



Bugle Nurseries, Upper Halliford Road, Shepperton APP/Z3635/W/23/

Draft Conditions – Revised 04.12.23

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

- (a) the Appearance, Landscaping; hereinafter called "the reserved matters", and which are hereby reserved for subsequent approval by the Local Planning Authority, application for such approval shall be made to the Local Planning Authority before the expiration of two years from the date of this permission.
- (b) The development hereby permitted shall be begun before the expiration of one year from the date of approval of the last of the reserved matters to be approved.

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

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

- (i) Appearance
- (ii) Landscaping

Reason: -

- (a) This is an outline application permitted in accordance with the provision of Article 5(1) of the Town and County Planning (Development Management Procedure) Order, 2015.
- (b) To ensure the proposed development does not prejudice the appearance of the locality.

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

F2001 Rev. P1; F2100 Rev. P1; F2101 Rev. P1; F2300 Rev. P1; F2500 Rev. P1; D2005 Rev. P2 D2003 Rev. P1; D2002 Rev. P2; D2001 Rev. P1; MBSK221014- 08 Rev. P1.

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

4. No development shall take place until:-

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

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

(c) A written method statement for the remediation of land and/or groundwater contamination affecting the site shall be agreed in writing with the Local Planning Authority prior to the commencement of remediation. The method statement shall include an implementation timetable and monitoring proposals, and a remediation verification methodology.

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

Reason:-

To protect the amenities of future residents and the environment from the effects of potentially harmful substances, in accordance with Policy 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. No development shall commence 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 and maintained to the satisfaction of the Local Planning Authority unless otherwise agreed in writing.

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. The development hereby approved shall not be commenced unless and until the proposed vehicular access to Upper Halliford Road has been provided with visibility zones in accordance with Drawing Number MBSK221014-08 P1 and thereafter the visibility zones shall be kept permanently clear of any obstruction measured from 0.6m above the road surface.

Reason:- The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users.

8. During and after the construction of the development hereby approved, there shall be no means of vehicular access from the site to Upper Halliford Road over the existing access at the northern boundary of the site.

Reason:- The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users.

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

- (a) Provision of a puffin pedestrian crossing facility on Upper Halliford Road close to the site access including dropped kerbs, tactile paving and zig zag lines;
- (b) Provision of a safe and step-free route for pedestrians to travel from the proposed development onto the western footway of A244 Upper Halliford Road.

Reason:- The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users.

10. No dwelling hereby permitted shall be occupied unless and until space has been laid out within the site in accordance with a scheme first submitted to and approved in writing by the Local Planning Authority for vehicles and cycles to be parked and for vehicles to turn and manoeuvre so that they may enter and leave the site and parking areas and travel along the estate roads in forward gear. The vehicle parking/turning and cycle parking facilities shall be fully implemented prior to the occupation of any dwelling and thereafter retained and maintained for their designated purposes.

Reason:- The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users.

11. No development shall commence until a Construction Transport/Environmental 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) measures to prevent the deposit of materials on the highway
- (g) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused.
- (h) on-site turning for construction vehicles
- (i) dust suppression measures

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:- The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and in order to protect local air quality.

12. 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 in the location of proposed soakaways and confirmation of groundwater levels.
- b) Evidence that the proposed final solution will effectively manage the 1 in 30 (+35% allowance for climate change) & 1 in 100 (+40% allowance for climate change) storm events and 10% allowance for urban creep, during all stages of the development.
- c) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.). Confirmation is required of a 1m unsaturated zone from the base of any proposed soakaway to the seasonal high groundwater level and confirmation of half-drain times.

- d) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected from increased flood risk.
- e) Details of drainage management responsibilities and maintenance regimes for the drainage system.
- f) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.

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

13. 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), and confirm any defects have been rectified.

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

14. The precautionary measures to safeguard bats during demolition shall be carried out strictly in accordance with the recommended Avoidance and Mitigation measures in the Delta Simons Ecological Impact Assessment November 2022.

Reason:- In the interest of safeguarding bats on the site.

15. Prior to the construction of the buildings, a biodiversity enhancement scheme to be implemented on the site shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancement measures shall be implemented in accordance with the approved scheme and thereafter maintained.

Reason:- To encourage wildlife on the site.

16. 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 and wildlife.

17. No development shall take place until the implementation of a programme of archaeological work has been secured, to be conducted in accordance with a written scheme of investigation which has been submitted to and approved, in writing, by the Local Planning Authority.

Reason: The site lies in an area of archaeological potential for all periods. The potential impacts of the development can be mitigated through a programme of archaeological work.

18. Prior to the occupation of the development, details of a scheme of the means of enclosure shall be submitted to and approved in writing by the Local Planning Authority indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the buildings are 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 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

19. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 (or any order revoking and re-enacting that Order), no extensions including no additions or alterations to the roofs, or outbuildings, shall be erected within the curtilage of the houses without the prior planning permission of the Local Planning Authority.

Reason:- To safeguard the amenity of neighbouring properties and in the interest of safeguarding the openness of the Green Belt.

20. The houses and maisonette blocks hereby approved shall be a maximum height of 8.7 metres above adjacent ground level, and the maximum eaves height shall be no more than 6 metres above adjacent ground level.

Reason: - In the interest of the openness of the Green Belt and the impact on the amenity of neighbouring properties.

21. The garages and carports hereby permitted shall be a maximum height of 4 metres and the maximum eaves height of 3 metres above adjacent ground level.

Reason: - In the interest of minimising the impact on the openness of the Green Belt.

22. The houses and maisonnette blocks hereby permitted shall be implemented to a maximum of 2 floors, with no living accommodation within the roof and no windows/openings above eaves level.

Reason: - In the interest of the openness of the Green Belt and the impact on the amenity of neighbouring properties.

23. Notwithstanding the approved Proposed Site Access/Egress Parameter Plan, details of the proposed pedestrian access points and routes into and within the site shall be submitted to and approved in writing by the Local Planning Authority before the new dwellings are occupied. The agreed pedestrian access points and routes shall be fully implemented prior to the occupation of any of the dwellings.

Reason: To ensure that satisfactory pedestrian access and footpaths are provided on the site.

24. Prior to the first occupation of the buildings, a Travel Plan setting out sustainable transport measures, a timetable for implementation and arrangements for monitoring shall be submitted to, and approved in writing by, the Local Planning Authority. The sustainable transport measures shall be implemented in accordance with the agreed Travel Plan and timetable.

Reason: In order that the development facilitates sustainable travel measures in accordance with Policy CC2 of the Spelthorne Core Strategy and Policies DPD and the objectives of Section 9 (Promoting Sustainable Transport) of the NPPF.