incorporate new sustainable features or systems.

- 7.53 The proposed scheme is considered to integrate well with its surroundings, in particular from a visual perspective given the site location, improvements to the public realm and linking the site to the High street. Due to the position of the site, which is surrounded by other buildings, the full height of the towers, including the ground floor, will be visible from the south only, (from the Memorial Gardens, across the River Thames and from Runnymede borough). Tower A, to the front of the site, is located approximately 150m from the bank of the River Thames, which is approximately 60m wide at this point. As such, the proposal will be located approximately 180m (at its closest point) from Runnymede itself, given the middle of the river is the borough boundary. Residential properties in Runnymede are located the other side of the river and set back further from the bank at a distance of approximately 15m and further to the south west is the Egham Hythe Conservation Area within Runnymede. The proposal is considered to have an acceptable visual impact when viewed from Runnymede and from the River Thames itself and would conserve and enhance the conservation area.
- 7.54 Other views of the site, from the west, north and east, are partly screened by existing buildings adjoining Elmsleigh Road and surrounding the application site, which would obstruct views of much of the building. However, the tops of the towers will be visible in wider views and would be seen behind and protruding above the existing built form, from many of these locations appearing as part of the townscape and is considered to be acceptable.
- 7.55 The proposed building will have a ground floor element across the site linking the 2 towers, containing the car park and plant, with amenity space on top. There will also be entrances to the building from the ground floor. Planting is proposed around the ground floor including climbers on the external walls of the car park, leading up to the podium above. The current environment along Elmsleigh Road is dominated by hardstanding with no green space, appearing hostile. It is difficult to navigate, in particular for pedestrians. Improvements to Elmsleigh Road are proposed to enhance the pedestrian provision and public realm in the vicinity of the site, as well as changes to the road layout. This would provide additional space for significant improvements to the public realm for pedestrians and nature, while increasing the amount of landscaping to this area.

- 7.56 Paragraph 44 of the NPPF, noted above, not only refers to the fact that well-designed places do not need to copy their surroundings in every way, but they should also reflect today's way of living and '*...include innovation or change such as increased densities, and to incorporate new sustainable features or systems*'.
- 7.57 Paragraph 131 of the NPPF states that, '*In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.*' In addition, the National Design Guide advises that "*well designed places and buildings conserve natural resources including land, water, energy and materials*" Sustainable features/systems are provided within the scheme over and above what is required by our planning policy. The proposal includes 100% of the car parking spaces provided to have EV charging points and in addition, the installation of Air Source Heat Pumps (ASHP) in order to meet the renewable energy requirement stipulated in Policy CC1. However, these will provide 39% of the total energy demand on the site, which is substantially above the policy requirement of 10%. It is therefore considered that the environmental credentials of the proposals will be significantly more innovative than the policy requirements.
- 7.58 The National Design Guide also refers to the life span. In response to this, the applicant has advised that the development has been designed so that all of the flats are accessible and adaptable for disabled people (i.e. M4(2) of the Building Regulations). This refers to Accessible and adaptable dwellings. This requirement is achieved when a new dwelling provides reasonable provisions for a wheelchair user to live in the dwelling and have the ability to use any outdoor space, parking and communal facilities. In addition, 10 of the 48 car parking spaces are for disabled users. The NPPF defines people with disabilities as individuals that have a physical or mental impairment, which has a substantial and long term adverse effects on their ability to carry out normal day-to-day activities. This can include but is not limited to, people with ambulatory difficulties, blindness, learning difficulties, autism and mental health needs. It is considered that it would be possible for individuals with disabilities, including the elderly, to access the development.
- 7.59 The importance of good design, with buildings which relate well with public spaces and having good linkages for occupants and pedestrians is emphasised in paragraph 133 in the National Design Guide below:-
- 'Well-designed buildings relate well to the public spaces around them. The interface between building and public space is carefully designed so that it is positive and appropriate to its context and to the occupants and passers-by who use them.'*
- 7.60 The proposal accords with the above paragraph of the design guide, (paragraph 133), in that it will enhance the site making it attractive and easy to navigate, providing an attractive landscape link, with paths and planting from the public space of the River Thames and Memorial Gardens, with the High Street, via the application site. This improvement to the public realm has an effect in softening the visual impact and scale of the development and is

beneficial to the design and appearance of the scheme and the wider area, including the public realm. As such the proposal is considered to be acceptable provided the planting and landscaping is maintained for the lifetime of the scheme, which will be subject to conditions and a legal agreement.

- 7.61 Paragraph 124 of the NPPF relates to optimising the site. The scheme is considered to optimise the use of the site by providing a residential use in a sustainable location on a previously developed site and will provide this alongside creating public open space integrating well with its surroundings.
- 7.62 Although tall, the design of the building has an articulation with chamfered edges, giving the towers a slender form. In addition, the site is set back from the street frontage of Thames Street, and the towers are set back from the edges of the site. The towers are offset from one another, one taller than the other, and the gap between them helps to reduce their impact, as it provides a view and space between the built form. It is considered that the design is acceptable and will integrate into the existing street scene and wider town centre built form, in what is currently an unattractive town centre site. It is considered that the proposed development in terms of its design, scale and location, has sufficient regard to the character of the surrounding area and would not appear visually obtrusive in the street scene. The proposal is considered to comply with Policy EN1 on design and appearance and the guidance in the NPPF and the National Design Guide.

Historic environment and setting of the River Thames

- 7.63 Policy EN6 (Conservation Areas, Historic Landscapes, Parks and Gardens) of the CS & P DPD states that the Council will require the retention of buildings, trees and other features, including open spaces, views and vistas, which are important to the character of the area. Policy EN5 (Buildings of Architectural and Historic Interest) of the CS & P DPD states that the Council will require that development proposals for any sites affecting the setting of a listed building to have special regard to the need to preserve its setting.
- 7.64 There is a statutory duty of the Local Planning Authority (Listed Buildings Act 1990 Section 72) when dealing with a planning application to give “*special attention to the desirability of preserving or enhancing the character or appearance of a conservation area*”. In addition, Section 66 of the Act states that “*In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses*”.
- 7.65 Paragraph 192 of the NPPF states that in determining applications, local planning authorities should take account of the desirability of new development making a positive contribution to local character and distinctiveness.
- 7.66 The applicant has submitted a Townscape, Heritage and Visual Appraisal. This assess the impact of the proposed scheme on the wider heritage assets, including listed and locally listed buildings and the Conservation Areas in

Staines and Egham Hythe, in Runnymede, on the opposite side of the river, from which the proposed development will be visible. It concludes that the setting, significance and special interest will be preserved in nearly all cases. There would be minimal harm to the setting of the locally listed 65-67 High Street which is balanced against its low significance and the minimum amount of harm it is anticipated the high quality design of the proposal and it would enhance the setting of 52-62 High Street (which the existing site detracts from). In addition, the setting, character and appearance of the Staines and Egham Hythe Conservation Areas will be preserved. It should be noted that the adjoining authority, Runnymede Borough Council, has raised no objection to this application.

- 7.67 In addition, the Council's Conservation Officer has been consulted and raises no objection to the scheme, noting that, '*...the 15 storey twin tower approach is a vast improvement on the refused scheme which was incoherent and entirely the wrong shape and mass for this site. The footprint shape of each block with the subtle taper each side, and the disposition of one behind the other produces a rather elegant form.*'

I think the current proposal would have a minimal adverse effect on the scale of the surrounding area. The balcony concept is good and would lighten the effective mass of the towers, the fronts appear to be formed of perforated metal.'

He considers that the scheme could be successful in this part of the town

- 7.68 He also considers that the scheme would have an acceptable impact on both the Staines Conservation Area and the Conservation Area within Runnymede, at Egham Hythe and also in consideration to the setting of listed buildings. Therefore, the scheme is considered to have an acceptable impact on heritage assets, will preserve and enhance the character and appearance of the Staines and Egham Hythe Conservation Areas, and will preserve the listed buildings and their settings, in accordance with sections 72 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the guidance in the NPPF and PPG and also local plan policies EN5 and EN6.
- 7.69 Policy EN9 refers to the River Thames and its tributaries. The policy requires the Council to seek to maintain and look for opportunities to enhance the setting of the River Thames and its tributaries. In considering proposals it will ensure the protection of landscape features that contribute to the setting of the rivers, seek to protect and enhance existing views of the rivers and pay special attention to the design of development located in riverside settings to ensure that it respects and makes a positive contribution to the setting of the rivers. There are no landscape features on the application site which contribute to the setting of the River Thames. The proposed buildings are set some 150m away from the bank of the River Thames, which is a significant distance. Between the site and the River is a four-lane road and a surface car park. It is not considered that the proposals would adversely impact on the existing views of the River and it is considered the development will make a positive contribution to its setting.

Residential Amenity

- 7.70 The Council's SPD on Residential Extension and New Residential Development 2011 provides general guidance on minimum garden sizes (Table 2 and paragraph 3.30). In the case of flats, it requires 35 sq. m for the first 5 units, 10 sq. m for the next 5 each and 5 sq. m for each other flat. This would equate to some 1205 sq. m required. The proposal provides a communal amenity area in the podium garden with landscaping, above the car park, for the occupants of the flats of some 965sqm of amenity area, including 271sqm of playable landscape. In addition, each flat also has its own terrace or balcony, providing an additional small but private outside space, of some 1257 sq. m in total. This amounts to a total of over 2200sq m of amenity space and is well above the minimum requirement, for this number of flats. The site is located within a town centre location where land is at a premium and the provision of gardens is unusual. In addition, the proposal is located in close proximity to the Memorial Gardens and the tow-path of the River Thames, which will provide additional valuable amenity to the occupants. Therefore, the provision of amenity space is considered acceptable and a benefit to the scheme.
- 7.71 In regard to dwelling sizes, the SPD on the Design of Residential Extensions and New Residential Development 2011 sets out minimum floorspace standards for new dwellings. These standards relate to single storey dwellings including flats.
- 7.72 The Government has since published national minimum dwelling size standards in their "*Technical Housing Standards – nationally described space standard*" document dated March 2015. These largely reflect the London Housing Design Guide on which the Spelthorne standards are also based. The standards are arranged in a similar manner to those in the SPD and includes minimum sizes for studio flats. This national document must be given substantial weight in consideration of the current application in that it adds this additional category of small dwellings not included in the Council's Standards.
- 7.73 All of the proposed dwelling sizes comply with or exceed the minimum standards stipulated in the national technical housing standards and the SPD. The requirement is 39 sq. m for 1 bed 1 person, 50 sq. m for 1 bed 2 person, 61 sq. m for 2 bed 3 person and 70 sq. m for 2 bed 4 person flat. The proposed 1 bed flats are some 51 sq. m and 2 bed flats are 71 sq. m, which exceeds the minimum requirement. They also each have a private terrace or balcony area. Therefore, it is considered their size of the units is acceptable.
- 7.74 In regard to light and outlook, 50% of the flats are dual aspect, with windows facing in two directions, including all of the 2-bedroomed units. The buildings have been staggered to allow for high levels of natural light to reach each apartment and are laid east-west so that there is no single aspect north facing units and to maximises sunlight to the units. In addition, 98% of the units meet the requirements set out in the BRE Guidelines as set out in the sunlight daylight report submitted with the application. Although a very small percentage fall below this, the proposal, as a whole provides a high level of amenity for future occupants.

- 7.75 It should also be noted that there are no flats located at ground floor level and the first floor part of Tower A, which faces towards the ramp, will also not contain residential units, it will be used for plant. The balconies are inset for solar shading to ensure that they don't overheat. In addition, the balconies on the single aspect units are angled to widen the views and to optimise the outlook. As such it is considered the outlook and light levels will be good for future occupants, in particular with many of the unit having a view of the Memorial Gardens and River Thames. Therefore, it is considered that the standard of amenity for future occupants, overall to be acceptable, in accordance with Policy EN1 and the SPD.
- 7.76 There are very few neighbouring residential properties that could be affected by the development. The nearest properties are the upper floor flats at 57 and 59 High Street. These are situated at least 42m away from the proposed towers. The proposed towers, in terms of their height and scale will have some impact on the outlook of the neighbouring flats. It is likely that the towers will cause some loss of sunlight and over-shadowing, particularly during the winter months. However, the towers are slim with a gap between them and given the separation distances involved in this town centre location the impact would not be significant. The distance to properties from the other side of the River Thames to properties in Runnymede is approximately 225m. As such, the proposal is considered to have an acceptable relationship and therefore impact, on the amenity of properties within Runnymede in particular in regard to overlooking. Therefore, the proposal is considered to have an acceptable impact on the amenity of neighbouring residential properties in accordance with Policy EN1.

Parking

- 7.77 Policy CC3 (Parking Provision) of the CS & P DPD states that the Council will require appropriate provision to be made for off-street parking in development proposals in accordance with its maximum parking standards.
- 7.78 On 20 September 2011 the Council's Cabinet agreed a 'Position Statement' on how Policy CC3 should now be interpreted in the light of the Government's then recent parking policy changes. The effect of this is that the Council will give little weight to the word 'maximum' in relation to residential development when applying Policy CC3 and its residential parking standards will generally be applied as minimum standards (maximum parking standards continue to be applicable in relation to commercial development). The supporting text to the Council's Parking Standards Supplementary Planning Guidance (SPG) stipulates a number of important exceptional situations where a reduction in parking will be allowed. One of these situations includes town centre locations:

"Within the Borough's 4 town centres defined in the Core Strategy and Policies DPD where public transport accessibility is generally high. Any reduction will be assessed against the following relevant factors:

a. Distance from public transport node i.e. main railway station, bus station, main bus stop;

- b. Frequency and quality of train service;*
- c. Frequency and quality of bus service;*
- d. Availability and quality of pedestrian and cycle routes;*
- e. Range and quality of facilities supportive of residential development within a reasonable walking distance (or well served by public transport) e.g. retail, leisure, educational, and possibly employment.”*

7.79 The National Design Guide states that patterns of movement for people are integral to well designed places. They include walking and cycling, access to facilities, employment and servicing, parking and the convenience of public transport. They contribute to making high quality places for people to enjoy. They also form a crucial component of urban character. Their success is measured by how they contribute to the quality and character of the place, not only how well they function.

7.80 The NPPF advises at paras 108 and 109 that in assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that:

- Appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location;
- Safe and suitable access to the site can be achieved for all users; and
- Any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.

Development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

7.81 The proposed parking provision is 48 spaces. This represents a parking ratio of 0.23 spaces per unit. This is well below the Council's Residential Parking Standards of 260 spaces for a scheme of this size.

7.82 The site is located within the town centre and within an easy walking distance of the bus station and train station and is therefore in a relatively sustainable location. Consequently, it is considered that a substantial reduction in the parking requirements can be justified in this particular case. However, it is recognised that the proposed parking provision of 0.23 spaces per unit is particularly low for a scheme of this size (even in this location) and the potential effect of parking overspill, and its possible impact on highway safety and parking stress, needs to be considered.

7.83 The officers have raised concerns with the applicant regarding the low level of parking spaces on the site and have asked for evidence to be provided to justify it. In particular, the officers advised that there are a number of local

streets within walking distance of the site where new residents could potentially park their car. The nearest streets where parking is not restricted are Richmond Road and Gresham Road (approximately 250 – 300m away). Also, the proposed parking level of 0.23 spaces per unit is substantially lower compared to the existing car ownership figures provided in the 2011 Census for this particular area of the Borough (the Census states that in this town centre area of Staines there was a car/van ownership ratio of 0.54 vehicles per household).

- 7.84 The applicant has responded to the Council's requests by making the following comments on car parking:

"National policy seeks to make efficient use of urban land particularly when it has good access to public transport. This inevitably means higher density and lower parking. In this regard, paragraph 103 of the NPPF states that:

The planning system should actively manage patterns of growth in support of these objectives. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions and improve air quality and public health."

- 7.85 The applicant further states:

"These are key policy objectives that the Council are also pursuing and, to achieve this, there should be lower levels of parking provided to discourage the use of the car (car ownership). Given the location of the proposed development - close to shops, services, employment, the train and buses, with enhanced pedestrian links, there is no need for residents of this development to own a car. With no immediate on street parking spaces available, there is very little real likelihood that people looking to buy or rent a flat at this site will also own a car. In other words, we are 'managing' the demand for parking."

- 7.86 On the issue of anticipated demand for parking, the applicant states:

"The applicant's transport consultant anticipates that the demand will be low due to location, mix, limited number of parking spaces available and an overall change in residents' aspirations for car ownership, which is reducing. These matters must be taken into account when considering this matter as they are highly relevant. It is not appropriate to just consider Borough wide car ownership levels at the current time."

- 7.87 It is important to note that the applicant has carried a parking survey of the nearby residential streets at the planning officer's request. The survey provides useful factual information regarding the number of available on-street parking spaces in the local area and gives an indication of the likelihood of potential parking taking place on these streets from the proposed residents of the Elmsleigh Road development. The scope of the parking survey and its findings are summarised below:

- Survey covered an area of up to approximately 1.1 km walking distance north-east of the application site and approximately 900m walking distance south of the site.
- The surveys were undertaken on two weekday nights (02/03/21 and 03/03/21) between 00.30 and 05.30.
- The survey showed a total of 958 car parking spaces within the study area (occupied and unoccupied). These included a large proportion of spaces on single yellow lines.
- The majority of available spaces during the survey period were located on single yellow lines. Parking on these spaces would be a very unlikely proposition to any residents in the proposed development looking to park off-site.
- Richmond Road, Gresham Road and Laleham Road, which are the closest roads to the site where parking can take place, are all subject to single yellow line restrictions in part.
- Edgell Road, Langley Road, Budebury Road, Wyatt Road and Beehive Road are all located to the south of the development and allow unrestricted parking. The parking survey has demonstrated that these locations are all subject to very high parking levels.
- The survey has identified that there were in excess of 160 unrestricted spaces available within the survey area on both days. The majority of these spaces were located on Greenlands Road, Rosefield Road and Sidney Road to the north-east of the application site. These spaces are located in-excess of a 10 minute walk from the site.
- The nearest on-street parking opportunities are either covered by effective parking restrictions or experience very high level of parking demand and will therefore not be attractive options to any future resident wishing to park off-site, as they would be very unlikely to regularly find an available space.

7.88 It is relevant to note that the Council appointed a highway consultant (independent to the County Highway Authority) to consider the proposed parking provision and possible traffic congestion in relation to the planning application. The consultant was made aware of the applicant's parking survey of the local area. The consultant's conclusions on car parking are summarised below:

- The proposed parking rate of 0.23 spaces per unit is much lower than any other similar proposals nearby and it is likely to result in spill-over parking. Consideration should be given to either increasing the parking provision on the site or demonstrating with some scientific underpinning that spill-over parking will not occur.

- Based on the results of the parking beat survey [i.e. the applicant's parking survey], the applicant states that roads with currently high parking stress are unlikely to be attractive to residents of the proposed development. If these roads are within a reasonable walking distance of the development site then spill-over parking could actually increase parking stress.
- The applicant also states that roads more than 800 metres walking distance from the proposed site are unlikely to be attractive for parking (specifically Sidney Road, Rosefield Road, Greenlands Road). Given that they are accessible using the same walking routes as the town centre and railway station, we suggest they are possible locations for spill-over parking.

7.89 The County Highway Authority has raised no objection to the proposed level of car parking on the site. The County has made the following comments on this particular issue:

“Notwithstanding the fact that site is accessible by modes other than the private car, it is still important to assess the likely parking demand generated by the development, and where any overspill parking might occur in the event that demand exceeds the supply of on-site spaces.

The Transport Assessment includes an assessment of the availability of unrestricted parking spaces within a reasonable walking distance of the development. A further technical note dated 10th March 2021 was issued which included parking survey data from roads in the vicinity of the site. The parking surveys were conducted on a weekday evening during the Covid-19 pandemic and associated travel restrictions. The CHA is satisfied that the survey results are suitably robust given that residential parking demand peaks overnight, and the impact of travel restrictions is, if anything, likely to result in an increase in domestic parking demand. The parking survey has assessed all roads within a 900m walking distance of the site and has demonstrated that the majority of the local roads are covered by parking restrictions.

There are very limited numbers of uncontrolled kerbside parking opportunities to the south of the site, and the majority of these are in excess of ten minutes' walk from the development. The closest roads with uncontrolled parking areas are the residential roads approximately 250-300m to the south of the site – Richmond Road, and Gresham Crescent. Both roads have restrictions on one side to ensure passable width for vehicles is maintained. The parking survey data has demonstrated that these roads, and the other roads within the survey area, experience high parking stress overnight.

High competition for spaces in the small areas without parking restrictions would mean that any parking from the development that were displaced to these roads could cause a material inconvenience to existing residents. This would generally be an amenity issue and not one that would be considered by the CHA. The CHA would only be in a position to object where it is likely that the competition for spaces becomes so great that vehicles are pushed

into unsafe locations. Although high parking stress on these roads in the existing situation means that any uplift in parking demand could cause issues, it is also likely to discourage prospective buyers of the proposed units from moving into the development. The CHA considers it unlikely that a prospective resident who intended to own a vehicle would move in to the development where the only opportunity to park was some 300 metre walk from the site, and where they were not guaranteed to find a space.

Although there is (very limited) precedent from the Planning Inspectorate demonstrating that an objection to a proposal can be based on parking even where comprehensive parking restrictions are in place in the vicinity of the site, this is not generally applicable to residential car parking. Whilst drivers intending to park for a very short amount of time (e.g. to drop off children at nursery; to attend an appointment etc) may be tempted to take a chance contravening parking restrictions, residents looking to park close to their home are less likely to take this approach. Given the timescales involved (e.g. 12 hours over night) it is unlikely residents would accept the risk of receiving a penalty notice and/or causing a nuisance to highway users.

Occasional parking associated with the development, for example resident visitors, would be possible in the local public car parks. SCC understands that these car parks have significant residual capacity for most of the year, and it is reasonable to assume that any guests to the development could be accommodated within these locations for short term stays. Whilst the residents of the development would have no automatic right to permits in these car parks to allow them to use them for residential parking, the operator of the car parks (currently SBC) would have discretion on whether they do sell them annual permits. SCC would recommend that that SBC do not issue permits to residents of the proposed development, on the basis that increased parking availability is likely to increase vehicle ownership amongst residents, which may potentially undermine the objectives of the development's Travel Plan and increase traffic in the Town Centre. [Officer note: - In response to this, the Council's Group Head Neighbourhood Services has advised that there is not a permit scheme for residents to park in the town centre car parks as this would displace the shoppers.]

On balance, the CHA considers that the proposed parking provision is unlikely to result in a severe impact on highway safety or capacity. It is also worth considering that a lower car ownership rate is likely to also reduce the number of trips undertaken to and from the site by private vehicles, which reduces the impact the development has on the local network."

- 7.90 Taking into account the site's location, the conclusions of the applicant's parking survey, the comments from the County Highway Authority and our own independent transportation advice sought, it is considered that an objection on parking grounds could not be justified in this particular case. While the proposed parking provision does not meet the requirements of the Council's minimum parking standards, it arguably meets the overarching policy and the guidance on parking reduction within the four town centres (including Staines upon Thames) set out in the Council's Parking Standards SPG and referred to above. There is no clear harm to warrant the conclusion that an under-provision of parking would give rise to land use concerns.

- 7.91 Whilst the proposed parking provision of 0.23 spaces per units (48 spaces in total) is low for a scheme of this size, the site is located in a central town centre positioned just off the High Street. The new residents will have easy access to the wide range of the shops and services of the town centre, and the public transport facilities, without the need to use a car. The proposed improvements to the pedestrian linkages associated with the scheme are an important element in this regard, as they will create a relatively attractive connection to the High Street, as well as the Memorial Gardens.
- 7.92 It is acknowledged that a resident in the new development could potentially park a car in the residential streets adjacent to the town centre and that there is likely to be some limited parking overspill in the area. However, the applicant's parking survey has shown that the scope to park in the nearest streets in Richmond Road and Gresham Road is very limited and largely only available for overnight parking on single yellow lines. The scope to park in the streets further away (e.g. Budebury Road, Edgell Road) is also very limited. There is more on-street parking availability in the streets to the north of Kingston Road (e.g. Sidney Road, Rosefield Road), but these are located approximately 800m away. Realistically, the residents of the new development would find it a very unattractive option to park their car more than 250m away (if they can indeed find a space) from the site on a regular basis. It is considered that a much more realistic and attractive option would be for the occupants to hire a car or make use of the proposed car club facility, if and when they do need to use a car on certain occasions. For other journeys the residents will have the choice of travelling by rail, bus and cycling (220 cycle parking spaces are to be provided, in addition to 6 motor cycle spaces).
- 7.93 The views of the applicant on the issue of parking are noted and it is indeed recognised that the occupants of the new development are not likely to be attracted to owning a car where there is no option of parking on the street in the immediate area. The conclusions of the Council's own independent highway consultant are also noted, and it is acknowledged that there is likely to be some limited parking overspill in the area. Indeed, there is no scientific evidence to demonstrate that some parking overspill will not occur and it is not considered that there is a need for further scientific underpinning to be carried out to further investigate this issue. It is relevant to note that Officers have been in dialogue with the applicant to obtain further details on car ownership of similar schemes in similar locations but they have been unable to provide this as this information is not readily available. The comments of the CHA as the Highway Authority carry significant weight. Like the applicant's comments, the CHA concludes that it is unlikely that a prospective resident owning a car would choose to move into a development of this nature where the nearest opportunity to park on-street was some 300m away from the site. This issue is a planning judgement balancing all the information, given that there is no highway safety objection from the CHA. Given this and the Council's own Parking Standards SPG which allows for a reduction in parking standards in the town centre, it is considered that the parking proposed is acceptable. It is also relevant to note that the limited car ownership that is likely to be associated with this development will be of benefit to the

environment by minimising carbon emissions and the impact on air quality in the area.

- 7.94 Consequently, it is considered that any parking overspill associated with the development would be limited and will not cause material parking stress or inconvenience for residents in the existing streets surrounding the town centre. As mentioned above, paragraph 109 of the NPPF states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Highway issues

- 7.95 Strategic Policy SP7 of the CS & P DPD states that the Council will reduce the impact of development in contributing to climate change by ensuring development is located in a way that reduced the need to travel and encourages alternatives to car use. It will also support initiatives, including travel plans, to encourage non car-based travel. Policy CC2 of the CS & P DPD states that the Council will seek to secure more sustainable travel patterns by only permitting traffic generating development where it is or can be made compatible with the transport infrastructure in the area taking into account: (i) number and nature of additional traffic movements, including servicing needs; (ii) capacity of the local transport network; (iii) cumulative impact including other proposed development; (iv) access and egress to the public highway; and (v) highway safety.
- 7.96 Paragraph 109 of the NPPF states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 7.97 The County Highway Authority (CHA) was consulted on the planning application and has responded by raising no objection subject to conditions and a Section 106 agreement to carry out the proposed highway/public realm works, and to secure the provision of the two car club vehicles and bays and other sustainable travel incentives. Unlike the previous 2014 refused application, the current proposal involves substantial highway and landscape improvements in the vicinity that will integrate the development into the existing highway/pedestrian infrastructure. The CHA comment that the proposed alterations around the junction with Thames Street have the potential to benefit pedestrians, particularly those using the footway on the east side of the A308. In terms of trip generation, the CHA comment that it is unlikely that the quantity of traffic that the development will generate (the Transport Assessment estimates 33 vehicle movements in the morning peak and 37 movement in the PM peak) would have a material impact on the operation of the highway. As mentioned above, CHA consider that the proposed parking provision is unlikely to result in a severe impact on highway safety or capacity. Accordingly, the impact on highways matters is considered acceptable and complies with Policy CC2.

Affordable housing

- 7.98 Policy HO3 of the CS & P DPD requires the Council to negotiate for a proportion of up to 50% of housing to be affordable where the development comprises 15 or more dwellings. The Council will seek to maximise the contribution to affordable housing provision from each site having regard to the individual circumstances and viability, including the availability of any housing grant or other subsidy, of development on the site. Negotiation should be conducted on an 'open book' basis. The policy also states that the provision may include social rented and intermediate units, subject to the proportion of intermediate units not exceeding 35% of the total affordable housing component.
- 7.99 The applicant is proposing to provide 94 affordable housing units (61 no. for affordable rent and 33 no. for shared ownership). These are to be accommodated in the north-eastern tower. The 94 units represent an affordable housing provision of 46%, slightly below the 50% requirement stipulated in Policy HO3. The Council's affordable housing advisor has been consulted and raised no objection to the provision and commented that it is not viable to provide more affordable housing units on the site than the 46% provision now proposed. Moreover, the proposal is to provide 33 out of 94 units for intermediate (shared ownership) and this equates to 35% and 61 units for affordable rent which equates to 65%. As such the proposal conforms to policy HO3's requirement of not exceeding 35% intermediate units of the total affordable housing component. Accordingly, the proposed affordable housing provision is considered acceptable.

Flooding

- 7.100 Policy LO1 of the CS & P DPD states that the Council will seek to reduce flood risk and its adverse effects on people and property in Spelthorne by not permitting residential development or other 'more vulnerable' uses [e.g. residential] within Zone 3a where flood risks cannot be overcome. The policy also states that the Council will support the redevelopment of existing developed sites in the urban area in Zones 3a and 3b for 'less vulnerable' uses [e.g. commercial] where a minimum increase of flood storage capacity of 20% can be secured, and it reduces impedance to the flow of flood water where there would be flowing flood water.
- 7.101 The Council's Supplementary Planning Document (SPD) on Flooding 2012 provides further guidance regarding the Council's policy on flooding. Paragraph 4.36 of the SPD states that circumstances can arise where a site straddles Flood Zone 3a and Zone 2 or immediately abuts Zone 2. In such cases a 'dry route' of escape in a 1 in 100 year event may exist or can be created without adding to flood risk to allow people to leave the building safely. The precise extent of flood risk for the site must be demonstrated with information based on a detailed topographical survey of existing ground levels and modelled flood levels provided by the EA [Environment Agency]. Neither the development nor means of ensuring a 'dry escape' in a 1 in 100 year event must involve either the impedance of the flow of flood water, loss of flood storage capacity or in any way add to the risk of flooding elsewhere.
- 7.102 The EA was consulted and originally raised a number of concerns about the flood impact in terms of the flood storage capacity. Following the submission

of further information the EA has now removed their objection, subject to conditions. In addition, a dry means of escape has been demonstrated from the site over Staines Bridge via The High Street to an area outside of the flood zone. Therefore, the proposal is considered to be acceptable on flooding grounds and accords with Policy LO1 and the NPPF on flooding.

Renewable Energy

- 7.103 Policy CC1 of the CS & P DPD states that the Council will require residential development of one or more dwellings and other development involving new building or extensions exceeding 100 sqm to include measures to provide at least 10% of the development's energy demand from on-site renewable energy sources unless it can be shown that it would seriously threaten the viability of the development.
- 7.104 The applicant is proposing to install Air Source Heat Pumps (ASHP) in order to meet the renewable energy requirement stipulated in Policy CC1. The ASHPs will be located on the roofs of each block. The applicant's renewable energy report demonstrates that this type of facility will generate 39% of the total energy demand on the site, which is substantially above the requirement and therefore complies with the policy. The Council's Sustainability Officer was consulted and considers the proposals to be acceptable. Accordingly, the proposed renewable energy facilities are considered acceptable.

Ecology

- 7.105 Policy EN8 of the CS and P DPD states that the Council will seek to protect and improve the landscape and biodiversity of the Borough by ensuring that new development, wherever possible, contributes to an improvement in the landscape and biodiversity and also avoids harm to features of significance in the landscape or of nature conservation interest. It is also important to note the guidance regarding protected species in Circular 06/2005. This states that *"it is essential that the presence or otherwise of protected species and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision."*
- 7.106 The applicant has submitted an ecological appraisal, which includes a bat survey (bats are protected species) of Masonic Lodge building and existing trees on the site. The survey confirmed that there were no bats roosting on the site and that the demolition of the building can go ahead without any further surveys. The report does, however, recommend a number of ecological enhancement measures to including the provision of bird and bat boxes in the new development. The Surrey Wildlife Trust was consulted and has raised no objection subject to the imposition of a condition requiring the wildlife enhancement measures being implemented (Natural England also raise no objection). It is relevant to note that the proposal will involve a level of new landscaping which help to increase wildlife. Accordingly, the impact on biodiversity is considered acceptable.

Open space

- 7.107 Policy CO3 of the CS & P DPD requires the provision of public open space for residential developments. The policy states that where any new housing is proposed in areas of the Borough with inadequate public open space, or where provision would become inadequate because of the development, the Council will require either the provision of new on-site open space or a financial contribution towards the cost of new off-site provision. If on or off-site provision is not feasible, the Council will require a contribution in the form of a commuted sum to improve existing sites to enhance their recreational value and capacity. Policy CO3 also states that in new housing development of 30 or more family dwellings (i.e. 2-bed or greater units) the Council will require a minimum of 0.1ha of open space to provide for a children's play area. Such provision is to be increased proportionally according to the size of the scheme.
- 7.108 There is no shortage of public open space in this part of the Borough (Staines Ward). This is confirmed by the Council's Draft Open Space Assessment November 2019, which is one of the evidence based documents for the new Local Plan. However, the proposal includes some 101 no. 2-bedroom units (i.e. family sized dwellings) and accordingly, Policy CO3 would require 0.34 hectares open space to provide a children's play area on the site.
- 7.109 The proposed housing is located on a relatively small town centre site and a public accessible children's playground is not being provided in the scheme. However, the site is located next to the existing Memorial Gardens and riverside Towpath which are considered high quality public open spaces. The proposed landscaped works both within the site itself and the surrounding highway land will help connect the development with the Memorial Gardens and make an improvement to the surrounding area. Moreover, the site is a pleasant 800 metre walk away from the Lammas Recreation Ground with its range of facilities for both younger and older children (e.g. playgrounds, skatepark, tennis courts, playing field). It is relevant to note that the applicant is proposing a 'playable landscape' of some 271 sq. m within the podium garden which will be of some benefit for smaller children living in the development. Nevertheless, in accordance with Policy CO3, an off-site contribution to improve provision in the Lammas Park is considered to be appropriate. The Group Head of Neighbourhood Services has requested a sum of £70,000 for these purposes which the applicant has agreed to. Consequently, it is considered the requirements of Policy CO3 have been met.

Dwelling mix

- 7.110 Policy HO4 of the CS & P DPD (Housing Size and Type) states that the Council will ensure that the size and type of housing reflects the needs of the community by requiring developments that propose four or more dwellings to include at least 80% of their total as one or two bedroom units. All of the proposed residential units will be either 1 or 2 bedroom in size (i.e. 100%). Consequently, the proposed dwelling mix complies with the requirements of Policy HO4 and is acceptable.

Archaeology

- 7.111 The site is located within a designated Area of High Archaeological Potential. The designated area covers the central part of Staines upon Thames, including the High Street. The applicant has submitted both a desk based assessment (DBA) and an Archaeological Impact Assessment (AIA).
- 7.112 The AIA concludes that the ground has been heavily disturbed in the past, particularly when the Old Telephone Exchange was demolished several years ago. Consequently, the report states that there are no significant archaeological remains. The County Archaeologist was consulted and has raised no objection. Accordingly, the impact on archaeology is considered acceptable.

Air quality

- 7.113 The applicant has submitted an Air Quality Assessment (AQA), as is required by Policy EN3 of the CS & P DPD. The Council's Environmental Health Officer (EHO) has been consulted and has raised no objection subject to the imposition of conditions. Therefore the proposal is considered to accord with Policy EN3 on air quality.

Contaminated land

- 7.114 The applicant has submitted a contaminated land assessment. The EHO has been consulted and notes that the site previously housed a telephone exchange and two factory/works buildings. There are various off-site sources for potential contamination too, including an electricity substation 15m away. Elevated levels of soil contaminants and ground gases have been found on site. Remediation has been recommended. As the application is for new dwellings, and in accordance with paras. 170, 178, 179, and 183 of the NPPF and Council Policy EN15 the EHO has recommended conditions as the proposal is for a development particularly sensitive to contamination.

Loss of Community Facility

- 7.115 Policy CO1 seeks to ensure community facilities are provided to meet local needs. The policy seeks to resist the loss of existing facilities except where it is demonstrated that the facility is no longer needed, or where the services provided by the facility can be provided in an alternative location or manner that is equally accessible to the community served. These proposals will result in the removal of the Masonic Hall. The applicant has advised that the Masonic Hall was vacated in March 2020 and its functions have been relocated to Twickenham. As a consequence, it is considered that the facility is no longer needed on this site and has been transferred to Twickenham. It should also be noted that the loss of this hall did not form a reason for refusal with the previous application 14/01377/FUL, and this was whilst the hall was still open. Consequently, it is considered the proposal is acceptable in terms of policy CO1.

Fire Safety

- 7.116 As part of the application process Surrey Fire and Rescue (SFR) was consulted as a precautionary measure. SFR raised no objection to the scheme and note that the scheme will be subject to Building Regulation Control. The applicant has also submitted a Fire Strategy, which involves a specialist company considering the fire safety aspects of the scheme, ensuring compliance with Part B (Fire Safety) of the Building Regulations, including means of warning and escape, fire spread, (internal and external) and access and facilities for the fire services.

Equalities Act 2010

- 7.117 This planning application has been considered in light of the Equality Act 2010 and associated Public Sector Equality Duty, where the Council is required to have due regard to:

- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

The question in every case is whether the decision maker has in substance had due regard to the relevant statutory need, to see whether the duty has been performed.

- 7.118 The Council's obligation is to have due regard to the need to achieve these goals in making its decisions. Due regard means to have such regard as is appropriate in all the circumstances.

- 7.119 The development has been designed so that all of the flats are accessible and adaptable for disabled people (i.e. M4(2) of the Building Regulations). Furthermore, 10 of the 48 car parking spaces are for disabled users. The NPPF defines people with disabilities as individuals that have a physical or mental impairment, which has a substantial and long term adverse effects on their ability to carry out normal day-to-day activities. This can include but is not limited to, people with ambulatory difficulties, blindness, learning difficulties, autism and mental health needs. It is considered that it would be possible for individuals with disabilities to access the development.

Human Rights Act 1998

- 7.120 This planning application has been considered against the provisions of the Human Rights Act 1998.
- 7.121 Under Article 6 the applicants (and those third parties who have made representations) have the right to a fair hearing and to this end full consideration will be given to their comments.

7.122 Article 8 and Protocol 1 of the First Article confer a right to respect private and family life and a right to the protection of property, i.e. peaceful enjoyment of one's possessions which could include a person's home, and other land and business assets.

7.123 In taking account of the Council policy as set out in the Spelthorne Local Plan and the NPPF and all material planning considerations, Officers have concluded on balance that the rights conferred upon the applicant/ objectors/ residents/ other interested party by Article 8 and Article 1 of the First Protocol may be interfered with, since such interference is in accordance with the law and is justified in the public interest. Any restriction of these rights posed by the approval of the application is legitimate since it is proportionate to the wider benefits of such a decision, is based upon the merits of the proposal, and falls within the margin of discretion afforded to the Council under the Town & Country Planning Acts.

Financial Considerations

7.124 Under S155 of the Housing and Planning Act 2016, Local Planning Authorities are now required to ensure that potential financial benefits of certain development proposals are made public when a Local Planning Authority is considering whether or not to grant planning permission for planning applications which are being determined by the Council's Planning Committee. A financial benefit must be recorded regardless of whether it is material to the Local Planning Authority's decision on a planning application, but planning officers are required to indicate their opinion as to whether the benefit is material to the application or not. In consideration of S155 of the Housing and Planning Act 2016, the proposal is a CIL chargeable development and will generate a CIL Payment of approximately £934,662. This is a material consideration in the determination of this planning application. The proposal will also generate a New Homes Bonus and Council Tax payments which are not material considerations in the determination of this proposal.

Previous reasons for refusal

7.125 As noted above, planning application 14/01377/FUL, at the site, was refused for a number of reasons. In order for this current planning application to be considered acceptable, it will need to have addressed each of these reasons. Each reason is set out below and in addition, why/how this scheme has overcome the objection:-

1. The proposal is considered to represent a piecemeal form of development that would preclude the future comprehensive development to extend the Elmsleigh Shopping Centre to provide at least 18,000 square metres of retail floorspace and other associated development. The proposal is therefore contrary to Site Allocation Policy A10 of the Allocation Development Plan Document 2009, and Policies SP4 and TC1 of the Core Strategy and Policies DPD 2009.

Officer response: the change in the need for new retail development in Staines town centre since the adoption of the 2009 Development Plan, together with the requirement to take the Tilted Balance into account, means that it is not longer considered there are sufficient grounds to justify refusal on policy/principle grounds.

2. The proposed development in terms of its design, scale and location, is considered to have insufficient regard to the character of the surrounding area and will be visually obtrusive. It is therefore contrary to Policy EN1 of the Core Strategy and Policies DPD 2009 and the Supplementary Planning Document on the Design of Residential Extensions and New Residential Development 2011.

Officer response - the design, scale and location of the current proposal, in the form of the two relatively slim towers as viewed from the south and the pedestrian and public realm improvements, provides a completely different and acceptable approach to the large scale visually obtrusive previous scheme.

3. The proposal is considered to provide a unacceptable standard of amenity for the future occupiers of the residential units in terms of poor outlook, insufficient levels of sunlight/daylight, and inadequate internal floorspace. The proposal is therefore contrary to Policy EN1 of the Core Strategy and Policies DPD 2009 and the Supplementary Planning Document on the Design of Residential Extensions and New Residential Development 2011.

Officer response: The amended scheme proposes a completely different form. Each flat has its own terrace or balcony. There will also be a communal amenity area in the podium garden with landscaping. All of the flats meet or exceed the minimum dwelling sizes in the *Technical Housing Standards – nationally described space standard, 2015*. In terms of outlook, 50% of the flats are dual aspect. There are no single aspect north facing units, none at ground level and 98% of the units meet the requirements set out in the BRE guidelines.

4. The proposals would provide inadequate affordable housing to contribute towards meeting the needs of the Borough and the applicants have failed to adequately justify why 50% of affordable housing cannot be provided on site. The proposal is, therefore, contrary to Policy HO3 of the Core Strategy and Policies DPD 2009.

Officer response: - The revised proposal provides 46% affordable housing of which 65% will be for affordable rent. The Council's Affordable Housing advisor is content with this provision. Therefore, this reason for refusal is no longer relevant.

5. The site is located within Flood Zone 3a and will result in an overall decrease in flood storage capacity. The applicant has not proposed any mitigation measures to alleviate the increase in built footprint on the site and the development will therefore lead to an unacceptable increase in flood risk elsewhere. It also fails to secure required flood storage betterment of 20%. Furthermore, the applicant has failed to demonstrate

that a satisfactory safe means of escape can be provided in the event of a flood from the site to an area outside the flood plain. The development is therefore contrary to Policy LO1 of the Core Strategy and Policies DPD 2009, the Supplementary Planning Document on Flooding 2012, and Section 10 of the National Planning Policy Framework 2012.

Officer response - This related to a flooding objection from the Environment Agency on the decrease in flood storage capacity and the failure to provide a safe means of escape in times of flood. This reason is no longer relevant as the Environment Agency has raised no objection and a safe means of escape has been demonstrated.

6. The applicant has failed to demonstrate to the satisfaction of the County Highway Authority that the proposed development is compatible, or could be compatible with suitable mitigation measures, with the surrounding highway infrastructure resulting in potential conflict between pedestrians, cyclists and vehicle movements contrary to Policies SP7 and CC2 of the Spelthorne Core Strategy and Policies DPD 2009.

Officer response - The County Highway Authority raised an objection to the refused scheme because the development was incompatible with the surrounding highway infrastructure resulting in potential conflict between pedestrians, cyclists and vehicles. The proposal involves substantial works to the highway land to ensure that the development links up with the existing footways and improvements to the public realm, and the County Highway Authority has raised no objections to the proposals.

7. The applicant has failed to demonstrate that at least 10% of the development's energy demand can be achieved from on-site renewable energy sources, contrary to Policy CC1 of the Core Strategy and Policies DPD 2009.

Officer response: - The refused scheme did not provide at least 10% of the development's energy demand from on-site renewable energy resources. The current proposal provides 39% and therefore this reason has been addressed.

8. The proposals would place additional pressures on educational needs within the area, which have not been adequately mitigated. As such, the development is contrary to Policies SP5 and CO2 of the Core Strategy and Policies DPD. 2009.

Officer response: – This related to concerns over additional pressures on educational needs in the area without adequate mitigation. This was before the change in policy with the introduction of the community Infrastructure Levy (CIL) which came into effect on 01/04/2015, after the application was refused on 16/02/2015. CIL payments can be used towards infrastructure to support growth which can include schools and educational facilities but also other infrastructure including medical facilities, open spaces, recreational and sporting facilities, roads and flood defences. Consequently, this reason for refusal is no longer relevant as the current application will be subject to CIL payments.

9. The proposals would result in a more intensive use of the nearby public open space of the Memorial Gardens and the applicant has not proposed a financial contribution towards improving the existing recreational facilities, contrary to Policy CO3 of the Core Strategy and Policies DPD. 2009.

Officer response - This reason concerned a more intensive use of the Memorial Gardens and the failure of the applicant to propose a financial contribution towards improving the existing recreational facilities. However, the applicant has provided sufficient amenity space in the current application in accordance with the Council's SPD and has agreed an off-site financial contribution of £70,000 towards improving the Lammas Park. As a consequence, this reason no longer applies.

10. The applicant has not agreed to provide a financial contribution towards the Council's Air Quality Action Plan as a result of the increased vehicle movements generated by the proposed development, contrary to Policy EN3 of the Core Strategy and Policies DPD 2009.

Officer reason - This reason concerns the failure to provide a financial contribution towards the Air Quality Action Plan as a result of the increased vehicle movements. However, with the revised application and the reduced number of vehicles to the site, there is no objection on air quality grounds from the Council's Environmental Health Officer. Consequently, this reason is no longer relevant.

Conclusion

- 7.126 With most complex planning applications such as this there are a range of issues which have to be weighed up in the overall consideration of the proposal. There will be some which add weight in favour of the scheme and some weigh to some degree against it and some may be neutral. It is unusual in schemes of this nature for every aspect of the Council's standards/policies to be fully complied with.
- 7.127 These factors need to be considered alongside those elements that weigh strongly in favour of the development. The proposal will secure the redevelopment of an unused site, make effective use of urban land in a sustainable location, meet a need for housing and provide a substantial level affordable housing. The development will secure significant public benefits by creating the new pedestrian links and landscape works making a more attractive route from the High Street to the Memorial Gardens.
- 7.128 The NPPF at para 11 requires permission for housing to be granted unless the impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF as a whole. As the Council does not have a 5 year land supply of housing in the Borough the 'tilted balance' in para 11 is applicable in this particular case. Whilst the low parking provision for the site is acknowledged and weighs to some degree against the scheme, it is considered that the benefits of the scheme are substantial and by adding the 'tilted balance' as well, the scheme as a whole is considered acceptable

and complies with the NPPF. Accordingly, the application is recommended for approval.

8. Legal Agreement

- 8.1 There are highway, affordable housing, and open space matters which need to be secured by way of a legal agreement pursuant to Section 106 which are to be delivered as part of the development. It is important that any legal agreement runs with the land and therefore ensuring that the obligations are enforceable under the terms of Section 106 of the Town and Country Planning Act. In the event that the S106 agreement is not completed to the satisfaction of the Local Planning Authority, and in the event that the applicant does not agree a further extension of time for determination, the recommendation is to refuse planning permission.

9. Recommendation

- 9.1 APPROVE subject to the following:

- 9.2 (A) Subject to the applicant first entering into an appropriate legal agreement in respect of the following:

1. To provide at least 94 affordable housing units on site built in accordance with current Homes and Communities Agency Scheme Development Standards, the details of which shall be agreed with the Council's Planning Development Manager.
 - The split of the type of affordable housing shall be at least 61 for affordable rent and at least 33 dwellings for shared ownership.
 - Prior to implementation the Registered Social Landlord (RSL) shall enter into a Nominations Agreement in respect of the affordable housing (in order that the social housing meets local needs).
 - Build and complete the affordable units and hand over to the Registered Social Landlord for occupation before more than 50% of the open market units are sold or substantially completed, whichever is the sooner.
 - That the affordable housing viability assessment will be subject to a viability review mechanism to be reviewed on an open book basis to ascertain whether any further contribution can be made by way of an off-site contribution in lieu.
2. To cover the costs incurred by Surrey County Council associated with the drafting, advertising and making of the proposed amendments to Traffic Regulations Orders, up to the value of five thousand pounds (£5000).
3. To carry out the proposed highway works in full in accordance with the approved drawings and Drawing Number 04550-TR-0032-P1, including the reconfiguration of the junction of Elmsleigh Road and Thames

Street; all pedestrian facilities; and provision of the loading and car club bays.

4. No above-ground works shall commence unless and until a phasing plan for the delivery of the highway and public realm improvements has been submitted and agreed in writing by the Local Planning Authority and Surrey County Council. Prior to the occupation of the development, the highway works as agreed in the phasing plan will be completed. The remaining highways works to be completed in accordance with the phasing plan.
5. To dedicate private land to Surrey County Council so that it may form part of the public highway, in accordance with Drawing Number 04550-TR-0021-P2.
6. To provide the following sustainable transport measures:
 - (a) Provision of two car club vehicles to be based in the proposed Car Club Parking Spaces, and to ensure that these vehicles are retained for a minimum of two years following first occupation of the site.
 - (b) Provide the first occupants of each residential unit with on year free Car Club membership and 25 miles of free travel, or an equivalent incentive to use the service.
7. To pay £70,000 towards the cost of upgrading the existing children's play area at Lammas Park.

In the event that the Section 106 Agreement is not completed

- 9.3 In the event that the Section 106 agreement is not completed to the satisfaction of the Local Planning Authority and/or the applicant does not agree an extension of time for the determination of the planning application, delegate to the Planning Development Manager in consultation with the Chairman of the Planning Committee the following: -
- 9.4 REFUSE the planning application for the following reasons:
 - 1) The development fails to provide a satisfactory provision of affordable housing to meet the Borough's housing needs, contrary to Policy HO3 of the Core Strategy and Policies DPD 2009 and Section 5 of the NPPF 2019.
 - 2) The proposal will fail to secure the highway and landscape improvement works and the development will therefore not be compatible with existing highway infrastructure and not make a positive contribution to the character of the area, contrary to Policies EN1 and CC2 of the Core Strategy and Policies DPD 2009 and Sections 9 and 12 of the NPPF 2019.
 - 3) The proposal fails to provide sustainable transport measures and is therefore contrary to Policy CC2 of the Core Strategy and Policies DPD 2009 and Section 9 of the NPPF 2019.

4) The proposal will fail to secure the upgrade to the existing children's play area at Lammas Park and will therefore be contrary to Policy CO3 of the Core Strategy and Policies DPD 2009 and Section 12 of the NPPF 2019.

9.5 (B) In the event that the Section 106 agreement is completed to the satisfaction of the Local Planning Authority; GRANT subject to the following conditions:-

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

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.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and drawings:

ERS-ASA-ALL-00-DR-A-110 Rev. R1; /120 Rev. R1; /121 Rev. R1; 122 Rev. R1; /140 Rev. R1; /141 Rev. R1; /0200 Rev. R12; /300 Rev. R1; /301 Rev. R1; /0405 Rev. R1; /4100 Rev. R1; /4101 Rev. R1 received 14 October 2020.

ERS-ASA-ALL-01-DR-A-0201 Rev. R9; ERS-ASA-ALL-02-07-DR-A-0202 Rev. R9; ERS-ASA-ALL-08-DR-A-0209 Rev. R5; ERS-ASA-ALL-09-12-DR-A-0209 Rev. R5; ERS-ASA-ALL-13-14-DR-A-0213 Rev. R5; ERS-ASA-ALL-15-DR-A-0215 Rev. R6 Received 14 October 2020.

ERS-ASA-ALL-XX-DR-A-251 Rev. R4; /252 Rev. R4; /253 Rev. R4; /254 Rev. R4; /255 Rev. R4; /256 Rev. R4 Received 14 October 2020.

D2864-FAB-XX-00-DR-L-0200 Rev. PL04; /0210 Rev. PL04 received 14 October 2020.

ERS-ASA-ALL-00-DR-A-100 Rev. R2 received 06 January 2021.

INL/E4445/007B received 09 February 2021.

ERS-ASA-ALL-00-DR-A-0400 Rev. R5; /0401 Rev. R5; /0402 Rev. R5; /0403 Rev. R5; /0404 Rev. R2; and ERS-A-SK-210301MR01-R01 Rev. R3 received 19 April 2021.

04550-TR-0021-P2; 0032-P1; /0033-P2; /0033A received 01 June 2021.

Reason: - For the avoidance of doubt and in the interest of proper planning

3. No development above damp proof course level shall take place until details of the materials to be used for the external surfaces of the buildings and other external surfaces of the development are submitted to and approved by the Local Planning Authority. The development

shall then be constructed in accordance with the approved materials and detailing.

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.

4. No development shall take place until:-

(i) A site investigation has been carried out to fully characterise the nature and extent of any land and 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.

(ii) 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.

Reason:-

(a) 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.

5. 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.

6. Following construction of any groundwork and foundations, no construction of development above damp proof course level shall take place until a report has been submitted to and agreed by the Local Planning Authority which includes details and drawings demonstrating how 39% 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.

Reason:- To ensure that the development is built in accordance with the submitted renewable energy details and is sustainable and complies with Policy SP7 and CC1 of the Spelthorne Development Plan Core Strategy and Policies DPD.

7. The trees and shrubs shall be planted on the site in accordance with the scheme hereby approved, within a period of 12 months from the date on which the 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 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.

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

8. 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.

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

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

10. Prior to the occupation of the buildings 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 buildings and shall at all times accord with the approved details.

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

11. The development hereby permitted shall not commence until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the planning authority. Those details shall include:

- a) A design that is compliant with the national Non-Statutory Technical Standards for SuDS, National Planning Policy Framework and Ministerial Statement on SuDS
- b) Evidence that the proposed solution will effectively manage the 1 in 30 & 1 in 100 (+CC% allowance for climate change storm events, during all stages of the development (Pre, Post and during).
- c) Details of how the Sustainable Drainage System will cater for system failure or exceedance events, both on and offsite.
- d) Details of how the Sustainable Drainage System will be protected and maintained during the construction of the development, to include details on how the existing soakaways will be protected.
- e) Evidence that the permeable paving is protected against ingress of silt and debris and the methodology of inspection for maintenance of such measures.
- f) Finalised drawings ready for construction to include: a finalised drainage layout detailing the location of SUDs elements, pipe diameters and their respective levels and long and cross sections of each SuDS Element.
- g) Details of management and maintenance regimes and responsibilities.

Reason: To ensure the design meets the technical stands for SuDS and the final drainage design does not increase flood risk on or off site.

12. Prior to occupation, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority to demonstrate that the Sustainable Urban Drainage System has been constructed as per the agreed scheme.

Reason: To ensure the Sustainable Drainage System is built to the approved designs.

13. The rated noise level from the plant hereby approved shall be at least 5 dB(A) below the background noise level at the nearest noise sensitive property as assessed using the guidance contained within the latest BS4142 (2014).

Reason:- To safeguard the amenity of nearby properties.

14. The wildlife impact avoidance measures and ecological enhancement measures shall be carried out strictly in accordance with the recommendations set out in Paragraphs 4.19, 4.20, 4.21, 4.26, 4.27, 5.2 and Appendices 1, 2 and 3 of the Environmental Dimension Partnership Ltd 'Ecological Appraisal' dated September 2020.

Reason:- To encourage wildlife on the site.

15. No construction work above existing ground level shall take place until a Bird Hazard Management Plan has been submitted to and approved in writing by the Local Planning Authority. The submitted plan shall include details of:

- Management of any flat/shallow pitched/green roofs on buildings within the site which may be attractive to nesting, roosting and "loafing" birds. The management plan shall comply with Advice Note 3 'Wildlife Hazards' (available at <http://www.aoa.org.uk/wp-content/uploads/2016/09/Advice-Note-3-Wildlife-Hazards-2016.pdf>).

The Bird Hazard Management Plan shall be implemented as approved shall remain in force for the life of the building. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Local Planning Authority.

Reason:- It is necessary to manage the development in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Heathrow Airport.

16. No construction work above existing ground level shall take place until:

- Mitigation has been agreed and put in place to ensure that the proposed development will have no impact on the H10 Radar at Heathrow Airport.

Reason:-To ensure the development does not endanger the safe movement of aircraft or the operation of Heathrow Airport through interference with communication, navigational aids and surveillance equipment.

17. Before the development is occupied,

- Details shall be submitted for the approval of the Local Planning Authority of onsite mitigation measures (to include mechanical whole dwelling ventilation to all properties) with the air intakes located at high level away from the direction of adjacent sources of air pollution and with consideration of the prevailing wind direction from such sources, to protect the occupiers of the development from poor air quality. The mechanical ventilation system must incorporate adequate filtration/treatment to be effective against the ingress of roadside air pollutants to the dwellings. The development shall not be occupied until those mitigation measures have been provided and are operational.
- Details shall be submitted for the approval of the Local Planning Authority of the location of the air intakes and the complete specification and maintenance regime for the equipment, which must be established and in place before the development is occupied. The equipment shall thereafter be retained and maintained in accordance with the approved details.
- Full user packs will be provided to the occupants of the flats on occupation, including the full purpose of the mechanical ventilation (including local air quality) and how to use it.
- A Travel Information Welcome Pack must be provided on occupation to inform future residents of sustainable modes of transport.

Reason:- To protect the future occupants from poor air quality as the result of the ingress of air subject to emissions from the adjacent car parks and from HDV emissions from the access ramp to the Elmsleigh Centre.

18. The development hereby approved shall not be first occupied unless and until the facilities for the secure parking of bicycles within the development site have been provided in accordance with the approved plans. Thereafter the said approved facilities shall be retained and maintained to the satisfaction of the Local Planning Authority.

Reason: - The above condition is required in recognition of Section 9 (Promoting Sustainable Transport) of the NPPF.

19. The approved Travel Plan shall be implemented upon first occupation and for each and every subsequent occupation of the development. Thereafter the Travel Plan shall be maintained and developed to the satisfaction of the Local Planning Authority.

Reason: - The above condition is required in recognition of Section 9 (Promoting Sustainable Transport) of the NPPF.

20. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the

approved plans for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purposes and managed in accordance with Section 4.3 of the Transport Assessment dated September 2020.

Reason: - This condition is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and accord with the National Planning Policy Framework 2019 and Policies CC2 and CC3 of the Core Strategy and Policies Development Plan Document February 2009.

21. The development hereby approved shall not be occupied unless and until at least 20 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.

Reason: - The above condition is required in recognition of Section 9 (Promoting Sustainable Transport) of the NPPF.

22. No development shall commence until a Construction Transport Management Plan, to include details of:
- (a) parking for vehicles of site personnel, operatives and visitors
 - (b) loading and unloading of plant and materials
 - (c) storage of plant and materials
 - (d) programme of works (including measures for traffic management)
 - (e) provision of boundary hoarding behind any visibility zones
 - (f) HGV deliveries and hours of operation
 - (g) measures to prevent the deposit of materials on the highway
 - (h) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused
 - (i) 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: - This condition is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and accord with the National Planning Policy Framework 2019 and Policy CC2 of the Core Strategy and Policies Development Plan Document February 2009.

23. The development shall be carried out in accordance with the following mitigation measures:
- The non-floodable ground floor area of the building shall be no larger than 715 square meters, as shown in drawing number INL/E4445/007B (titled Flood Level Compensation Assessment,

dated 2 February 2021 and prepared by Rogers Cory Partnership)

- The floodable area as shown in drawing number INL/E4445/007B shall be implemented and made floodable as outlined in the letter from Rogers Cory Partnership (RCP) to Spelthorne Borough Council, dated 10 March 2021 (reference TS/INL/E4445/17820), including the following mitigation measures it details:
 - i) There shall be a minimum of one 1m wide opening in every 5m length of wall on all sides the building (including the car parking, bin and cycle stores) that are shown as floodable in drawing number INL/E4445/007B.
 - ii) The openings shall extend from ground level up to at least 15.8 metres AOD.
 - iii) Vertical bars within openings, if required, shall be spaced at least 150mm apart in accordance with drawing number ERS-A-SK-210301MR01-R01 (titled Car Park Openings Bay Study, revision R2, dated 9 March 2021 and prepared by Assael Architecture Limited).

These mitigation measures shall be fully implemented prior to occupation. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: - To prevent an increase in flood risk elsewhere in accordance with paragraphs 160 and 163 of the NPPF and policy LO1 of the Core Strategy and Policies Development Plan Document (adopted 26 February 2009).

24. Finished floor levels shall be set in accordance with drawing number ERS-A-SK-210301MR01-R01 (titled Car Park Openings Bay Study, revision R3 and dated 15 April 2021, such that:

- The residential entrance finished floor levels shall be set no lower than 15.8 metres above Ordnance Datum (AOD)
- All residential units shall be set above 15.8m AOD

These mitigation measures shall be fully implemented prior to occupation. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: - To reduce the risk of flooding to the proposed development and future occupants in accordance with paragraph 163 of the National Planning Policy Framework and policy LO1 of your Core Strategy and Policies Development Plan Document (adopted 26 February 2009).

25. There shall be no raising of existing ground levels on site within the 1% annual exceedance probability flood extent with an appropriate allowance for climate change throughout the lifetime of the development, other than with the written consent of the local planning authority.

Reason: - To prevent an increase in flood risk elsewhere in accordance with paragraphs 160 and 163 of the National Planning Policy Framework and policy LO1 of your Core Strategy and Policies Development Plan Document (adopted 26 February 2009).

26. No demolition or construction work shall take place until a Construction Environmental Management Plan incorporating a Demolition Method Statement, and a Dust Management Plan (DMS) has been submitted to and approved in writing by the Local Planning Authority. The agreed methodology and mitigation measures shall be implemented in accordance with the approved details.

Reason: -To protect local air quality and help prevent statutory nuisance.

Informatives

1. The development is close to the airport and the landscaping which it includes may attract birds which in turn may create an unacceptable increase in birdstrike hazard. Any such landscaping should, therefore, be carefully designed to minimise its attractiveness to hazardous species of birds. Your attention is drawn to Advice Note 3, 'Wildlife Hazards' (available at <http://www.aoa.org.uk/wp-content/uploads/2016/09/Advice-Note-3-Wildlife-Hazards-2016.pdf>).
2. Given the nature of the proposed development it is possible that a crane may be required during its construction. We would, therefore, draw the applicant's attention to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, 'Cranes' (available at <http://www.aoa.org.uk/wp-content/uploads/2016/09/Advice-Note-4-Cranes-2016.pdf>).
3. 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).
4. 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.
5. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Please refer to: <http://www.beama.org.uk/resourceLibrary/beama-guide-to-electric-vehicle->

[infrastructure.html](#) for guidance and further information on charging modes and connector types.

6. The permission hereby granted shall not be construed as authority to carry out any works (including Stats connections/diversions required by the development itself or the associated highway works) on the highway. 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 (including Stats connections/diversions required by the development itself or the associated highway 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 Alterations to existing roads under S278 Highways Act 1980 - Surrey County Council ([surreycc.gov.uk](http://www.surreycc.gov.uk)) and <http://www.surreycc.gov.uk/roads-and-transport/permits-and-licences/traffic-management/permit-scheme>.
7. 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).

8. The applicant is advised that the essential requirements for an acceptable communication plan forming part of a Method of Construction Statement are viewed as:
- a. how those likely to be affected by the site's activities are identified and how they will be informed about the project, site activities and programme;
 - b. how neighbours will be notified prior to any noisy/disruptive work or of any significant changes to site activity that may affect them;
 - c. the arrangements that will be in place to ensure a reasonable telephone response during working hours;
 - d. the name and contact details of the site manager who will be able to deal with complaints; and
 - e. how those who are interested in or affected will be routinely advised regarding the progress of the work. Registration and operation of the site to the standards set by the Considerate Constructors Scheme (<http://www.ccscheme.org.uk/>) would help fulfil these requirements.
9. The applicant should be mindful to follow best practice when selecting gas-fired boilers. A minimum standard of less than 40mgNO_x/kWh should be met. All gas fired CHP plant should meet a minimum emissions standard of 250mgNO_x/kWh for spark ignition engine.
10. The applicant should be mindful to follow best practice dust control measures during demolition, earthworks, and construction to prevent excessive dust emissions.
11. In assessing this application, officers have worked with the applicant in a positive, creative and proactive manner consistent with the requirements of paragraphs 38-41 of the NPPF. This includes the following –
- a). Provided or made available 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 proactively communicated with the applicant through the process to advise progress, timescale or recommendation.

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Proposed Site Layout Plan (First Floor Level)



Proposed South-Western Elevation



Proposed North-Western Elevation

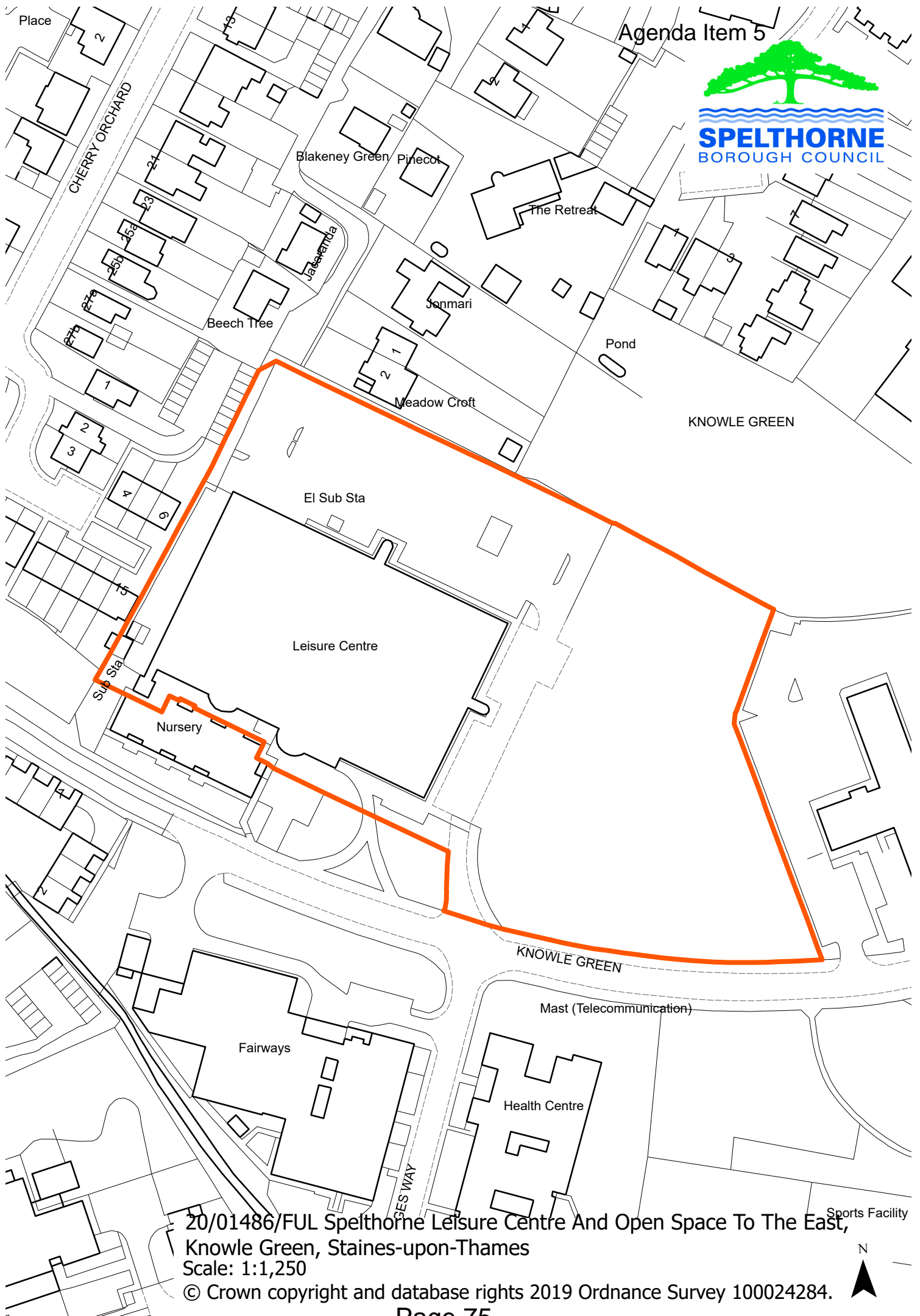


2 North Elevation
Scale: 1:200

Proposed South-Eastern Elevation



1 South Elevation
Scale: 1:200



20/01486/FUL Spelthorne Leisure Centre And Open Space To The East,
Knowle Green, Staines-upon-Thames
Scale: 1:1,250

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Planning Committee

23 June 2021



Application No.	20/01486/FUL		
Site Address	Spelthorne Leisure Centre, Knowle Green, Staines upon Thames		
Applicant	Spelthorne Borough Council		
Proposal	Construction of a new leisure centre with associated parking, pedestrian access, landscaping and public realm, and the demolition of the existing leisure centre.		
Officers	Paul Tomson/Kelly Walker		
Ward	Staines		
Call in details	N/A		
Application Dates	Valid: 04/12/2020	Expiry: 05/03/2021	Target: Extension of time agreed
Executive Summary	<p>This planning application proposes the erection of a new leisure centre with associated car parking, pedestrian access, landscaping and public realm, and the demolition of the existing leisure centre. It is proposed that the existing leisure centre remains open whilst the new leisure is being constructed. The existing building will be demolished once the new leisure centre is completed.</p> <p>The proposal is considered to be a high quality development that will function well to the overall area, be visually attractive and create a strong sense of place. It will respect and make a positive contribution to the street scene and the character of the surrounding area in Knowle Green. It is considered that the proposal will pay due regard to the scale, height, proportions, building lines of adjoining buildings and land. It is also noted that good quality materials are proposed. The proposal will provide for a community need in terms of the erection of a modern leisure centre with updated facilities to replace the existing one which is out-dated. Although resulting in a loss of open space, the development is for alternative sports and recreational provision, the benefits of which clearly outweighs the loss of the current use. The proposal will have an acceptable impact on the amenity of neighbouring properties and uses, and will be acceptable in regard to highway matters, parking, flooding, drainage, contaminated land, air quality, archaeology, ecology and trees. It is considered that the proposal complies with Policies EN1, EN3, EN4, EN8, LO1, CO1, CC1, CC2 and CC3 of the Core Strategy and Policies DPD 2009 and the principles set out in the NPPF, the National Design Guide, and Policy BE26 of the Saved Local Plan.</p>		

Recommended Decision	The application is recommended for approval.
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MAIN REPORT

1. Development Plan

1.1 The following policies in the Council's Core Strategy and Policies DPD 2009 are considered relevant to this proposal:

- SP1 (Location of Development)
- LO1 (Flooding)
- SP5 (Meeting Community Needs)
- CO1 (Providing Community Facilities)
- SP6 (Maintaining and Improving the Environment)
- EN1 (Design of New Development)
- EN3 (Air Quality)
- EN4 (Provision of Open Space and Sport and Recreation Facilities)
- EN8 (Protecting and Improving the Landscape and Biodiversity)
- EN11 (Development and Noise)
- EN13 (Light Pollution)
- EN15 (Development on Land Affected by Contamination)
- SP7 (Climate Change and Transport)
- CC1 (Renewable Energy, Energy Conservation and Sustainable Construction)
- CC2 (Sustainable Travel)
- CC3 (Parking Provision)

1.2 It is also considered that the following Saved Local Plan policies are relevant to this proposal:

- BE26 (Archaeology)

1.3 Also relevant are the following Supplementary Planning Documents/Guidance:

- SPG on Parking Standards Updated 2011
- SPD on Flooding 2012

- 1.4 The advice contained within the National Planning Policy Framework (NPPF) 2019 is also relevant.

2. Relevant Planning History

- 2.1 The site has the following planning history

Ref. No.	Proposal	Decision and Date
OUT/P1608/5	The erection of a public covered swimming bath and construction of an access road.	Approved 12/05/1964
DE4/88/1127	Refurbishment of existing swimming pool and erection of an extension to provide a sports and leisure centre comprising two halls, three squash courts, changing facilities, entrance mall, and including the construction of an external flume tower, provision of health suite and gymnasium, extension of car park with alterations to access and provision of pedestrian link Council Offices car park.	Approved 08/02/1989

3. Description of Current Proposal

- 3.1 The application site relates to the current Spelthorne Leisure Centre and adjoining area of open land located on the northern side of Knowle Green in Staines. The leisure centre is located on the western part of the application site and there is a car park to the rear. To the front of the site is an existing children's nursery. The remainder of the site is open grassland. All of the site, which comprises approximately 1.74 hectares, is allocated as Protected Urban Open Space in the Core Strategy and Policies DPD 2009.
- 3.2 To the west, north west and south west are existing residential properties. To the east is the Knowle Green Council Offices building and to the north is Staines Preparatory School and Nursery. Immediately to the south of the existing leisure centre is Knowle Green Day Nursery and Pre-School. On the southern side of Knowle Green is Staines Park and a number of community buildings: Knowle Green Medical Centre, Knowle Green Boxing and Kick Boxing Gym, Staines Magistrates Court and Family Court, Staines Probation Office and an Orthodontic Clinic. Further to the south is Riverbridge Primary School.
- 3.3 All of the buildings referred to above are accessed via Knowle Green. Further to the east, Knowle Green road feeds into Kingston Road where bus stops are located on either side of the road close to the road junction. A short distance further to the north on Gresham Road and Kingston Road is the Staines Railway station.

- 3.4 This is a full planning application for the construction of a new leisure centre with associated parking, pedestrian access, landscaping and public realm, and the demolition of the existing leisure centre. The new leisure centre will be positioned to the east of the existing leisure centre on the current open grassed area directly to the west of the Council Offices. The parking for the leisure centre will be located on the current site of the leisure centre and car park on the western side of the site.
- 3.5 The proposed leisure centre will incorporate the following facilities:
- Swimming pool and learner pool;
 - Fitness studios, including spin studios
 - A total of 6-court sports hall suitable for multi-games;
 - 3 squash courts;
 - A soft play area (including a 'clip n climb' climbing wall);
 - Café;
 - Outdoor areas; and
 - 4 floodlit 3G 5-a side football pitches on the roof of the building.
- 3.6 The main entrance to the building will be on the southern side off an entrance plaza close to Knowle Green. Two 1:21 level access approaches and some separate steps will be provided up to the plaza level. The main entrance will be through two sets of automatic sliding doors into a public café/reception area. The lifts to all floors are located to the left of the reception pod. A corridor leads to the main entrance to the wet change areas. The changing area offers a mixture of cubicle sizes, two number group rooms, 4 no. family changing rooms, Changing Places room, unisex WCs and accessible WCs, pre and post-swim shower areas. The pool hall contains 2 distinct pools. A 25m x 8 lane competition pool with step access, a separate 20m x 10m learner pool with moveable floor and a splash pad. To the south of the pool hall is a spa facility for both pool users and fitness users. The pool hall is glazed to the west and south to maximise views. Further along the corridor leads to the separate dry change entrance. A shared vanity area is located at the entry into the male and female dry change, WC and shower facilities are shared with the wet change areas.
- 3.7 Further along the corridor leads to the 6 court sports hall catering for a range of sports including; Badminton, Basketball, 5-a-side, Netball and Volleyball. The sports hall has a central drop down sports curtain. The designated sports wheelchair zone stretches from the entrance area to the sports hall spaces. This space will also host occasional community events although the applicant has advised that occupancy will be capped at 500 persons for fire safety reasons. To the right of the corridor adjacent to the main sports hall are 3 no. Squash Courts and a Multi-use room. Movable walls allow for conversion to a number of uses including 2 no. additional badminton courts or studio spaces.
- 3.8 There is a mezzanine level which largely contains the internal plant room and plant voids zones. The main lift and stair core to the south of the mezzanine accesses directly to an internal roof level café zone with doors opening externally on to the mezzanine level roof. The low level outdoor roof terrace has access to the higher roof deck above the fitness suite via an external stair and platform lift. The applicant has advised that the spaces are intended to

be used for an outdoor roof garden (east) and external fitness classes (south). The main circulation and lift core has access to the roof level 3G pitches which will cater for 5-a-side football. There will be 4 pitches in total and each will have 6 lighting columns, located 5m above the pitch surface. Also at the roof level will be a canopy cover and WC facilities.

- 3.9 The elevational treatment of the building includes a range of materials. The main entrance elevation incorporates aluminium curtain walling at ground floor and Spandrel glazing panels above and at the first floor with perforated metal solar fins. Other external materials proposed for the building include large elements of a light yellow coloured textured London brickwork, a metallic bronze colour rainscreen cladding panel solid and perforated Bronze coloured metal panels with sections of aluminium curtain walling and also glazing panels in between. At the upper level there are also a glazed balustrade, timber screening and light grey open fencing at roof level surrounding the outdoor football pitches to a height of 2.5m.
- 3.10 The applicant is advised that the Leisure Centre is seeking full Passivhaus low energy use / sustainable building accreditation. The Passivhaus Trust advises that Passivhaus buildings provide a high level of occupant comfort while using very little energy for heating and cooling. They are built with meticulous attention to detail and rigorous design and construction according to principles developed by the Passivhaus Institute in Germany and can be certified through an exacting quality assurance process. The definition of Passivhaus is driven by air quality and comfort: *"A Passivhaus is a building in which thermal comfort can be achieved solely by post-heating or post-cooling the fresh air flow required for a good indoor air quality, without the need for additional recirculation of air."* - Passivhaus Institut (PHI).
- 3.11 The energy hierarchy approach has been to adopted with this application a fabric first approach to Passivhaus whereby the thermal envelope of the building is enhanced to improve the overall energy efficiency of the building. The passive design measures adopted include:
- Limiting the heat loss through walls, floors, roof, windows and doors;
 - Avoiding thermal bridging;
 - Ensuring adequate thermal mass;
 - Night cooling;
 - Appropriate shading in summer;
 - Reducing the air permeability;
 - Orientating the building to maximize thermal gain where needed; and
 - Enhance the thermal envelope, particularly the pool and pool hall.
- 3.12 It is proposed to use heat pumps as a primary heat source although it is recognised that the carbon benefit of heat pumps is not recognised under the Government's Standard Assessment Procedure for Energy Rating 2012 (SAP2012) emission factors. As a consequence, both SAP 2012 and the Standard Assessment Procedure (SAP 10) are used although it is acknowledged that the latter is not currently to be used for any official purpose. Air source heat pumps will provide a reduction of around 15% in CO2 emissions from the baseline model using SAP2012 carbon emission

factors. For information, they will also result in a reduction of around 41% using SAP10 carbon emission factors but as noted, this can no longer be formally used.

3.13 The site will be served via the existing access which leads from Knowle Green to the car parking at the rear of the existing leisure centre. The development will provide a total of 297 parking spaces comprising:

- 211 Standard Parking Spaces;
- 12 Parent and Toddler Spaces;
- 12 Disabled Parking Spaces;
- 30 Electric Vehicle Spaces available upon occupation; and
- 30 future proofed Electric Vehicle Spaces (which will be marked out in the interim as normal car parking spaces)

3.14 The parking will be lit. The disabled parking will be located close to the main entrance to the building which will be accessed by level access ramps and 2m (minimum) wide pathways. A total of 50 cycle parking spaces are also proposed close to the entrance and under cover. A coach drop off and general drop off point will be positioned off the accessway close to the sports hall and pool.

3.15 The proposals plan a phased approach to the development in order to ensure business continuity and the operation of the leisure centre during the construction process. This will require the existing leisure centre to remain open whilst the new leisure centre is being built on the current open space. Once the new leisure centre is open, the old leisure centre will be demolished, and additional car parking provided on the site occupied by the original leisure centre.

3.16 The area to the front of the car park will be grassed and tree planting is proposed within the car park. There is already good tree planting along the boundaries of the site but some additional planting in the form of trees, hedgerows and shrubs are proposed, as appropriate, in places. To the front of the site it is proposed to provide a swathe of light canopy trees, grass and shallow steps with timber “benches”.

3.17 In respect of hard landscaping, a variety of materials are proposed including:

- Tobermore Hydropave Tegula 240 permeable block paving (240 x 120 x 80 in Bracken) to main plaza areas. This is a light red/grey/brown square set.
- Tarmac road and pavement surface
- Tobermore Turfstone parking bay surface. This provides a light criss cross colour
- Sheffield cycle stands: Stainless Steel and timber structure canopy.

3.18 In terms of external lighting, it is proposed to provide:

- Uplights to brick Columns
- Lighting to planters (within and to highlight underneath)
- Lighting to steps
- Lighting to underneath of tiered seating
- Floodlights to the roof pitches, 6 columns per pitch, located 5m above the surface.
- Plus the car park as referred to above.

3.19 A copy of the layout plan and elevations are attached as an appendix.

4 Consultations

4.1 The following table shows those bodies consulted and their response.

Consultee	Comment
County Highway Authority	No objection subject to conditions
Environment Agency	No objection subject to condition
Sustainability Officer	No objection subject to condition
Local Lead Flood Authority (Surrey County Council)	No objection subject to conditions
County Archaeologist	No objection subject to condition
Crime Prevention Officer	No objection
Natural England	No objection
Surrey Wildlife Trust	No objection subject to condition
Leisure and Wellbeing Services	No objection, supports the application
Tree Officer	No objection subject to condition
Thames Water	No objection
National Grid (Cadent)	No objection, comments sent onto applicant for their information
Environmental Health (Contaminated land)	No objection subject to condition
Environmental Health (Air Quality)	No objection subject to condition
Environmental Health (Noise)	No objection subject to condition
Environmental Health (Lighting)	No objection subject to condition

5 Public Consultation

Community Engagement

- 5.1 The NPPF seeks to encourage pre-application engagement and front loading and advises that “early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community”.
- 5.2 The Council's own Statement of Community Involvement states that the *Council will encourage applicants and developers to undertake pre-application consultation and discuss their proposals with their neighbours or the community before submitting their formal application.* In addition to pre-application discussions which took place between the applicant and the Planning Officers, the applicant also undertook pre- application engagement with the public. The agreed programme included a public event exercise exhibiting the proposals for the proposed development. The event was advertised by both physical and on-line publicity (including social media) to ensure it attracted a range of stakeholders and members of the local community. The public exhibition was held at the existing Leisure Centre across two days (Friday 28th February and Saturday 29th February 2020) between 10.00-7.00pm on the Friday and 10.00am-4.00pm on the Saturday
- 5.3 The applicant advises that 98% of respondents support the development of the site in the location proposed and that *“a number of comments made by the public and stakeholders have been positively addressed in the final plans, including the revisions to the proposals to make these full Passivhaus and extending some of the areas to facilitate larger classes”.*

Planning Application - Consulting the Neighbours

- 5.4 Following receipt of the planning application, 85 properties were notified of the planning application. Furthermore, statutory site notices were displayed and the application was advertised in the local press. 12 letters were received, including one from Childbase who run Knowle Green Day Nursery. Many of which noted that they were not objecting to the scheme in principle.
- 5.5 Reasons for objecting include:-
- Lighting from carpark and football pitches
 - Noise from car park and roof/football pitches
 - Pollution from car park in close proximity to day nursery
 - Issues with demolition in close proximity to existing properties including dust
 - Overlooking and loss of privacy from roof
 - Disabled and less able access to facilities should be considered
 - Screening to car park required
 - Noise and disturbance during construction
 - Not ambitious or eco-friendly enough
 - Removal of green space with impact on wildlife

- Over urbanisation
- Loss of open space for public assembly/refuge point
- Carpark should be beneath the building and old site turned into green space
- Need secure parking for bikes/motorcycles and scooters
- Currently issue with bikes being stolen
- Size of car park encourages people to come by car.
- Individual car parking spaces seem too small for modern car
- Object to the demolition of the existing leisure centre due to cost to taxpayer, previous refurbishments at site, disruption and impact on environment
- Current site has capacity to expand/renovate
- Traffic generation
- Flooding
- Overshadowing/loss of light to trees and park
- Too close to existing telecommunications mast on opposite side of the road.
- Loss of light and rear access to Staines Prep School
- Uncertain funding model
- Visual impact of large car park
- Design and visual impact of scheme
- Continued use of Cotswold Close as a cut through (jumping the fence)

5.6 In addition the Knowle Green Day Nursery noted that the red line was incorrect and included land which forms part of their site, The applicant has noted that the redline is purely for the purposes of the planning application and is required to provide sufficient space to ensure the safe demolition of the existing leisure centre.

5.7 Reasons to support include:-

- New Leisure centre welcomed
- Modern gym and new building will add value to the area

6. Planning Issues

- Principle
- Loss of open space
- Community Need
- Design and appearance
- Residential amenity
- Noise
- External lighting
- Highway/Servicing issues
- Parking
- Flooding
- Renewable energy
- Ecology
- Loss of trees
- Air quality

7. Planning Considerations

Principle/Community need

- 7.1 The proposal involves the demolition of the existing leisure centre and the erection of a new leisure together with car parking and other associated works. Strategic Policy SP5 (Meeting Community Needs) of the Core Strategy and Policies DPD 2009 (CS & P DPD) states that:

“The Council will ensure provision is made for services and facilities to meet the needs of the community. It will also seek to retain existing services and facilities that meet a local need or ensure adequate replacement is provided”

- 7.2 Policy CO1 of the CS & P DPD states that:

“The Council will seek to ensure community facilities are provided to meet local needs by:

- a) supporting the provision of new facilities for which need is identified in locations accessible to the community served,*
- b) supporting improvements to existing facilities to enable them to adapt to changing needs,*
- c) resisting the loss of existing facilities except:*
 - (i) where it is demonstrated that the facility is no longer needed, or*
 - (ii) where it is established that the services provided by the facility can be provided in an alternative location or manner that is equally accessible to the community served.”*

- 7.3 Paragraph 92 of the NPPF states that:

“to provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should ...b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community”

- 7.4 The applicant has set out the reasons for the need for a new leisure centre in their Planning Statement. The key points are set out below:

“The Council undertook a leisure needs study in 2017 to assess existing provision and the need for new leisure facilities. The assessment was prompted by the knowledge that Spelthorne Leisure Centre was an ageing building and, without extension refurbishment, it would no longer be fit for purpose much beyond the current leisure centre contractor with Everyone Active of March 2021.

It was considered vital that consideration was given by the Council to future leisure facility provision; principally around the need for new swimming pools and a 6 -court sports hall.”

“The Report concluded for the Spelthorne area (inter alia):

- A replacement strategy needed to be considered for the ageing facility stock of the present leisure centre;*
- Consideration should be given to increasing the level of public available swimming space within Spelthorne, notable ASA/County Requirements for increased swimming competitions in any replacement facility;*
- A need to improve pool access for disabled users;*
- Such new swimming pools should be a priority to be incorporated in any new centre built to replace the existing Spelthorne Leisure Centre;*
- Consideration needs to be given to providing more publicly accessible sports hall space if the needs of the growing population are to be met;*
- A minimum 6 court sports hall should be incorporated in any new centre built to replace the existing Spelthorne Leisure Centre;*
- Squash courts should be incorporated in any new centre built to replace the existing Spelthorne Leisure Centre;*
- The demand for the pay and play health and fitness facilities at Spelthorne Leisure Centre was high and gym and studio space should be incorporated in any new facility which replaces Spelthorne Leisure Centre;*
- Consideration could also be given to increasing studio space available in a new centre as demand is likely to grow with the predicted rise in population.*

The Report concluded that the present building was largely considered beyond its operational life which, it was predicted, was approximately 20-30 years.

The Report concluded that the existing Leisure Centre building was now costly to run, with maintenance costs increasing significantly, and that the present building had little environmental credentials.

As a consequence, the Report concluded a ‘do nothing’ scenario is not an option for the Council.”

- 7.5 In addition, the Council's Leisure and Wellbeing Services Department has been consulted and note that the proposed new Spelthorne Leisure Centre will include facilities identified as being crucial for Sport, Active Lifestyle and Leisure within the Borough. A Borough wide Leisure Needs Analysis was carried out in 2017 and a Playing Pitch Strategy in 2019. These reports identified the facilities that were required. A detailed feasibility exercise was then undertaken by an external specialist to establish the optimum facility mix

which should be incorporated into the new leisure centre. This took into account a range of factors including The Leisure Needs analysis, Playing Pitch Strategy, the Borough's current and future demographics and current industry data. Extensive public consultation has been undertaken prior to and throughout the design process, as well as consultation with clubs, National Governing Bodies for sport and other organisations. A larger swimming pool and a teaching pool with a moveable floor, small sided 3G pitches, a larger fitness suite are just some examples of facilities crucial for the growing Borough that will meet the needs of residents into the future.

- 7.6 It is considered that the proposed demolition of the existing leisure centre and the erection of the new larger and modern leisure centre complies with the requirements of Policies SP5 and CO1 and is therefore acceptable in terms of meeting community needs. The existing leisure centre was originally built in the 1960's and was then expanded in the 1980's. The applicant's leisure need study report has confirmed the existing building is out of date in terms of meeting current needs and future demand. It is also badly out-dated physically with high maintenance costs and poor environmental credentials. The new leisure centre will address these issues by providing a brand new facility with a main and learning swimming pool, fitness studios, a 6-court sports hall, squash courts, 5 a side football pitches on the roof, and other facilities. Moreover, it will be much improved with regard to maintenance costs and sustainability, creating lower carbon emissions compared to the existing facility.

Loss of open space

- 7.7 Policies SP6 and EN4 of the CS & P DPD seek, amongst other matters, to maintain and improve existing provision and to maintain open space in the urban area. The field on which the new leisure centre is to be built on is Protected Urban Open Space (part of Site E5 – Knowle Green). Policy EN4 states that:

“The Council will seek to ensure there is sufficient open space which is well sited and suitable to meet a wide range of outdoor sport, recreation and open space needs by:

- (a) providing additional space where required (see also Policy CO3)*
- (b) maintaining and improving provision and access to open space through the design and layout of new development, encouraging owners and users of private sites to make improvements and also improving provision on Council owned land,*
- (c) seeking to maintain, improve and where appropriate expand networks of green space and pedestrian and cycle routes with a recreational role,*
- (d) retaining existing open space in the urban area used, or capable of use, for sport an recreation or having amenity value where*

- i. *there is a need for the site for sport or recreation purposes, or*
- ii. *the site as a whole is clearly visible to the general public from other public areas and its openness either:*
 - *makes a significant contribution to the quality and character of the urban area by virtue of its prominence, layout and position in relation to built development in the locality, or*
 - *is of particular value to local people where there is a shortage of open space in the locality.*
- iii. *the site is of particular nature conservation value, of at least SNCI or equivalent quality.*

Exceptionally, development may be allowed on part of a site within the urban area which should otherwise be maintained for the above reasons where:

- (e) the remainder of the site is enhanced so its public value in visual and functional terms is equivalent to the original site or better, or*
 - (f) essential ancillary facilities are proposed to support outdoor recreational use of the site, or*
 - (g) the sport or recreational use is relocated to an alternative site of equivalent or greater value in terms of quantity, quality and accessibility to users of the original site, and other factors do not justify retention.”*
- 7.8 Paragraph 97 of the NPPF refers to development proposals on existing open space and is relevant to the current planning application. It states that:
- “Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:*
- a) An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
 - b) The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
 - c) The development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.”*
- 7.9 The existing open space on which the new leisure centre is to be sited forms part of a larger Protected Urban Open Space (PUOS) covering the Knowle Green area. This area includes the built development within it including the existing leisure centre, the Council Offices, the Magistrates Courts and the buildings to the south of the highway. The designated PUOS links up with further PUOS's to the south that include Staines Park and the allotments, plus the schools to the west. The existing open space on the application site is clearly visible from the road and other public viewpoints and adds visually to the verdant and spacious character of the Knowle Green area. However, it

does have limited recreational value as it is not used as a playing field and is not well used by the public, even though it can be accessed from the road and the leisure centre car park. The Staines Preparatory School use it one day per year subject to the Council's approval and does not have any formal rights. It also has limited nature conservation value and does not have any nature conservation designation (e.g. Site of Nature Conservation Importance – SNCI).

- 7.10 It is recognised that the proposed loss of the existing open space within the PUOS would not strictly comply with the requirements of Policy EN4 of the CS & P DPD. Indeed, the planning application has been publicly advertised as being a '*departure from the development plan*' for this reason. However, it is considered that there are not sufficient grounds in this particular case to justify refusal on the loss of the open space. The scheme is for a brand new leisure centre for the residents of Spelthorne. The sport and recreational facilities it will provide to the public will be significantly greater compared to the existing leisure centre and the adjacent open space. These new facilities will include some open air 5-a side pitches on the roof of the building. The location of the new leisure centre on the open space allows for the existing leisure centre to be retained and remain open to the public during the construction phase. The proposal is considered to comply with Paragraph 97 c) of the NPPF which allows for existing open space to be built on if the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current use. This area of the Borough (Staines Ward) does not have a deficiency of existing open space provision. This is confirmed in the Council's Open Space Assessment November 2019, which is an evidence based document that has been created for the emerging new local plan (1.62 hectares per 1000 residents). As mentioned above, the site's existing open space function is limited and its primary benefit is visual amenity. In support of the scheme, the proposal will include a 'plaza' in the south-eastern part of the site, that will provide outdoor seating in front of the building, plus outdoor tables and chairs for the leisure centre café.

Design and Appearance

- 7.11 Policy EN1a of the CS & P DPD states that "*the Council will require a high standard in the design and layout of new development. Proposals for new development should demonstrate that they will: create buildings and places that are attractive with their own distinct identity; they should respect and make a positive contribution to the street scene and the character of the area in which they are situated, paying due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land.*"
- 7.12 The NPPF seeks to achieve well designed places and states at para 124 that the "*creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities*". It requires decision making on developments to meet a number of requirements including to:

- a) function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting,
 - d) establish or maintain a strong sense of place
 - e) optimise the potential of the site.
- 7.13 Section 8 of the NPPF seeks to promote healthy and safe communities. Para 91 states decisions should aim to achieve healthy, inclusive and safe places which:
- a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other,
 - b) are safe and accessible, and
 - c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of sports facilities.
- 7.14 The National Model Design Code, 2021, sets a baseline standard of quality and practice which local planning authorities are expected to take into account when developing local design codes and guides and when determining planning applications, including;
- The layout of new development, including street pattern;
 - How landscaping should be approached including the importance of streets being tree-lined;
 - The factors to be considered when determining whether façades of buildings are of sufficiently high quality;
 - The environmental performance of place and buildings ensuring they contribute to net zero targets;
 - That developments should clearly take account of local vernacular and heritage, architecture and materials.
- 7.15 The proposed leisure centre is a substantial building located on an area of open land. However, it is replacing the existing large leisure centre which is adjacent. The requirement in policy EN1 is to pay due regard to the scale, height, proportions and building lines, of adjoining buildings and land. In response to this, there are buildings of large scale and proportions in the immediate vicinity of the site. In particular, the adjoining Council Offices building which is of significant scale and height, and is larger than the current proposal. Also the existing leisure centre is of a large scale. There are other large buildings, which although not high, are of a large footprint, in particular the Magistrates and family courts on the southern side of Knowle Green.
- 7.16 The proposed building fronts onto Knowle Green and has an active street frontage which includes a plaza area and helps to create a strong sense of place. By facing outwards, it creates a physical and visual link with Staines Park on the opposite site of Knowle Green and thereby provides a connection between formal and information recreation.

- 7.17 The elevational treatment of the building includes a range of materials. The main entrance elevation incorporates aluminium curtain walling at ground floor and Spandrel glazing panels above and at the first floor with perforated metal solar fins. Other external materials proposed on the building include large elements of a light yellow coloured textured London brickwork, a metallic bronze colour rainscreen cladding panel solid and perforated Bronze coloured metal panels with sections of aluminium curtain walling and also glazing panels in between. At the upper level there is also a glazed balustrade, timber screening and light grey open fencing at roof level surrounding the outdoor football pitches to a height of 2.5m. These materials would provide a high quality building in an area which has a mix of materials (but predominantly red and yellow brick), which would function well to the overall aim of a Passivhaus sustainable building. The appearance of the building is visually attractive and would add to the overall quality of the area. The space is fully utilised, thereby optimising the potential of the site.
- 7.18 The site is already well screened on its boundaries and this could be supplemented where appropriate and planting could also be provided within the car parking area. A full landscape plan will be submitted pursuant to condition. Good quality hard landscaping materials and external lighting are proposed. It should be noted that the exact specification of materials to be used in the building and hard landscaping and external lighting have not been submitted at this stage and should be reserved by a planning condition.
- 7.19 In summary, the proposal provides a high quality development. It will function well to the overall area, be visually attractive and create a strong sense of place. It will respect and make a positive contribution to the street scene and the character of the surrounding area in Knowle Green. It is considered that the proposal will pay due regard to the scale, height, proportions, building lines of adjoining buildings and land and it is also noted that good quality materials are proposed. It is considered that the proposal complies with policy EN1 of the Core Strategy and Policies DPD 2009 and the principles set out in the NPPF and the National Design Guide.

Amenity

- 7.20 Policy EN1b of the CS & P DPD states that:

“New development should achieve a satisfactory relationship to adjoining properties avoiding significant harmful impact in terms of loss of privacy, daylight or sunlight, or overbearing effect due to bulk and proximity or outlook.”

- 7.21 The proposed building will be located on the open space adjacent to the existing leisure centre and the Council offices to the east. Once built, the proposal will involve the removal of the existing leisure centre building, which will improve the existing relationship for some neighbouring properties including those dwellings on Broadacre to the west and the Knowle Green Day Nursery to the south. It is acknowledged that the demolition of the existing building will lead to some amenity issues in particular dust and given the proximity to existing buildings which are sensitive receptors (especially the children’s nursery which is very close to the existing leisure centre), a

Construction Environmental Management Plan (CEMP) will be required to be submitted and agreed by condition.

- 7.22 The proposed new leisure centre building will be over 2 internal levels with a roof terrace and 4 no.3G sports pitches located on top, including fencing and lighting. The proposed building is an irregular shape with a lower section on the south eastern corner. However, the main built form will have a height of approx. 14m, with a parapet wall of some 1.2m in height. On top of the roof will be a number of small structures and transparent fencing around the sport pitches with an additional height of 2.5m, as well as flood lighting columns of 5m in height. However, these will have little impact on terms of bulk/scale when assessing the relationship with and impact on neighbouring properties given their size, the fact that some features are set in from the sides of the roof and the transparent nature of the sports fencing (light and noise issues are assessed further below).
- 7.23 There are a number of non-residential properties surrounding the site including the health centre and day centre to the south and the Knowle Green Day Nursery to the south east of the proposed new building, as well as the school at Staines Prep to the north. The proposed new leisure centre building will be located some 68m from the school building at Staines Prep, 65m from the Knowle Green Day Nursery and 33m from the Staines Health Centre (which is the closest non-residential property). As such, given the proximity to the proposed development, it is considered to have an acceptable impact on these buildings and their uses.
- 7.24 With regards to overlooking, as noted above, there is a significant distance between the buildings at the school to the north and nursery to the south west, although the school playing field is much closer. Given the distance it is not considered that there will be an issue with overlooking to these buildings from the proposed leisure centre. Notwithstanding this, the position, angle and plan of the building reduces any overlooking issue, directing views of users towards the park to the south. Glazing on the western elevation is within the double height pool and hall space.
- 7.25 In terms of the roof top pitches, the design of the building includes a 1.2m solid parapet and set back perimeter fencing which would have some impact on restricting clear sight lines in particular towards the nursery. The nursery is 65m away from the closest west facing pitch and at approx. 13m above ground level.
- 7.26 In addition, there will be no loss of external space for the children's day nursery and once the demolition is completed, works to reinstate a new boundary (2m timber fencing) to the perimeter will provide an enclosed external play area. The car park will also be subject to a 2m close boarded fence which will prevent any views into the nursery site. It is considered that the position and outlook of the nursery will improve following the development given the removal of the existing leisure centre building, which will provide greater light. As such, the proposal is considered to have an acceptable impact on and relationship with the non-residential buildings/uses surrounding the site, including the Knowle Green Day Nursery. It is proposed that a

condition is imposed requiring a scheme of community engagement to be submitted to include the children's nursery.

- 7.27 There are also residential properties located nearby, including within the Council Offices to the east, across the school playing field to the north, along Cotswold Close to the north west and Broadacre to the west. The closest dwelling on Cotswold Close is no. 2 Meadow Croft which is located some 71.5m from the proposed building, as its closest point. It has a long rear garden which runs parallel with the northern boundary of the application site, adjacent to the proposed and existing car park, backing onto the school playing field. The rear boundary of the garden will be located over 30m from the proposed building. Properties to the north on the opposite side of the school playing field are located some 62m away. Properties on Broadacre to the west are located over 100m from the proposed building. Given the separation distances and scale of the building the proposed development is considered to have an acceptable relationship and impact on the occupants of these dwellings in terms of their amenity, including outlook, loss of light/overshadowing and being overbearing.
- 7.28 As noted above, in regards to overlooking, there is a significant distance between the proposed building and these dwellings. Given the separation distance, and the design and layout of the building with views from it directed towards the park to the south, it is not considered that overlooking or loss of privacy would be significant to these dwellings. In terms of the roof top pitches, the design of the building includes a 1.2m solid parapet and set back perimeter fencing at 2.5m in height, which would restrict any clear sight lines.
- 7.29 The nearest residential properties are the new flats in the west wing of the Council Offices building to the east of the application site. The closest point to the northern projection of the former Council offices building is 30m. The actual closest point of the building is on the north-eastern corner of the western projection which will be located some 21m from the eastern side of the proposed leisure centre building. The closest window facing the application site will be 22m from the side of the proposed building. A further 2 windows also face this direction and are 23m and 24m away. The proposed building has a lower section at this point, with a height of approx. 12.4m to the roof. In addition, there is a small, but taller section of the proposed building which contains a stairwell of some 16.5m in height. Although the outlook from these windows closest to the new building will change, it is not considered to be of detriment, in particular given the separation distance and in addition some of the rooms have more than one window serving them, and the flats are dual aspect, so have windows in the north or south elevations also.
- 7.30 The applicant has submitted a sunlight daylight survey. The report concludes that, *'... It is inevitable when constructing buildings near surrounding buildings overlooking a mostly open and undeveloped area, that alterations in daylight and sunlight to adjoining properties can occur. The numerical guidance given in the BRE(British Research Establishment) document should be treated flexibly, especially where the retained values on windows and rooms infractions are nonminimally below the prerequisite BRE guide value. While this is the case and further to the relevant assessments being carried out, a high level of overall compliance can be seen, with 76 out of 83 windows*

(91.6%) assessed for VSC (Vertical Sky component) meet the BRE baseline criteria. For NS,(No skyline) all 51 rooms (100%) demonstrate compliance with the BRE baseline criteria. In terms of sunlight, 44 out of 51 windows assessed (86.3%) comply with the APSH (Annual Probable Sunlight Hours) criteria set out in the BRE.'

- 7.31 In addition, as noted above many of the flats are dual aspect and also some of the rooms have more than one window serving them. As such, it is not considered that the proposal will result in a significant loss of outlook, loss of light/overshadowing or be overbearing to the occupants of the west wing of the former Council Offices building, that would justify refusal.
- 7.32 It is not considered that the proposal will result in any significant overlooking or loss of privacy issues from the use of the roof of the building to the flats in the Council Offices building, given the relationship. Windows on the first floor of the proposed leisure centre building in the eastern elevation facing the Council Offices and the new flats within it, serve the fitness suite and are obscurely glazed. Given the separation distance of 22m from the closest window and the fact that the windows are not clear, will ensure that the proposal will not result in overlooking or loss of privacy at the detriment of the occupiers of the flats.
- 7.33 As such the proposal is considered to have an acceptable impact on the amenity of neighbouring residential properties, in regards to overlooking, overshadowing, loss of light, loss of outlook and being overbearing. As such the proposal accords with policy EN1. Issues regarding noise and lighting are discussed further below.

Noise

- 7.34 Policy EN11 (Development and Noise) of the CS & P DPD states that the Council will seek to minimise the adverse impact of noise by a) requiring developments that generate unacceptable noise levels to include measures to reduce noise to an acceptable level, and b) requiring appropriate noise attenuation measures where this can overcome unacceptable impacts on residential and other noise sensitive development proposed in areas with high noise levels.
- 7.35 The NPPF (2019) in respect to noise, states that planning policies and decisions should aim to:-
- *Avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development;*
 - *Mitigate and reduce to a minimum, other adverse impacts on health and quality of life arising from noise from a new development, including through the use of conditions;*
 - *Recognise that development will often create some noise and existing business wanting to develop in continuance of their business should not have unreasonable restrictions put upon them because of changes in nearby land uses since they were established; and*

-Identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason.

- 7.36 The NPPF also refers to the Noise Policy Statement for England (NPSE March 2010) which aims to avoid adverse impacts on health and quality of life. In addition the Planning Practice Guidance for noise (published in March 2014 and updated July 2019) notes that noise should be considered when:-
- New developments may create additional noise; and/ or,
 - New developments would be sensitive to the prevailing acoustic environment.
- 7.37 The Sport England Design Guidance Note: 'Artificial Grass Pitch (AGP) Acoustics – Planning Implications' 2015 is often used for assessment of sports pitches and whilst this is not adopted as a national impact assessment guidance, it provides the most relevant approach to the assessment of site suitability for planning applications for artificial sports surfaces. It notes that noise emitted from sports facilities is assessed in absolute terms against the guideline values presented in the World Health Organisation's (WHO) 1999 publication 'Guidelines for Community Noise'.
- 7.38 The current operation hours of the existing leisure centre are 06:00 - 23.00 weekdays and 07:00 – 22.00 weekends and bank holidays 07.00 – 19.00. The proposal is to continue with the same hours of operation with the exception of having the pitches on the roof open from 7am and until 10pm Monday to Friday and 9pm Saturdays and Sundays.
- 7.39 The applicant has submitted a Noise Statement which considers the impact of noise from the proposal on neighbouring sites, in particular from the closest receptors including the new dwellings in the former Council Offices at Knowle Green and dwellings located along Cotswold Close and Broadacre . It includes an assessment of noise from various sources as follows:-
- from the outdoor 3G pitches located on the roof upon the existing nearby dwellings;
 - speech noise from use of the proposed roof terrace areas
 - car park activity noise
 - break-out noise from the proposed leisure centre
 - noise from fixed plant.
- 7.40 The Noise Statement demonstrates that predicted noise levels from the outdoor AGPs at rooftop level would be under 50dB LAeq, 1-hr, therefore complying with the recommendations of BS 8233:2014 for external amenity noise and would not be considered to have an adverse impact on closest residential units at the flats in the Council offices building. This assessment is based on a 2.5m high solid acoustic barrier being installed along the eastern elevation at rooftop level. It is also considered to have an acceptable noise impact on properties along Cotswold Close, which are the next closest dwellings. In regard to the assessment of speech noise from occupants on the proposed roof terrace and breakout noise from the Fitness Suite and Studios, no adverse impact is also considered.

- 7.41 The proposed car park activity noise was assessed against existing car park noise, both of which have been predicted using noise modelling and traffic flow data. Changes in noise levels due to the increased car park capacity is not considered to cause adverse impact. Noise levels in rear gardens from car park activity alone were shown to be within the recommendations within BS 8233:2014 of 50-55dB LAeq,16-hr for external amenity noise. Predicted levels are based on the existing 2m boundary fence between the car park and receptors being made good and the report recommends this should be extended to reflect the expanded car park, and will be imposed by condition.
- 7.42 In addition, the existing leisure centre building and its plant directly adjoin the Knowle Green Day Nursery. Currently, there is noise from the mechanical plant located immediately adjacent to the nursery. Noise associated with the proposed car park, would be intermittent and the nursery will be approximately 21m from the nearest parking space, with the ground floor level screened by the proposed 2m acoustic fence.
- 7.43 The nature of the leisure centre use, will result in car park spaces unlikely having a high turn-over, with people visiting usually for an hour at least per visit. In addition, the location of the children's day nursery, away from the new leisure centre building, towards the back of the car park, would result in these spaces closest to the nursery being used less, as users are likely to park in spaces located closer to the Leisure Centre entrance first. In addition the nursery is closed in the evenings when the centre will still be open. As such, the impact on the nursery is considered acceptable and similar to that of the nearest residential properties.
- 7.44 In regard to plant, the report noted that consideration needs to be given to noise from future items of fixed plant associated with the proposed leisure centre and the impact on the identified receptors in order that there is no adverse impact on their amenity.
- 7.45 The Council's Environmental Health Officer (EHO) has considered the application in relation to noise and has raised no objection, noting that the timber fence/acoustic barrier currently installed at the boundary to the proposed car park and the noise sensitive premises in Broadacre and Cotswold Close, is to be retained and made good and extended to include all three side of the proposed car park. It is to be 2m in height and to have a minimum mass of 12.5 kg/m². He also recommends that a condition be imposed for limits on noise from plant and to require a Construction Environmental Management Plan (CEMP) to be submitted and agreed. It should also be noted that the use of the pitches will be controlled by an hours of use condition to ensure that they are not used during unsociable hours that may give rise to noise nuisance. Therefore, subject to the imposition of conditions, the noise impact of the proposed new leisure centre is considered to be acceptable and accords with Policy EN11.

External Lighting

- 7.46 Policy EN13 (Light Pollution) of the CS & P DPD states that the Council will seek to reduce light pollution by only permitted lighting proposals which would not adversely affect amenity or public safety and requiring the lights to be:
- i) appropriately shielded, directed to the ground and sited to minimise any impact on adjoining areas; and
 - ii) of a height and illumination level of the minimum required to serve their purpose.
- 7.47 The proposed scheme includes lighting that complements the landscape design, providing safety, security and ambience throughout the scheme. This includes up-lights to brick columns and lighting to planters, steps and underneath of tiered seating. This helps to improve the visual appearance of the new leisure centre. In addition, the proposal includes lighting in the car park on the surface (details of which will be agreed by condition) and flood lights on the roof pitches. There are 4 pitches in total and each will have 6 lighting columns, located 5m above the pitch surface.
- 7.48 The current operation hours of the existing leisure centre are 06:00 - 23.00 weekdays and 07:00 – 22.00 weekends and bank holidays 07.00 – 19.00. the proposal is to continue with the same hours of operation with the exception of having the pitches on the roof open from 7am only (opposed to 6am on week days) until 10pm Monday to Friday and 9pm Saturdays and Sundays. However the lights will need to remain lit for a further period to allow people to leave the roof.
- 7.49 In order to mitigate the impact of the pitch floodlighting the following measure have been used:-;
- Use of latest LED technology and directional forward through optics which focus light over the playing area and reduce light spill beyond pitches.
 - Light fittings have no direct upward lighting distribution.
 - Use of shorter lighting columns with lower wattage LED lights which reduces light spill
 - Time clock and photocell lighting controls to regulate usage.
 - Solid, low level parapet around the perimeter of the building helping to reduce lighting overspill (1.2m height).
- 7.50 The one directional nature of the lights, in combination with the limited light spill, will result in limited impact from key receptors around the site including the new dwellings in the former Council offices at Knowle Green, Staines Prep School, the Park and dwellings located along Cotswold Close and Broadacre.
- 7.51 The applicant has submitted a Lighting Assessment which considers the impact of the proposed lighting. The Council's EHO has considered the application in relation to lighting and has raised no objection subject to the imposition of a condition.
- 7.52 As noted above, the use of the pitches will be controlled by an hours of use condition to ensure that they are not used during unsociable hours and this

will also coincide with the use of the flood lighting, which will also only be used during these times (when required). As such the lighting is considered to be acceptable, in accordance with Policy EN13.

Highway matters

7.53 Strategic Policy SP7 of the CS & P DPD states that:

“The Council will reduce the impact of development in contributing to climate change by ensuring development is located in a way that reduced the need to travel and encourages alternatives to car use. It will also support initiatives, including travel plans, to encourage non car-based travel.”

7.54 Policy CC2 of the CS & P DPD states that:

“The Council will seek to secure more sustainable travel patterns by: ... (d) only permitting traffic generating development where it is or can be made compatible with the transport infrastructure in the area taking into account: (i) number and nature of additional traffic movements, including servicing needs; (ii) capacity of the local transport network; (iii) cumulative impact including other proposed development; (iv) access and egress to the public highway; and (v) highway safety.

7.55 The County Highway Authority (CHA) has been consulted on the application and has responded by raising no objection on highway safety or sustainable transport grounds subject to the imposition of conditions. With regard to traffic generation and impact, the CHA comment that the larger leisure centre with its greater and wider range of facilities will lead to an increase in traffic movements compared to the existing leisure centre. However, they have assessed the impact of the additional traffic on the local network and conclude that it is unlikely to have a significant impact on the operation of the local junctions. In terms of sustainable travel, the CHA has requested a condition requiring the submission of a revised Travel Plan prior to the occupation of the new leisure centre. In addition, the applicant has submitted a plan at the CHA's request showing the provision of a pedestrian crossing point (dropped kerbs with tactile paving). 30 of the new parking spaces are to be provided with fast charge socket electric vehicle charging, with a further 30 spaces provided with electrical supply to accommodate future electric vehicle charging. 50 cycle parking spaces are also to be provided. Subject to the above mentioned conditions being attached to the planning permission, the impact on highway safety and sustainable travel is considered acceptable.

Parking

7.56 Policy CC3 (Parking Provision) of the CS & P DPD states that the Council will require appropriate provision to be made for off-street parking in development proposals in accordance with its maximum parking standards. In considering the level of provision, the Council will have regard to the anticipated demand for parking arising from the use proposed, the scope for encouraging alternative means of travel to the development that would reduce the need for on-site parking, the impact on highway safety from potential on-street parking,

and the need to make adequate and convenient provision for disabled car parking. It is important to note that *maximum* parking standards are applied for a non-residential development such as this (not minimum parking standards).

- 7.57 The proposed parking provision on the site is 297 spaces. This will comprise 213 standard spaces, 12 parent and toddler spaces, 12 disabled spaces, 30 electric vehicle spaces available upon occupation, and 30 future-proofed electric vehicles spaces. In addition to the car parking, there will be 50 cycle parking spaces provided.
- 7.58 The Council's maximum parking standard for a scheme of this size is 408 spaces. As the proposed parking provision of 297 spaces does not exceed the maximum standard, this is considered acceptable and complies with Policy CC3. Moreover, the provision of 297 spaces, some 111 spaces below the maximum standard, is considered to be reasonable and proportionate taking into account the site's relatively sustainable location. The site is located within the urban area of Staines, and a short walking distance from the train station and the town centre, and it is therefore likely that a proportion of the customer journeys will be on foot or by bicycle.
- 7.59 With regard to the construction phase, it is recognised that there will be a period of time between the opening of the new leisure centre and the provision of the new car park, as the existing leisure centre will then need to be demolished and the new car park laid out on that part of the site. The applicant is proposing to address this issue by providing a temporary car parking area within the existing Council Offices. The parking area will provide a total of 65 spaces for leisure centre customers. Whilst this number of spaces is relatively small and will be at the expense of Council staff parking spaces, it is not considered an objection could be raised given it is a temporary period only during the construction phase. The County Highway Authority has raised no objection on parking/highway safety grounds subject to a condition being imposed requiring further details of the parking scheme to be submitted for approval. Their comments are set out below:

"A mitigation option has been put forward by the applicant which would allow 65 spaces within the adjacent Council Offices car park to be used by leisure centre visitors for the interim period before the proposed car park is fully constructed. The proposed mitigation scheme has not been fully detailed and explained, however. In the absence of time to request that this is resolved, the above Car Parking Management condition has been recommended to ensure that parking can be satisfactorily accommodated at all stages of the development."

Flooding

- 7.60 Policy LO1 of the CS & P DPD states that the Council will seek to reduce flood risk and its adverse effects on people and property in Spelthorne by not requiring all development proposal within Zones 2, 3a and 3b and development outside the area (Zone1) on sites of 0.5ha or of 10 dwellings or 1000sqm of non-residential development or more, to be supported by an appropriate Flood Risk Assessment (FRA). An FRA has been submitted and

the Environment Agency (EA) were consulted as part of the application. Following their original objection, the FRA has been amended to take into account the EA comments. The EA have raised no objection, subject to the imposition of a condition. A Drainage Statement and Ground Investigation Report were also submitted. SCC as the Local Lead Flood Authority (LLFA) were consulted and made no objection, as they are satisfied that the proposed drainage scheme meets the requirements, recommending conditions are imposed to ensure that the SuDS Scheme is properly implemented and maintained throughout the lifetime of the development. As such the proposal is considered to be acceptable on flooding grounds and in accordance with Policy LO1 on flooding.

Renewable Energy

- 7.61 Policy CC1 of the CS & P DPD states that the Council will require residential development of one or more dwellings and other development involving new building or extensions exceeding 100 sqm to include measures to provide at least 10% of the development's energy demand from on-site renewable energy sources unless it can be shown that it would seriously threaten the viability of the development.
- 7.62 The applicant is proposing to install Air Source Heat Pumps (ASHP) into the development in order to achieve the 10% renewable energy requirement stipulated by Policy CC1. The Council's Sustainability Officer was consulted and considers the proposed renewable energy facilities to be acceptable. Consequently, the proposal complies with the requirements of Policy CC1 and is acceptable.

Ecology

- 7.63 Policy EN8 of the CS and P DPD states that the Council will seek to protect and improve the landscape and biodiversity of the Borough by ensuring that new development, wherever possible, contributes to an improvement in the landscape and biodiversity and also avoids harm to features of significance in the landscape or of nature conservation interest. It is also important to note the guidance regarding protected species in Circular 06/2005. This states that *"it is essential that the presence or otherwise of protected species and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision."*
- 7.64 The applicant has submitted a preliminary Ecological Appraisal which sets out the existing ecology of the site, its potential for relevant protected species and how the development will enhance the ecological value of the surrounding area. It notes that the existing building was deemed to have low ecological value and was categorised as providing negligible potential to support roosting bats and following an inspection no protected species, including bats were found. In the car park, a mature tree was found to contain several suitable features with bat roost potential. Following recommendations provided within this report, bat emergence and re-entry surveys were carried out. No bats were recorded emerging or re-entering the tree. It is therefore considered unlikely that any bats will be disturbed, injured or killed as a result

of the planned works. The report goes on to note that the parcel of land east of the building and car park consists predominantly of poor semi-improved grassland, with areas around the edges left unmown, an area of scrub, and a border made up of trees and introduced shrub. This includes a line of 11 immature sycamore trees along the western edge. The introduced shrub and scrub throughout the site provide good opportunities for foraging and nesting bird species.

- 7.65 The report also notes that there are three statutory designated sites and seven non-statutory designated sites within 2km of the site. The site itself falls within two SSSI Impact Zones. Given the scale of the works and the physical separation of the site from the local wildlife sites, it is believed that there will be a negligible effect on these sites as a result of the development works. Recommendations have been made to mitigate against the loss of ecological features, and to enhance the site in line with Spelthorne biodiversity policy, with the aim to provide a net gain for biodiversity on the site.
- 7.66 Natural England noted that they do not consider that this application will result in an adverse effect on site integrity of the South West London Waterbodies Special Protection Area because the proposed development is replacing an existing leisure centre, and that there will be satisfactory dust management during construction proposed in the Air Quality Assessment and have no comments to make. Surrey Wildlife Trust has made a number of comments in relation to lighting, protected species including bats, breeding birds, SSSI and biodiversity enhancements. They have raised no objection to the proposal, however an informative will be attached to any consent granted and a condition. As such the proposal is considered to be acceptable in regards to ecology and accords with policy EN8.

Loss of Trees

- 7.67 There are a number of existing trees on the site, many of which are to be removed to make way for the new development. None of them are protected by a Tree Preservation Order. Most of the trees to be removed are relatively small and do not have high tree-category ratings in the submitted tree survey. The Council's tree officer was consulted and has raised no objection. It is relevant to note that a new landscape scheme with tree planting is proposed and this is considered a reasonable replacement for the loss of the existing trees. A condition is to be imposed to secure the new landscape scheme. Accordingly, the loss of the existing trees is considered acceptable

Air quality

- 7.68 Policy EN3 of the CS & P DPD deals with air quality. This policy seeks to improve the air quality and minimise harm from air quality by a number of measures and refusing development where the adverse effects on air quality (including on existing air quality on future occupiers) are of a significant scale and are not outweighed by other considerations and cannot be appropriately and effectively mitigated.
- 7.69 The applicant has submitted an Air Quality Assessment (AQA), as required by Policy EN3. The assessment concluded that the limited further additional

traffic generated by the development onto roads which already have high levels of traffic, resulted in an impact of new vehicle emissions from the proposed development was 'negligible'. The report also concluded that the impact of construction on air quality, dust and other pollutant emissions from the construction and demolition phases of the construction of the proposed development over a short term will result in the site being designated as 'Medium Risk'. However the report concluded that with risk-appropriate mitigation to comprise a construction management plan which could be secured by a planning condition the report concluded that residual effects were not considered significant.

- 7.70 In particular the report states that as a consequence of the proposed development, there will not be significant increase in pollutant concentrations and therefore mitigation is not seen to be necessary, other than those routinely used to control construction dust. The report assessed sample receptors and found that there would not be an impact. The car park is relatively large and unlikely to be full very often, with users likely to choose car parking spaces closest to the entrance first. Therefore, it is considered that the proposal will have an acceptable impact on neighbouring properties, including the children's day nursery.
- 7.71 The Council's Pollution Control Officer has been consulted on this matter. There has been an ongoing dialogue including the need to resubmit the Leisure Centre Air Quality Assessment to address a number of points of concern. Following the additional information, the officer now has no objection in principle, subject to a number of conditions including one relating to the need to agree an Construction Environmental Management Plan and another condition requiring a minimum of 30 parking spaces (10%) to be fitted with a fast charge socket (7kw Mode 3 with Type 2 connector) at occupation and a minimum of a further 10% of spaces to be provided with power supply (through feeder pillar or equivalent) at occupation to facilitate additional fast charge sockets in the future. Some informatives are also recommended.

Archaeology

- 7.72 Whilst the site is not located within an Area of High Archaeological Potential it is more than 0.4 hectares in size and consequently the applicant has submitted a Heritage Impact Assessment report as required by Saved Local Plan Policy BE26.
- 7.73 The County Archaeologist was consulted on the application and has recommended that further archaeological works are required which can be imposed by condition. He agrees with the recommendations of the submitted assessment that the eastern part of the site, which is free of development, is unlikely to have been developed in the past and therefore has the potential to hold archaeological remains. Subject to the imposition of the condition the impact of the development on archaeology is considered acceptable

Other Matters

- 7.74 A contamination condition will be imposed as requested by EHO requiring details to be agreed. In addition a condition will be imposed to require the submission of details of the kitchen extraction system to be submitted and agreed.

Equalities Act 2010

- 7.75 This planning application has been considered in light of the Equality Act 2010 and associated Public Sector Equality Duty, where the Council is required to have due regard to:

- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

The question in every case is whether the decision maker has in substance had due regard to the relevant statutory need, to see whether the duty has been performed.

- 7.76 The Council's obligation is to have due regard to the need to achieve these goals in making its decisions. Due regard means to have such regard as is appropriate in all the circumstances. The development has been designed with due regard to the Equalities Act and will, as a minimum, comply with the following:

- Part M of the Building Regulations;
- The 1995 Disability for Accessibility produced by the Centre for the Accessible Environment;
- Sport England and ASA guidelines.

Specific requirements for the development having regard to the Equalities Act which will be achieved include:

- Access to the Leisure Centre, the First-Floor roof pitches and all changing areas / facilities;
- Circulation routes in all areas for wheelchair-based activities;
- Where internal floor levels change any alternative access route will be clearly indicated;
- Lifts will provide voice announcements, have Braille information and floor buttons at appropriate levels for people who use wheelchairs;
- Induction Loops throughout the building shall be provided to allow enjoyment of the centre by people who are hearing impaired;
- Appropriately designated directional signs that consider the needs of people with visual impairment to aid access around the facility; and

- 12 disabled parking spaces will be provided

- 7.77 The above measures proposed in the new leisure centre, will help to advance equality opportunities. The existing leisure centre will be used while the new one is being built and only demolished once complete. As such it is not considered that users will be disadvantaged by not having a leisure centre and its facilities available to them, and indeed the new facility will be more accessible with enhanced facilities than the existing.
- 7.78 It is also noted that the application site and land, uses and buildings nearby are likely to be used by people with protected characteristics. How people are affected by the scheme, including those with protected characteristics are discussed in more detail here. The loss of the open space is likely to disadvantage some people who currently use it, including dog walkers. However, there is a large areas of open space adjacent to the site, to the south, on the opposite side of the road where this can be carried out. In addition the proposal will provide further and improved leisure facilities which are accessible.
- 7.79 In terms of the built form, it is not considered that the proposal will result in a significant loss of outlook, loss of light/overshadowing, be overbearing or cause loss of privacy to neighbouring residential properties or cause noise or light nuisance issues that would justify refusal of the proposal. In addition, it is also considered that the proposal will have an acceptable impact on nearby community uses and their users, including Staines Prep school, Knowle Green Day Nursery and Staines ealth Centre. It is acknowledged however, that the demolition of the existing leisure centre and the construction of the new one, will have an impact on nearby properties and uses (including the park). The children's day nursery is located in close proximity to the existing leisure centre and it has a sensitive use, therefore, will be most affected by the demolition of the existing building. A Construction Environmental Management Plan (CEMP) will be required to be submitted, by condition to ensure issues such as noise and dust are mitigated against to reduce the impacts. In addition, a condition is recommended to ensure that during demolition of the existing leisure centre which will be after the new one has been constructed, the applicant will be required to undertake a scheme of community engagement which will include the children's nursery. It is also noted that this will be for a limited period only and will result in the removal of the building, providing a better outlook and amount of light to the children day nursery to the north. The Staines Preparatory School uses the existing open space only one day per year subject to the Council's approval and does not have any formal rights.
- 7.80 As such consideration has been given to how the proposal will pay due regard to the Equalities Act.

Human Rights Act 1998

- 7.81 This planning application has been considered against the provisions of the Human Rights Act 1998.

- 7.82 Under Article 6 the applicants (and those third parties who have made representations) have the right to a fair hearing and to this end full consideration will be given to their comments.
- 7.83 Article 8 and Protocol 1 of the First Article confer a right to respect private and family life and a right to the protection of property, i.e. peaceful enjoyment of one's possessions which could include a person's home, and other land and business assets.
- 7.84 In taking account of the Council policy as set out in the Spelthorne Local Plan and the NPPF and all material planning considerations, Officers have concluded on balance that the rights conferred upon the applicant/ objectors/ residents/ other interested party by Article 8 and Article 1 of the First Protocol may be interfered with, since such interference is in accordance with the law and is justified in the public interest. Any restriction of these rights posed by the approval of the application is legitimate since it is proportionate to the wider benefits of such a decision, is based upon the merits of the proposal, and falls within the margin of discretion afforded to the Council under the Town & Country Planning Acts.

Financial Considerations

- 7.85 Under S155 of the Housing and Planning Act 2016, Local Planning Authorities are now required to ensure that potential financial benefits of certain development proposals are made public when a Local Planning Authority is considering whether or not to grant planning permission for planning applications which are being determined by the Council's Planning Committee. A financial benefit must be recorded regardless of whether it is material to the Local Planning Authority's decision on a planning application, but planning officers are required to indicate their opinion as to whether the benefit is material to the application or not. This is a material consideration in the determination of this planning application however no financial contributions are required. The proposal will also generate Business Rates payments however these can be subject to mandatory and discretionary relief. However this is not a material considerations in the determination of this proposal.

Conclusion

- 7.86 With most complex planning applications such as this there are a range of issues which have to be weighed up in the overall consideration of the proposal. There will be some which add weight in favour of the scheme and some weigh to some degree against it and some may be neutral. It is unusual in schemes of this nature for every aspect of the Council's standards/policies to be fully complied with.
- 7.87 In summary, the proposal provides a high quality development. It will function well to the overall area, be visually attractive and create a strong sense of place. It will respect and make a positive contribution to the street scene and the character of the surrounding area in Knowle Green. It is considered that the proposal will pay due regard to the scale, height, proportions, building lines of adjoining buildings and land and it is also noted that good quality

materials are proposed. The proposal will provide for a community need in terms of the erection of a modern leisure centre with updated facilities to replace the existing one which is out-dated. Although resulting in a loss of open space the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current use. The proposal will have an acceptable impact on the amenity of neighbouring properties and uses, and will be acceptable in regard to highway matters, parking, flooding, drainage, contaminated land, air quality, archaeology, ecology and trees. It is considered that the proposal complies with policies EN1, EN3, EN4, EN8, LO1, CO1, CC1, CC2 and CC3 of the Core Strategy and Policies DPD 2009 and the principles set out in the NPPF and the National Design Guide and Policy BE26 of the Saved Local Plan.

7.88 Accordingly, the application recommended for approval.

7.89 The application will need to be referred to the Secretary of State in accordance with The Town and Country Planning (Consultation) (England) Direction 2021. This is because it is a departure from the Local Plan and will comprise leisure development in an out-of-centre location. If the Secretary of State decides not to call the application in to determine himself, the application should be subject to the following conditions set out in the Recommendations section below.

8. Recommendation

8.1 In accordance with the Town and Country Planning (Consultation) (England) Direction 2021, refer to the Secretary of State with a recommendation to APPROVE subject to the following:

8.2 GRANT subject to the following conditions:

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

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.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and drawings:

2079-VZV-00-00-DR-J-0112 Rev. 4; /0111 Rev. 7; /0400 Rev. 4

2079-VZV-00-DR-M-0570 Rev. 4

2079-VZV-00-00-DR-M-0570 Rev. 5; /5570 Rev. 2

2079-VZV-00-01-DR-M-5570 Rev. 2; /0570 Rev. 5

2079-VZV-00-02-DR-M-0570 Rev. 5; /5570 Rev. 2

(03)010 Rev. C

16002-GT3-00-XX-DR-A-(90)0001_Rev. 6; /(08)0004_Rev. 5;
/(90)0005_Rev. 4; /(90)0007_Rev. 4; /(90)0008_Rev. 4
/(08)0030_Rev. 5; /(08)0031_Rev. 6; /(08)0021_Rev. 7

16002-GT3-00-ZZ-DR-A-(08)0010_Rev. 6; /(08)0011_Rev. 6;
/(08)0012_Rev. 6; /(08)0014_Rev. 3; /(08)0020_Rev. 7;
/(08)0021_Rev. 6; /(08)0040_Rev. 1; /(90)0010 Rev. 1

16002-GT3-00-R1-DR-A-(08)0004_Rev. 7; 16002-GT3-00-R1-DR-A-
(08)0005_Rev. 7; 16002-GT3-00-01-DR-A-(08)0002_Rev. 9; 16002-
GT3-00-02-DR-A-(08)0003_Rev. 9; 16002-GT3-00-00-DR-A-
(08)0001_Rev. 9

16002-GT3-00-A-(08)0015_Rev. 1; /(08)0016_Rev. 1; /(08)0017_Rev.
1

RMT376-TCP1-Rev. A; /TCP2-Rev. A; /TCP3-Rev. A; /TPP1-Rev. A;
/TPP2-Rev. A; /TPP3-Rev. A

All received 08 December 2020

18107-MA-XX-XX-DR-C-0012-P01 received 04 June 2021

16002-GT3-00-B1-DR-A-(08)0000_Rev. 9 received 11 June 2021

16002-GT3-00-XX-DR-A-(08)0013 _Rev 6 received 14 June 2021

Reason: - For the avoidance of doubt and in the interest of proper
planning

3. No development above damp-proof course level shall take place until details of the materials to be used for the external surfaces of the buildings and other external surfaces of the development are submitted to and approved by the Local Planning Authority. The development shall then be constructed in accordance with the approved materials and detailing.

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.

4. No development shall take place until:-

(i) A site investigation has been carried out to fully characterise the nature and extent of any land and 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.

(ii) 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.

Reason:-

- (a) To protect the amenities of future occupants 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" providing 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.

5. 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 occupants and the environment from the effects of potentially harmful substances.

6. Following construction of any groundwork and foundations, no construction of development above damp-proof course level shall take place until a report has been 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.

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.

7. Details of a scheme of both soft and hard landscaping works shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any part of the development hereby approved. The approved scheme of tree and shrub planting shall be carried out prior to the first occupation of the new building. 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 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.

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

8. 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.

9. Prior to the occupation of the buildings 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 buildings and shall at all times accord with the approved details.

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

10. The development hereby permitted shall not commence until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the local planning authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS. The required drainage details shall include:
 - a) The results of infiltration testing completed in accordance with BRE Digest: 365 and confirmation of groundwater levels.
 - b) Evidence that the proposed final solution will effectively manage the 1 in 30 & 1 in 100 (+40% allowance for climate change) storm events, during all stages of the development. If infiltration is

deemed unfeasible, associated discharge rates and storage volumes shall be provided using a maximum discharged rate of 2 l/s.

- c) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers, etc.).
- d) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected.
- e) Details of drainage management responsibilities and maintenance regimes for the drainage system.
- f) Details of how the Sustainable Drainage System will be protected and maintained during the construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.

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

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

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

12. The development shall take place in accordance with the programme of archaeological work set out in the 'Written scheme of investigation for an archaeological evaluation' prepared by Foundations Archaeology, reference v1.1. and dated February 2021.

Reason: The site is capable of containing archaeological remains and it is important that the archaeological information should be preserved as a record before it is destroyed by the development

13. The development shall be carried out in accordance with the submitted Flood Risk Assessment, reference BJP-JBAU-XX-00-RP-EN-0001_A1_C03-Knowle_Green_FRA, dated March 2021 by JBA Consulting and the following mitigation measures it details:

- Finished floor levels shall be set no lower than 14.81 metres above Ordnance Datum (AOD)
- Compensatory storage shall be provided in the form of voids with a soffit level of at a minimum of 14.6 metres above Ordnance Datum (AOD)

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To reduce the risk of flooding to the proposed development and future occupants and to prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided.

14. No part of the development shall be first occupied unless and until the proposed pedestrian access to Knowle Green has been constructed and provided in accordance with the approved plans, such access to be provided with a means within the private land of preventing private water from entering the highway. Thereafter the pedestrian access shall be permanently retained and maintained.

Reason: In order that the development makes suitable provision for sustainable travel, in accordance with the sustainable objectives of Chapter 9 "Promoting sustainable transport" of the National Planning Policy Framework 2019, and policies CC2 and CC3 of Spelthorne Borough Council's Core Strategy and Policies Development Plan Document February 2009.

15. The development hereby approved shall not be first occupied unless and until facilities for the secure parking of bicycles within the development site have been provided in accordance with the approved plans. Thereafter the said approved facilities shall be retained and maintained to the satisfaction of the Local Planning Authority.

Reason: In order that the development makes suitable provision for sustainable travel, in accordance with the sustainable objectives of Chapter 9 "Promoting sustainable transport" of the National Planning Policy Framework 2019, and policies CC2 and CC3 of Spelthorne Borough Council's Core Strategy and Policies Development Plan Document February 2009.

16. 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 and Surrey County Council's "Travel Plans Good Practice Guide". Thereafter the approved Travel Plan shall be implemented upon first occupation and maintained and developed in accordance with the terms set out in Travel Plan to the satisfaction of the Local Planning Authority.

Reason: In order that the development makes suitable provision for sustainable travel, in accordance with the sustainable objectives of Chapter 9 “Promoting sustainable transport” of the National Planning Policy Framework 2019, and policies CC2 and CC3 of Spelthorne Borough Council’s Core Strategy and Policies Development Plan Document February 2009.

17. The development hereby approved shall not be occupied unless and until a minimum of 30 parking spaces 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), and a further 30 spaces provided with an electrical supply to accommodate future provision in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason: In order that the development makes suitable provision for sustainable travel, in accordance with the sustainable objectives of Chapter 9 “Promoting sustainable transport” of the National Planning Policy Framework 2019, and policies CC2 and CC3 of Spelthorne Borough Council’s Core Strategy and Policies Development Plan Document February 2009.

18. Prior to commencement of the development, a Car Parking Management Plan, to include details of:

- a) location, quantity and layout of parking spaces;
- b) Control measures to be implemented in each of the parking areas;
- c) Measures to encourage development operatives to park away from the development shall be submitted to and approved;
- d) Measures to communicate availability, locations and terms of parking to visitors and site operatives, for each phase of the development shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter the approved Car Parking Management Plan shall be fully implemented and the associated facilities retained and maintained to the satisfaction of the Local Planning Authority.

Reason: In order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and accord with the National Planning Policy Framework 2019 and policy CC2 of Spelthorne Borough Council’s Core Strategy and Policies Development Plan Document February 2009.

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

- (a) parking for vehicles of site personnel, operatives and visitors
- (b) loading and unloading of plant and materials
- (c) storage of plant and materials

- (d) programme of works (including measures for traffic management)
- (e) provision of boundary hoarding behind any visibility zones
- (f) HGV deliveries and hours of operation
- (g) measures to prevent the deposit of materials on the highway
- (h) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused
- (i) on-site turning for construction vehicles has been submitted to and approved in writing by the Local Planning Authority.

Only the approved details shall be implemented during the construction of the development.

Reason: In order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and accord with the National Planning Policy Framework 2019 and policy CC2 of Spelthorne Borough Council's Core Strategy and Policies Development Plan Document February 2009.

20. The premises shall only be open to members of the public for the purposes hereby permitted between 6.00am and 11.00pm on Mondays to Fridays, between 7.00am and 10.00pm Saturdays to Sundays, and between 7.00am and 7.00pm on Bank Holidays.

Reason: To safeguard the amenity of neighbouring properties.

21. The use of the outdoor pitches on the roof shall only operate between 7.00am and 10.00pm Monday to Friday, and between 7.00am and 9.00pm Saturdays and Sundays.

Reason: To safeguard the amenity of neighbouring properties.

22. The external floodlighting serving the outdoor pitches on the roof of the building shall not operate between the hours 10.30pm and 7.00am Monday to Friday, nor between 9.30pm and 7.00am on Saturdays and Sundays.

Reason: To safeguard the amenity of neighbouring properties.

23. All plant to be installed in association with the proposed development 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.

24. Prior to the occupation of the new leisure centre, 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 details shall include the provision of acoustic fencing along the boundaries of the site. The boundary treatment shall be completed before the new car park is occupied and thereafter maintained as approved.

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

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

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

26. The proposed tree surgery works, tree and ground protection measures, demolition and construction works and timescales shall be carried out strictly in accordance with the recommendations in the RMTTree Consultancy Ltd Arboricultural Survey Implications Assessment & Arboricultural Method Statement RMT376-Rev B dated 12 May 2021.

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.

27. Prior to the commencement of development a Construction Method Statement in relation to the sewer re-alignment at the rear of the site and its impact on the Root Protection Area of the retained trees shall be submitted and approved in writing by the Local Planning Authority. The details shall show the proposed pit entry and exit locations for the underground excavation machinery. The sewer re-alignment works shall be carried out in accordance with the approved details.

To protect the health and condition of the existing adjacent trees.

28. Prior to the occupation of the building hereby approved, a scheme to provide bird boxes and bat boxes 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 is occupied and thereafter maintained.

Reason:- To encourage wildlife on the site.

29. No demolition or construction work shall take place until a Construction Environmental Management Plan incorporating a Demolition Method Statement, and a Dust Management Plan (DMS) has been submitted to and approved in writing by the Local Planning Authority. The agreed

methodology and mitigation measures shall be implemented in accordance with the approved details.

Reason: -To protect local air quality and help prevent statutory nuisance.

30. Prior to the occupation of the building, details of the proposed 2.5 m high acoustic barrier to be installed at roof level on the eastern elevation of the building shall be submitted to and approved in writing by the Local Planning Authority. The acoustic barrier shall be installed prior to the occupation of the building and thereafter retained as approved.

Reason: To safeguard the amenity of neighbouring properties.

31. Prior to the demolition of the existing leisure centre, a Scheme of Community Engagement shall be submitted to and approved in writing by the Local Planning Authority and shall comprise:

- The formation of a liaison group during the demolition works;
- A timetable of meetings for the liaison group to provide briefings, updates and timetables in respect of the demolition works;
- A single point of contact with the objective of providing fast reporting and resolution of any concerns expressed by local residents and community facilities including the day nursery in connection with the demolition works; and
- A formal recording process for any concerns expressed with the response.

The applicant shall operate the Scheme of Community Engagement for the duration of the demolition works.

Reason: To mitigate any impacts on the users of the surrounding developments as a result of their close proximity and the restricted nature of the site occupied by the existing leisure centre.

Informatives

1. If proposed works result in infiltration of surface water to ground within a Source Protection Zone the Environment Agency will require proof of surface water treatment to achieve water quality standards. If there are any further queries please contact the Flood Risk Asset, Planning, and Programming team via SUDS@surreycc.gov.uk. Please use our reference number in any future correspondence.
2. A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or

by emailing trade.effluent@thameswater.co.uk . Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

3. The proposed development is located within 15 metres of Thames Waters underground assets and as such, the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other [structures](https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-divertingour-pipes).
<https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-divertingour-pipes>. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB.
4. 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).
5. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Please refer to: <http://www.beama.org.uk/resourceLibrary/beama-guide-to-electric-vehicle-infrastructure.html> for guidance and further information on charging modes and connector types.
6. 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.
7. The permission hereby granted shall not be construed as authority to carry out any works (including Stats connections/diversions required by the development itself or the associated highway works) on the highway. 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 (including Stats connections/diversions required by the development itself or the associated highway 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/permits-and-licences/traffic-management-permit-scheme> and <https://www.surreycc.gov.uk/land-planning-and-development/planning/transport-development/alterations-to-existing-roads>

8. 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).

9. The applicant is advised that the essential requirements for an acceptable communication plan forming part of a Method of Construction Statement are viewed as:
- a. how those likely to be affected by the site's activities are identified and how they will be informed about the project, site activities and programme;
 - b. how neighbours will be notified prior to any noisy/disruptive work or of any significant changes to site activity that may affect them;
 - c. the arrangements that will be in place to ensure a reasonable telephone response during working hours;
 - d. the name and contact details of the site manager who will be able to deal with complaints; and
 - e. how those who are interested in or affected will be routinely advised regarding the progress of the work. Registration and operation of the site to the standards set by the Considerate Constructors Scheme (<http://www.ccscheme.org.uk/>) would help fulfil these requirements.
10. The applicant should be mindful to follow best practice when selecting gas-fired boilers. A minimum standard of less than 40mgNO_x/kWh should be met.

All gas fired CHP plant should meet a minimum emissions standard of 250mgNO_x/kWh for spark ignition engine.

11. The applicant should be mindful to follow best practice dust control measures during demolition, earthworks, and construction to prevent excessive dust emissions.
12. The applicant is advised the proposed ecological precautionary working methods should follow best ecological practice and should include:
 - All clearance works should ideally be taken when common reptiles/amphibians are likely to be fully active i.e. during the April to September period
 - Clearance of tall vegetation should be undertaken using a strimmer or brush cutter with all cuttings raked and removed the same day. Cutting will only be undertaken in a phased way which may either include:
 - Cutting vegetation to a height of no less than 30mm, clearing no more than one third of the site in anyone day or;
 - Cutting vegetation over three consecutive days to a height of no less than 150mm at the first cut, 75mm at the second cut and 30mm at the third cut
 - Following removal of tall vegetation using the methods outlined above, remaining vegetation will be maintained at a height of 30mm through regular mowing or strimming to discourage common reptiles/amphibians from returning.
 - Ground clearance of any remaining low vegetation (if required) and any ground works will only be undertaken following the works outlined above.
 - Any trenches left overnight will be covered or provided with ramps to prevent common reptiles from becoming trapped.
 - Any building materials such as bricks, stone etc. will be stored on pallets to discourage reptiles/amphibians from using them as shelter. Any demolition materials will be stored in skips or similar containers rather than in piles on ground.
13. In assessing this application, officers have worked with the applicant in a positive, creative and proactive manner consistent with the requirements of paragraphs 38-41 of the NPPF. This includes the following –
 - a). Provided or made available 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 proactively communicated with the applicant through the process to advise progress, timescale or recommendation.

Architectural floor plan of the 1st floor of the National Aquatics Centre. The plan shows a large swimming pool area (blue) and a viewing area (green). A red line indicates the boundary between the pool area and the rest of the floor. The plan is divided into several sections, including a large hall (pink) and a smaller hall (orange). The legend identifies the following departments: Circulation, Storage, Admin, Office, Dry Change, Dry Change Showers, Dry Change Toilets, Fitness Suite, Sports Spaces, Studio, Clinic, Plant, Swimming, Changing & WCs, and Viewing Area. The plan also shows the location of the North Wall Sports Hall and the South Wall Sports Hall.

Planning Appeals Report – V1.0 ISSUED

List of Appeals Started between 14 May 2021 – 09 June 2021

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature
20/01576/HOU 181 Elizabeth Avenue Laleham Staines-upon-Thames	03.06.2021	Fast Track Appeal	APP/Z3635/D/21/3272490 Retention of boundary fence and the erection of an additional fence and gates.

Appeal Decisions Received 14 May 2021 – 09 June 2021

Case Ref & Address	Date Received	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspector's Comments
20/01454/HOU 18 Junction Road Ashford TW15 1NQ	25.02.2021	Fast Track Appeal	APP/Z3635/D/21/3268072 Erection of a side extension that joins the bungalow's roof, the erection of a single storey rear extension and loft conversion including the installation of a rear facing dormer and 2 no rooflights on the proposed side extension (1 no at the front and 1 no to the side roof slopes) to provide additional habitable accommodation (following demolition of existing conservatory and partial demolition of a garage at the rear). Proposed new access via Junction Road.	Appeal Dismissed	01.06.2021	The proposed side extension would represent large addition that would fail to respect the modest character of the host property and would create unbalanced symmetrical appearance to the pair of semi-detached bungalows. Furthermore, the proposal loft extension would be unduly dominant and incongruous feature. Consequently, in this regard, the proposal would conflict with Policy EN1 of the Core Strategy and Policies Development Plan Document 2009.

Case Ref & Address	Date Received	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspector's Comments
20/00872/FUL Brookside Acacia Road Staines-upon- Thames	04.03.2021	Written Representation	APP/Z3635/W/20/3265624 The demolition of a detached chalet bungalow together with a garage, shed and greenhouse to make way for 4 no. two bed flats with associated parking and amenity space.	Appeal Dismissed	04.06.2021	<p>The main issue is the effect of the proposal on the character and appearance of the surrounding area.</p> <p>The Inspector concluded that the proposal would have an unacceptable and harmful effect on the character and appearance of the surrounding area. This is due to the overly-large scale and design of the building in comparison to the immediate neighbours, the amount of hardstanding to the front and the introduction of flats would result in an intensification of the use of the site.</p>

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Major Applications

This report is for information only

The list below comprises current major applications which may be brought before Planning Committee for determination. These applications have either been submitted some time ago but are still not yet ready for consideration or are recently received applications that are not ready to be considered by the Planning Committee. The background papers for all the applications are contained on the Council's website (Part 1 Planning Register).

All planning applications by Spelthorne Borough Council and Knowle Green Estates will be brought before the Planning Committee for determination, regardless of the Planning Officer's recommendation. Other planning applications may be determined under officers' delegated powers.

If you wish to discuss any of these applications, please contact the case officer(s) in the first instance.

App no	Site	Proposal	Applicant	Case Officer(s)
20/00802/FUL	Victory Place	Redevelopment of surplus hospital car park for 127 residential units comprising 122 flats and 5 terraced houses, in buildings ranging from 2 to 5 storeys in height, with associated access, parking, services, facilities and amenity space.	Spelthorne Borough Council	Matthew Churchill/Fiona Tebbutt

App no	Site	Proposal	Applicant	Case Officer(s)
20/01199/FUL On Planning Committee agenda	The Old Telephone Exchange, Masonic Hall and adjoining Land Elmsleigh Road Staines-upon-Thames	Demolition of the former Masonic Hall and redevelopment of site to provide 206 dwellings together with car and cycle parking, hard and soft landscaping and other associated works.	Inland Homes Ltd	Paul Tomson / Kelly Walker
19/01211/FUL	Benwell House 1 Green Street Sunbury On Thames TW16 6QS	Erection of 5 storey residential block to provide 39 units, with a mix of 12 x 1-bed, 24 x 2-bed and 3 x 3-bed units together with associated parking, landscaping and access.	Knowle Green Estates	Russ Mounty
20/00344/FUL	Thameside House South Street Staines-upon-Thames TW18 4PR	Demolition of existing office block and erection of 140 residential units in two buildings, with flexible commercial and retail space, associated landscaping, parking and ancillary facilities.	Spelthorne Borough Council	Russ Mounty/Vanya Popova
19/01731/FUL	Littleton Industrial Estate Littleton lane Shepperton	Demolition of the existing buildings, retention of existing buildings 1, 15 and 17 and part retention of building 10 (as defined in CLUED 18/01054/CLD), creation of new buildings ranging between 1 and 2 storeys providing up	Brett Aggregates Limited	Russ Mounty

App no	Site	Proposal	Applicant	Case Officer(s)
		to approximately 4,358.7sqm of floorspace for use classes A3, B1, B2 and B8, creation of outside storage areas for use class B2, creation of hardstanding and access routes, car parking, cycle storage, servicing, plant areas, creation of green areas and landscaping and other associated works.		
20/01112/FUL	Charter Square Phase 1C London Road Staines	Redevelopment of the site to provide 66 new residential units (Use Class C3) with flexible commercial, business and service floorspace (Use Class E) and drinking establishment floorspace (Sui Generis) at ground floor, rooftop amenity space; landscaping and enhancements to the central public square, associated highway works, and other ancillary and enabling works.	London Square Developments Ltd.	Matthew Churchill
20/00780/FUL	Hitchcock and King	Sub-division of existing retail warehouse and change of use to create an A1 food store and an A1 / D2 Use Class Unit, with reconfiguration of the site car park, elevational changes, installation of plant equipment, and other ancillary works.	Lidl Great Britain	Matthew Clapham
20/01486/FUL On Planning Committee agenda	Spelthorne Leisure Centre and Open Space to the east	Construction of a new leisure centre with associated parking, pedestrian access, landscaping and public realm, and the demolition of the existing leisure centre	Spelthorne Borough Council	Paul Tomson/Kelly Walker

App no	Site	Proposal	Applicant	Case Officer(s)
	Knowle Green Staines-upon- Thames TW18 1AJ			
20/01555/FUL	Land to the North of Hanworth Road (Lok N Store and Johnson and Johnson) Sunbury On Thames TW16 5LN	Demolition of existing buildings and structures and redevelopment of the site to include the erection of two new warehouse buildings for flexible use within Classes B2, B8 and/or light industrial (Class E), revised junction layout (A316 slip lane) and associated parking, servicing, landscaping and access and infrastructure works.	Diageo Pension Trust Ltd	Paul Tomson/Drishti Patel
20/01483/FUL	487 - 491 Staines Road West Ashford TW15 2AB	Erection of 11 no. apartments comprising 8 no. 2 bed units, 1 no. one bed units and 2 no. studio apartments, with associated car parking, landscaping and amenity space. following demolition of existing bungalows and outbuildings.	Heron's Rest Developments Limited	Kelly Walker
20/01197/FUL	Ferris Meadow	Retention of decked area and dry storage unit for use in association with open water swimming	Shepperton Open Water Swim	Kelly Walker

App no	Site	Proposal	Applicant	Case Officer(s)
20/01533/FUL	Laleham Farm Shepperton Road Laleham	Stationing of caravans	W. B Chambers Farms Ltd	Kelly Walker
21/00388/FUL	Laleham Farm Shepperton Road Laleham	Part retrospective application for the erection of polytunnels, temporary screens, drainage works and landscaping	W. B Chambers Farms Ltd	Kelly Walker
21/00560/RMA	Shepperton Studios Studios Road Shepperton	Approval of the reserved matters comprising details of car parking, landscaping and other works and is submitted pursuant to condition 1 of planning permission 18/01212/OUT dated 4th July 2019. Details to partially discharge conditions 3, 7, 13 and 14 pursuant to the outline consent.	Shepperton Studios Limited	Russ Mounty
21/00593/FUL	Land To The Rear Of 109 Ashgrove Road Ashford TW15 1NY	Erection of building over 3 floors to provide 12 flats, comprising 4 no. one bed flats and 8 no. two bed flats with associated parking, landscaping, and amenity space.	Eaton Homes of Surrey Ltd	Kelly Walker
21/00650/FUL	Scania Depot Mentone Farm Bedfont Road Stanwell	Reconfiguration of existing car park to create additional parking bays and a hard standing area for truck retail together with replacement	Scania Heathrow	Matthew Churchill

App no	Site	Proposal	Applicant	Case Officer(s)
	Staines-upon-Thames TW19 7LY	of the existing boundary fence and floor mounted LED floodlights.		
21/00010/FUL	Renshaw Industrial Estate	Demolition of existing industrial buildings and redevelopment to provide 2 new buildings (5-13 storeys) comprising 397 build-to-rent residential apartments (Use Class C3) including affordable housing, ancillary residential areas (flexible gym, activity space, concierge and residents lounge), landscaping, children's play area and car and cycle parking.	Mill Mead Nom 1 And Mill Mead Nom 2 C/o Dandara Ltd	Russ Mounty
21/00543/FUL	Crownage Court, 99 Staines Road West	Provision of a rooftop extension to provide 14 duplex apartments	Mr Harris Akhtar Richmond Collection	Kelly Walker
21/00811/FUL	Penton Hook Farm	Conversion of the existing outbuilding, currently used as garages, into two residential units with separate access, with associated parking spaces, refuse storage, and cycle storage.	Harleystone Properties Ltd	Matthew Churchill
21/00912/FUL	Works Langley Road	Demolition of existing works building and erection of 23 dwellings (14 dwelling houses and 9 apartments) including access, parking, landscaping and replacement substation'	Shanly Homes Ltd	Kelly Walker

Esmé Spinks
Planning Development Manager

10/06/2021

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PLANNING GLOSSARY OF TERMS AND ABBREVIATIONS

TERM	EXPLANATION
ADC	Advert application
AMD	Amend (Non Material Amendment) – minor change to an application after planning permission has been given
AOD	Above Ordinance Datum. Height, in metres, above a fixed point. Used to assess matters of comparative heights in long distance views and flooding modelling
AQMA	Air Quality Management Area
BCN	Breach of Condition Notice. Formal enforcement action to secure compliance with a valid condition
CHA	County Highways Authority. Responsible for offering advice on highways issues relating to planning applications as well as highways maintenance and improvements
CIL	Community Infrastructure Levy – A levy on housing development to fund infrastructure in the borough
CLEUD/CLD	Certificate of Lawful Existing Use or Development. Formal procedure to ascertain whether a development which does not have planning permission is immune from enforcement action
CS&P DPD	Core Strategy and Policies Development Plan Document
COU	Change of use planning application
CPD	Certificate of Lawful Proposed Use or Development. Formal procedure to ascertain whether a development is permitted development and does not require planning permission
Conservation Area	An area of special architectural or historic interest designated due to factors such as the layout of buildings, boundaries, characteristic materials, vistas and open spaces
DAS	Design and Access Statement. This is submitted with a planning application and sets out the design principles that the applicant has adopted to make the proposal fit into its wider context
Development Plan	The combined policy documents of the Local Plan, Minerals and Waste Plans. The Minerals and Waste Plans are prepared by Surrey County Council who has responsibility for these functions

DM	Development Management – the area of planning service that processes planning applications, planning appeals and enforcement work
DMPO	Development Management Procedure Order - This Order provides for procedures connected with planning applications, consultations in relation to planning applications, the determination of planning applications and appeals
DPH	Dwellings per Hectare (density)
EA	Environment Agency. Lead government agency advising on flooding and pollution control
EIA	Environmental Impact Assessment – formal environmental assessment of specific categories of development proposals
EHO	Environmental Health Officer
ES	Environmental Statement prepared under the Environmental Impact Assessment Regulations
FRA	Flood Risk Assessment
FUL	Full planning application
GPDO	General Permitted Development Order. Document which sets out categories of permitted development (see 'PD' below)
HOU	Householder planning application
LBC	Listed Building Consent – consent to alter a listed building
LLFA	Lead Local Flood Authority
Local Plan	The current development policy document
LPA	Local Planning Authority
Material Considerations	Matters which are relevant in the determination of planning applications
MISC	Miscellaneous applications (usually a consultation by adjoining boroughs)
NPPF	National Planning Policy Framework, 2019. This is Policy issued by the Secretary of State detailing national planning policy within existing legislation
OUT	Outline planning application – obtaining the principle of development

PAP	Prior Approval application
PCN	Planning Contravention Notice. Formal notice, which requires information to be provided in connection with an enforcement investigation. It does not in itself constitute enforcement action
PD	Permitted development – works which can be undertaken without the need to submit a planning application
PDDC	Permitted Development New Dwelling in commercial or mixed use
PDDD	Permitted Development prior approval new dwelling on detached buildings
PDDN	Permitted Development prior approval demolish and construct new dwellings
PDDS	Permitted Development prior approval enlarge dwelling by additional storeys
PDDT	Permitted Development prior approval new dwelling on terraced buildings
PDH	Permitted Development Householder prior approval
PDNF	Permitted Development prior approval new dwellings on flats
PDO	Permitted Development prior approval conversion of office to residential.
PINS	Planning Inspectorate responsible for determining planning appeals on behalf of the Secretary of State
PIP	Permission in Principle application
POCA	Proceeds of Crime Act. Used by LPAs to obtain confiscation orders against those committing offences under the Town and County Planning Act 1990 following successful conviction
PPG	National Planning Practice Guidance. This is guidance issued by the Secretary of State detailing national planning practice and guidance within existing legislation. It is also known as NPPG <i>National Planning Practice Guidance</i>
Ramsar Site	A wetland of international importance
RIPA	Regulation of Investigatory Powers Act. Provides limitation on covert surveillance relating to enforcement investigation
RMA	Reserved Matters application – this follows on from an outline planning permission and deals with some or all of the outstanding details of the outline application including: appearance, means of access, landscaping, layout and scale

RVC	Removal or Variation of Condition on a planning permission
SAC	Special Area of Conservation – an SSSI additionally designated as a Special Area of Conservation under the European Community’s Habitats Directive 1992 in order to maintain or restore priority natural habitats and wild species
SCAMD	Surrey County Council amended application (minor changes following planning permission)
SCC	Surrey County Council planning application
SCI	Statement of Community Involvement. The document and policies that indicate how the community will be engaged in the preparation of the new Local Plan and in the determination of planning applications
Section 106 Agreement	A legal agreement for the provision of facilities and/or infrastructure either directly by a developer or through a financial contribution, to meet the needs arising out of a development. Can also prevent certain matters
SLAA	Strategic Land Availability Assessment
SNCI	Site of Nature Conservation Importance. A non-statutory designated area of county or regional wildlife value
SPA	Special Protection Area. An SSSI additionally designated a Special Protection Area under the European Community’s Directive on the Conservation of Wild Birds 1979. The largest influence on the Borough is the Thames Basin Heath SPA (often referred to as the TBH SPA)
SPD	Supplementary Planning Document – provides additional advice on policies in Local Development Framework (replaces SPG)
SSSI	Site of Special Scientific Interest is a formal conservation designation, usually due to the rare species of flora or fauna it contains
SuDS	Sustainable Urban Drainage Systems. Providing urban drainage systems in a more environmentally sensitive way by systems designed to reduce the quantity of run-off, slow its velocity or provide for filtering, sedimentation and biological degradation of the water
Sustainable Development	Sustainable development is the core principle underpinning planning. It is defined as “development that meets the needs of the present without compromising the ability of future generations to meet their own needs”
T56	Telecom application 56 days to determine

TA	Transport Assessment – assessment of the traffic and transportation implications of a development proposal
TCA	Trees in a conservation area – six weeks' notice to the LPA is required for works to trees in a conservation area. This gives an opportunity for the LPA to consider whether a tree preservation order should be made to protect the trees
TPO	Tree Preservation Order – where a tree or trees are formally protected, and prior consent is needed for pruning or felling
TRICS	Computerised database and trip rate analysis used to estimate traffic flows to and from a variety of land uses, to assess transportation implications of new development in southern England
Further definitions can be found in Annex 2 of the NPPF	

Esmé Spinks 13/01/2021

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2

BOROUGH OF SPELTHORNE

TOWN AND COUNTRY PLANNING ACT 1990 AND LOCAL GOVERNMENT ACT 1972

c/o Agent
Miss Tara Johnston
Lichfields
The Minster Building
21 Mincing Lane
London
EC3R 7AG



For: c/o Agent Miss Tara Johnston	PTKW	20/01199/FUL
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The BOROUGH OF SPELTHORNE as LOCAL PLANNING AUTHORITY under the provisions of Part III of the Town and Country Planning Act 1990 and Part IX of the Local Government Act 1972, DO HEREBY

REFUSE PLANNING PERMISSION

FOR THE DEVELOPMENT SPECIFIED IN THE SCHEDULE HERETO

SCHEDULE

The development specified in the application for Planning Permission dated 14 October 2020 and shown on the plans submitted therewith, namely:

PROPOSAL:	<p>Demolition of the former Masonic Hall and redevelopment of site to provide 206 dwellings together with car and cycle parking, hard and soft landscaping and other associated works.</p> <p>As shown on the following drawings:</p> <p>ERS-ASA-ALL-00-DR-A-110 Rev. R1; /120 Rev. R1; /121 Rev. R1; 122 Rev. R1; /140 Rev. R1; /141 Rev. R1; /0200 Rev. R12; /300 Rev. R1; /301 Rev. R1; /0405 Rev. R1; /4100 Rev. R1; /4101 Rev. R1 received 14 October 2020. ERS-ASA-ALL-01-DR-A-0201 Rev. R9; ERS-ASA-ALL-02-07-DR-A-0202 Rev. R9; ERS-ASA-ALL-08-DR-A-0209 Rev. R5; ERS-ASA-ALL-09-12-DR-A-0209 Rev. R5; ERS-ASA-ALL-13-14-DR-A-0213 Rev. R5; ERS-ASA-ALL-15-DR-A-0215 Rev. R6 Received 14 October 2020. ERS-ASA-ALL-XX-DR-A-251 Rev. R4; /252 Rev. R4; /253 Rev. R4; /254 Rev. R4; /255 Rev. R4; /256 Rev. R4 Received 14 October 2020. D2864-FAB-XX-00-DR-L-0200 Rev. PL04; /0210 Rev. PL04 received 14 October 2020. ERS-ASA-ALL-00-DR-A-100 Rev. R2 received 06 January 2021. INL/E4445/007B received 09 February 2021. ERS-ASA-ALL-00-DR-A-0400 Rev. R5; /0401 Rev. R5; /0402 Rev. R5; /0403 Rev. R5; /0404 Rev. R2; and ERS-A-SK-210301MR01-R01 Rev. R3 received 19 April 2021. 04550-TR-0021-P2; 0032-P1; /0033-P2; /0033A received 01 June 2021.</p>
AT:	<p>The Old Telephone Exchange, Masonic Hall and Adjoining Land Elmsleigh Road Staines-upon-Thames TW18 4PN</p>

As shown on plans

The reason(s) for the decision of the Council to refuse Planning Permission for the development specified in the Schedule are set out overleaf.

Dated 24 June 2021

Signed : *EJ Spinks*
Planning Development Manager
Duly authorised in this behalf

PLEASE READ THE ACCOMPANYING NOTES OVERLEAF

Notes

- (1) If the applicant is aggrieved by the decision of the Planning Authority named overleaf to refuse permission or approval for the proposed development to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78 of the Town and Country Planning Act, 1990, within six months of the date of this notice. (Appeals must be made on a form that is obtainable from the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN). The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances, which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him, that permission for the proposed development could not have been granted by the Planning Authority named overleaf or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements (the statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act, 1990, namely Sections 70 and 72(1) of the Act) to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the Planning Authority named overleaf was based on a direction given by him.
- (2) If permission to develop the land is refused or granted subject to conditions, whether by the Planning Authority named overleaf or by the secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Borough Council in whose area the land is situated, a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act, 1990, and by the Local Government Act, 1972.
- (3) In certain circumstances, a claim may be made against the Planning Authority named overleaf, for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him, the circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990, and by the Local Government Act, 1972.

Reason:-The proposals, by virtue of the height of the two towers and inadequate car parking, represent an unacceptable overdevelopment of the site resulting in a development which is:

- i) out of character with the surroundings and fails to have due regard to the height of adjoining buildings and land, resulting in a development which would not make a positive contribution to the street scene and would have a detrimental impact on the character of the area and the street scene, and
- ii) is likely to result in unacceptable parking stress on residential roads in the locality which would be detrimental to the amenity of residential properties, contrary to Policies EN1(a) and CC3 of the Spelthorne Borough Core Strategy and Policies Development Plan Document, 2009, and the Parking Standards Supplementary Planning Guidance, 2011.

INFORMATIVES TO APPLICANT

1. In assessing this application, officers have worked with the applicant in a positive, creative and proactive manner consistent with the requirements of paragraphs 38-41 of the NPPF. This includes the following:
 - a). Provided or made available 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 proactively communicated with the applicant through the process to advise progress, timescale or recommendation.