Application No: 2017/4137
Application Type: FULL
Case Officer: Steve Elliott
Ward: Molesey West Ward
Expiry Date: 20/04/2018
Location: Molesey Football & Social Club 412 Walton Road West Molesey and 22-29 and 30-33 Grange Close West Molesey Surrey KT8 2JG
Proposal: Development comprising 50 flats, day nursery and clubhouse including changing rooms and covered seating for Football Club following demolition of existing clubhouse and stand and Nos 22-29 and 30-33 Grange Close.
Applicant: Molesey Football and Social Club, Rushmon Homes and PA Housing
Agent: Mr Paul Dickinson
Paul Dickinson and Associates
Highway House
Lower Froyle
Surrey
GU34 4NB
Decision Level: If Permit – Planning Committee
If Refuse – Sub Committee
Recommendation: Permit subject to receipt of satisfactory legal agreement within three (3) months.

Representations: A total of 176 representations have been made against this application, this includes 78 letters of support from individual address supporting the redevelopment of the football club to provide new community facilities and housing. A total of 91 objections have been received and 7 letters of observation raising the following concerns:

- Concerns about highway safety and parking
- 50 flats is far too many
- No need for more flats
- Need for additional landscaping
- The location of the proposed club and function rooms is too far to the south
- The scale and bulk of the proposed development is excessive
- Object on loss of light and overshadowing
- Concerns about overlooking
- Concerns about infrastructure including sewers, schools and health provision
- No outdoor space for day nursery
- Noise created from discos, live music and functions within the football club will harm local residents
- Increase existing anti-social behaviour issues
- The size of the stand and facilities for the football club should be increased
- There is potentially a covenant on the land
- Noise during the construction phase
- The site has Japanese Knotweed contained within it
- No coach parking spaces
- Numerous other developments have been approved recently, this will exacerbate the ever-growing population of Molesey
- A tree no longer exists on the submitted tree scheme
- Development is again required to remove the debt from Molesey FC, this should not be at the expense of resident’s amenity
- Freestanding refuse areas likely to create areas for vandalism
- Most of the supporters are from outside of the area
The affordable housing mix is below the adopted requirements

This application has been referred to the Sub-Committee by Cllr Axton if the recommendation is to permit and by Cllr Ahmed if the recommendation is to refuse

*** This item is eligible for public speaking ***

Report

Description

1. The application site relates to a large site which encompasses Molesey Football Club (MFC), parking and land around it (but excluding the actual football pitch along with its associated access off Walton Road which also serves the new housing development.

2. The other part of the application site is access off the nearby residential road of Grange Close and comprises of two blocks of two storey flats which form No’s. 22-29 and 30-33 Grange Close. This part of the site is wholly residential.

Constraints

3. The relevant planning constraints are:
   - Classified Road (Walton Road)
   - Air Quality Management Area
   - Urban Area

Policy

4. In addition to the National Planning Policy Framework (NPPF), the National Planning Practice Guidance and the Technical housing standards - nationally described space standards the following local policies and guidance are relevant to the determination of this application:

Core Strategy 2011

CS1 - Spatial Strategy
CS2 - Housing provision, location and distribution
CS7 - East and West Molesey
CS14 - Green Infrastructure
CS15 - Biodiversity
CS16 - Social and Community Infrastructure
CS17 - Local Character, Density and Design
CS19 - Housing type and size
CS21 - Affordable Housing
CS25 - Travel and Accessibility
CS26 - Flooding
CS27 - Sustainable Buildings

Development Management Plan 2015

DM1 - Presumption in favour of sustainable development
DM2 - Design and amenity
DM4 - Comprehensive redevelopment
DM5 - Pollution
DM6 - Landscape and trees
DM7 - Access and parking
DM8 - Refuse, recycling and external plant
DM9 - Social and Community Infrastructure
Design & Character SPD 2012

Developer Contributions SPD 2012

Flood Risk SPD 2016

5. Relevant Planning History

<table>
<thead>
<tr>
<th>Reference</th>
<th>Description</th>
<th>Decision</th>
</tr>
</thead>
<tbody>
<tr>
<td>2017/2867</td>
<td>Combine two existing vehicular accesses into one, reconfiguration of existing car parking layout and creation of new soft landscaping areas.</td>
<td>Granted</td>
</tr>
<tr>
<td>2015/3282</td>
<td>Part four/part three storey block incorporating D1 (Non-residential Institutions) use and D2 (Assembly &amp; Leisure) use at ground floor level and 22 flats on upper floors, with single storey function hall and changing rooms to side with covered access, two detached part three/part two storey blocks, incorporating 11 flats and 6 flats (affordable units) following the demolition of existing clubhouse and 22-25 and 30-33 Grange Close</td>
<td>Withdrawn</td>
</tr>
<tr>
<td>2011/7916</td>
<td>6 pairs of two storey semi-detached houses, 4 two-storey terraced houses and 4 2-bed flats with associated parking/garages, entrance gates, relocation of football pitch and fencing, new turnstiles, relocated dugout and stands, replacement floodlights and protective fencing</td>
<td>Permitted</td>
</tr>
</tbody>
</table>

Proposal

6. Planning permission is being sort for a development comprising 50 flats, day nursery and clubhouse including changing rooms and covered seating for Football Club following demolition of existing clubhouse and stand and No’s 22-29 and 30-33 Grange Close.

7. The development at MFC, is accessed from the southern side of Walton Road. The main component of the development on this site is a three-storey building with rooms in the roofspace, located relatively on the footprint of the existing club house and stand, along with proposed new stands and new parking arrangement.

8. This building is referred to as ‘Building B’, the main ridge height would be 12.75m in height with the lift shaft housing having a ridge height of 13.2m. Building B provides a 4 classroom day nursery and 24x2 bed units.

9. The ground floor of Building B would provide the following:
• 4x day nursery classrooms with ancillary accommodation including, toilets, a kitchen, offices, staff rooms and storage areas;
• 6x 2 bed flats and the ground floor of a two storey 2 bed unit

The first floor of Building B would provide the following:

• 8x 2 bed units and the first floor of the unit accessed at ground floor level

The second floor of Building B would provide the following:

• 7x 2 bed units
• 1x 1 bed unit

The third floor of Building B would provide the following:

• 2x 2 bed units

10. The new Clubhouse building will be located to the south of Building B and would measure a maximum of 33.1m in length by 11.5m in depth and have a maximum ridge height of 6.55m facing the pitch and a height of 6.24m facing the side/rear gardens of the residential properties within Grange Close.

11. The ground floor of the Clubhouse building will incorporate the following:

• Home and visitor changing rooms
• 2x officials changing rooms
• Physio room
• Multi-function hall/ bar/gym space
• Kitchen storage areas
• Toilets and plant room
• Access to the proposed new stand (seating area for spectators)

12. The first floor of the Clubhouse building would facilitate the following:

• Social club and bar
• Meeting room
• Toilets
• Access to the proposed new stand (seating area for spectators)

13. The remaining building ‘Building A’ will be accessed via Grange Close. This will largely be located on the footprint of No’s. 22-29 and 30-33 Grange Close, which would be demolished as part of this proposal. The building would be two storeys in height with rooms in the roofspace, be ‘L’ shaped in design and has a maximum footprint of 42.75m by 34.65m. The roof varies in height significantly with the maximum ridge height being 10.86m and the lowest being 9.42m. This building will comprise 26 units all of which have been set-a-side for affordable housing.

14. The ground floor of Building A comprises of:

• 6x 2 bed units
• 3x 1 bed units

15. The first floor of Building A comprises of:

• 6x 2 bed units
• 3x 1 bed units

16. The second floor of Building A comprises of:
• 6x 1 bed units
• 2x 2 bed units

17. Each of the proposed buildings provide refuse areas, associated parking, cycle storage areas and areas in which landscaping can take place.

18. The final element of the proposal is the temporary nursery building, which would be located direct adjacent to the access off of Walton Road. The proposed building would be single storey in nature and measure 21m in length by 9.6m in depth and have a ridge height of 3.37m. This would house a single room for nursery accommodation as well as provide toilets and a lobby/coat area. A temporary rubber play surface would be required to be installed to allow outdoor play along with 2m high acoustic fencing.

Consultations

19. Housing Strategy & Enabling Manager – On balance, supports the proposal. Although the scheme slightly under-delivers in respect of the number of rented affordable homes proposed, this is outweighed by the over-delivery of affordable homes as a whole, combined with the increase in the quality of the accommodation provided. The Housing Service’s support is subject to securing a satisfactory Section 106 agreement.

20. Head of Leisure and Cultural Services - The proposed facilities will help to contribute towards the key priorities from Surrey’s Joint Health and well-being strategy. In addition, the proposed facilities meet the sporting need for one of the Borough’s high profile sports clubs which are required by the FA to continue to play at this level.

21. Environmental Health (Noise and Pollution) - No objections subject to conditions to prevent noise and disturbance between the day nursery and future residents and the football club and existing and future residents.

22. Head of Environmental Care- Waste from residential and commercial sources should remain segregated at all times. Bin stores for residential use must be large enough to accommodate separate, communal bins with sufficient capacity for fortnightly collections of refuse and recycling, and weekly collections of food waste. Stores should be located within 10m of the vehicle stopping point. Access from the store to the vehicle stopping point should be via pathways at least 1.5m wide, free from kerbs and steps and with shallow ramps where they meet roadways. All residential units should have sufficient space in the kitchen to sort recyclable and non-recyclable waste and store it separately until it is taken out to the bins. Existing access routes, already used by our collection vehicles, are being retained. It will be important that where works may affect these routes during construction, access is kept clear on collection days for any other properties served by these roads.

23. Sustainable Urban Drainage (Surrey County Council) – Following the submission of a Drainage Strategy Ref - 160801/DS/TS/KTP/01/E Issue E, prepared by Lanmor Consulting, dated 1 June 2018 and a Soakage Feasibility Tests, report Ref – BRD1604-OR2A, prepared by BRD Environmental Limited, Dated September 2012, no objection is raised, subject to suitably worded conditions being imposed.

24. Highway Authority (Surrey County Council) - The Highway Authority has assessed the impact of the proposal on highway safety and capacity and raised no objections subject to conditions/informatives. The development is considered to be in accordance with policy DM7 of the Development Management Plan and CS25 of the Elmbridge Core Strategy 2011.

25. Tree Officer – Identified that Building A is moving closer to a number of retained trees (T11, T12 & T13) when compared with the previous proposal, however, these trees can tolerate a degree of pruning without much of an impact upon their health. As a result, subject to suitably worded tree protection conditions being imposed no objection is raised.
Positive and Proactive Engagement

26. In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of the NPPF by making available pre-application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.

27. Advice was sort in 2016 following the withdrawal of the previous application (PreApp1319111) the conclusion of the initial response was that the scheme is considered to be moving forwards, addressing a number of the Council’s previous concerns. Some additional work and detail is still required as outlined above, and the tenure mix of affordable housing would preferably include some social-rented housing, but overall the development is an improvement on previous submissions.

Planning Considerations

28. The main planning considerations in the determination of this application are:

- Principle of the Development
- Design Considerations
- Impact on Neighbouring Amenity
- Provision of a Suitable Residential Environment (including trees and landscaping)
- Highway Safety and Parking
- Sustainable Urban Drainage and other Environmental Considerations
- Financial Considerations

Principle of the Development

29. The application site relates to an existing private car parking and garaging area and therefore falls within the definition of previously developed land. The Core Strategy indicates that there is scope for residential development through the redevelopment of existing sites with well-designed schemes that integrate with and enhance the local character. The new development is required to deliver high quality design, which maximises the efficient use of land and which responds to the positive features of individual locations; integrating sensitively with locally distinct townscape while protecting the amenities of those living in the area. Innovative contemporary design that embraces sustainability and improves local character will be supported. The Council promotes development that contributes to an overall housing target of 40 dwellings per hectare and achieves a minimum of 30 dwellings per hectare (dph).

30. The revised NPPF in regard to the making effective use of land, states at para. 117:

‘Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, whilst safeguarding and improving the environment and ensuring safe and healthy living conditions’.

31. In regard to achieving appropriate densities, Para. 12 states

‘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’,

and this is supported by point C) of Para. 123 which states:

‘Local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards).’
32. Para 122 in regard to achieving appropriate densities further states that:

‘Planning policies and decisions should support development that makes efficient use of land, taking into account:

a) The identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it.’

33. In light of this new policy framework and given the contribution small sites make towards meeting housing need, any applications must seek to make the most efficient use of land. The proposal would represent a development density of approx. 61dph on this 0.82Ha site. This would comply with the locally adopted density policy and would make the most efficient use of land.

34. As identified above in para. 122a development should meet the identified need for housing, which is identified within the 2016 Strategic Housing Market Assessment (SHMA) for Kingston and North Surrey. The SHMA identifies the need within Elmbridge is for smaller 1-2 bedroom units. The proposal would result in the loss 12 existing units however, the scheme under consideration here provides 39 x 2 bed units and 11 x 1 bed units, which would help to meet the identified housing need as set out in policy CS19.

35. The proposal also provides a new day nursery for 3 and 4 year olds. The proposed numbers would increase by 4 from 51 to 55. In addition, the scheme includes a new clubhouse facility for Molesley FC. Ultimately this proposal through the sale of the land and the sale of the market housing ensure that the financial security of the football club, given that this would override the existing debt.

**Design Considerations**

36. The NPPF seeks presumption in favour of sustainable development with emphasis on the need to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings, as well as taking account of the character of different areas. It further 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.

37. Policy CS1 and CS2, along with policy CS7 seek to deliver efficient use of urban land for housing development by delivering high density housing in the most sustainable locations, taking account of relative flood risk, in a way that integrates with and enhances local character.

38. Policy CS17 states that new development will be required to deliver high quality and inclusive sustainable design, which maximise the efficient use of urban land whilst responding to the positive features of individual locations, integrating sensitively with the local distinctive townscape. Innovative contemporary design that embraces sustainability and improves local character will be supported. The policy continues that in order to promote the best use of urban land an overall target density of 40 dwellings per hectare will be sought for new development.

39. Policy DM2 states that all new development should achieve high quality design and that proposals should preserve or enhance the character of the area, taking account of design guidance detailed in the Design and Character SPD, with particular regard to: Appearance, scale, mass, height, levels and topography, prevailing pattern of built development and separation distances to plot boundaries.

40. The proposed design and appearance of building’s A and B have been revised following the withdrawal of the previous scheme. In essence building B has been significantly reduced in height and therefore the bulk and mass of this building reduced, between 1.25m and 3m across almost the entire eastern elevation, as depicted on drawing no.1102-507 A.
41. The proposed designs of the permanent buildings are considered to be acceptable in appearance and due to their respective locations, they are not considered to detract upon the views from within any of the street scenes or detract upon the visual character of the area.

42. The temporary building on the other would create some impact visual upon the views from within Walton Road, given that the single storey temporary building would be in a location where there are currently no buildings. Whilst this would not be an ideal, the situation would be temporary whilst the construction of Building B is completed. On the proviso that Building B is completed prior to the construction of Building A, this would allow for the new day nursery to be completed and open to allow for the removal of the temporary structure as soon as practically possible.

43. The clubhouse building needs to provide a number of different facilities, these include, home and away changing rooms, separate changing rooms for the match officials, a bar/café area and have a minimum of 150 seats in the stand in order to meet the Football Associations minimum requirements to play football matches at the level which Molesley FC play. Due to its location this proposed building is not considered to detract upon the visual character of the area.

Impact on Neighbouring Amenity

44. The location of the proposed residential buildings in respect of the existing and proposed residential properties is one where it is considered that a sufficient distance would be maintained to ensure that no adverse loss of privacy or amenity is created.

45. The distance between Building A and the rear boundary of the residential units to the north 11.03m (when measured from the northern elevation) the northern project is considerably closer to the rear boundaries of the units to the north, however given the oblique angle of the windows this is not considered to be harmful to the existing or future occupiers, the rear boundary to the residential units to the east is 14.61m and the side boundary of the residential units to south is 14.93m. The distance between Building A and Building B will be a minimum of 19m.

46. The separation distances between Building B and the neighbouring residential units is considerably closer, however Building B is located where there is an existing building and stand. Whilst accepting that the proposed building will be taller than the building it replaces, it will be staggered and the distance between the buildings will still exceed 25m. This is considered on balance to be acceptable and not result in any significant loss of residential amenity.

47. The proposed new clubhouse building will be situated between 6.8m and 7m from the boundary of the neighbouring residential units. However, given the relatively low roof height 6.24m, it is considered that this building is located a sufficient distance to ensure that no adverse loss of light or amenity will be created.

48. There are concerns relating to the noise that could potentially be generated from within the clubhouse building. These concerns come about due to the first floor plans indicating a social club with a bar facility. On the basis that no acoustic information has been provided as part of this application, it is considered that noise and disturbance will have to be controlled by condition. This can be achieved by imposing a number of suitably worded conditions.

49. The Council's Environmental Services Officer has indicated that the hours of use of the bar and clubhouse shall be restricted to between the hours of 08:00am and 23:00pm daily and all persons shall be off the premises no later than 11.30pm. In addition, a suggestion has been put forward to prevent live music being permitted within the bar or club premises at any time. It is considered reasonable to add to this suggestion and prevent any discos from taking place at any time. These conditions are considered reasonable and will help to prevent any adverse impact being created upon the existing and future occupiers.
Provision of a Suitable Residential Environment

50. Policy DM6 and DM10 sets out that proposed new residential development should provide an appropriate level of lighting, outlook and amenity to all habitable rooms and be of suitable space standards. Developments are also expected to enhance existing landscaping and allow visual interest and amenity.

51. Policy DM5 states that new development located near to existing noise, odour or light generating uses will be expected to demonstrate that the proposal is compatible and will not result in unacceptable living standards.

52. In this instance each of the proposed new units meet the minimum meets the minimum requirements for new dwellings as indicated within the Technical housing standards - nationally described space standards. The one bed units will range from 50sqm to 60sqm and the two bed units from 61sqm to 92sqm.

53. The Council’s Environmental Health (Noise and Pollution) Officer has confirmed that subject to a condition being imposed requiring details of the proposed noise prevention measures being proposed between the day nursery and the neighbouring residential units, both across the corridor and on the floor above to be submitted and agreed prior to construction of that requisite phase of the scheme no objection is raised. In addition, due to the location of the entrance lobby of the day nursery being adjacent to one of the ground floor residential units it is considered reasonable that an hours of use condition be imposed to ensure that the day nursery is open during unsocial hours. It is recognised that the Planning Statement indicates that the day nursery will only be open on weekdays, therefore there is no requirement for it to be open at weekends or bank holidays. The Environmental Services Officer has suggested that no vehicle movements in association with the nursery take place before 07:00am, this is considered difficult to monitor given that the car parking area is unrestricted for residents. As a result, it is considered that day nursery is only accessible for children between the hours of 08:00am to 19:00pm, in order to avoid affecting the amenity of the future occupiers of the neighbouring residential units.

54. Due to the significant re-development of the site in conjunction with the proposed day nursery wishing increase pupil numbers from 51 to 55. Whilst the small increase is not a significant increase, it is considered appropriate to impose a condition to cap the pupil numbers at 55 to avoid any further increase taking place without obtaining specific permission. Any additional number could result in an impact upon parking levels and further consideration may be required regarding highway safety and capacity.

55. Within a short walk of the application site (1km or less) there are a variety of shops, banks, restaurants, convenience stores, places of worship, hairdressers and a recreation ground. On this basis, it is considered that the occupiers of the proposed new units will be well served and the reliance on the use of the private car for short journeys is likely to be reduced.

56. The proposed development provides numerous refuse storage areas, all of which are easily accessible. The applicants within their Transport Statement have identified a swept path to show that it is possible for refuse vehicles to enter and exit the site in a forward gear on collection days. The Council’s Environmental Services Officer has raised no objection to the proposed refuse storage areas.

57. The Council’s Tree Officer has assessed the proposed impact that this proposal would have upon the trees being retained. In this instance Building A is moving closer to T11, T12 and T13. However, the majority of the building is considered to be outside of the root protection area of these trees. Whilst these trees will potentially lead to being overbearing upon the future occupiers of the neighbouring residential units these trees can tolerate a degree of pruning without too much of an impact on their health and long-term amenity. In this regard no objection is raised subject to suitably worded tree protection conditions being imposed.
Highway Safety and Parking

58. Policy DM7 sets out that parking provision should be appropriate to the development and not result in an increase in on-street parking stress that would be detrimental to the amenities of local residents. In such instances, a minimum provision of one space per residential unit will be required. Garaging, cycle stores and car parking designs should be integrated into the scheme and respect the character of the area.

59. This proposal provides 100 vehicle parking spaces of which 52 of these will be set-a-side for the occupiers of the residential units which amounts to one space per unit with 2 visitor spaces and the remaining 48 spaces being for the day nursery and football club. On the basis that these two functions will operate at different times of the day/weekend. However, should there be a conflict in terms of timings the day nursery will be allocated 7 bays to ensure staff working late will have a place to park. The number of spaces being retained for the football club is no lower than that which was granted as part of the previous re-development of the site.

60. The proposal also includes provision for No. 64 secure cycle parking spaces. No. 30 of these will be for the occupiers of Building A and No. 24 will be for the occupiers of Building B. The remaining 10 spaces plus a scooter park will be provided for the day nursery. These spaces will be available on match days for players, officials and spectators.

61. In this instance it is considered that the number of proposed spaces in conjunction with the number of secure cycle spaces being provided is considered appropriate for the development under consideration.

62. The Highway Authority as part of their consultation have identified that the access from Walton Road has already been assessed and agreed as part of a previous permission 2017/2867. However, as part of this proposal this access would serve as the access for the proposed new nursery (four extra spaces) and 24 new dwellings, and potentially new traffic associated with the improvements to the football club.

63. The other access, from Grange Close, will serve the remaining 26 dwellings following the demolition of the existing 12 units.

64. As part of the submission the applicant has provided a Transport Statement which includes details of the likely trips generated from the proposed housing development, the addition four pupils at the nursery and the comings and goings at the football club. The Highway Authority as part of their response have identified that the primary concern is the number of trips generated associated with the new dwellings. Having review the Transport Statement the Highway Authority are satisfied that the suggested increase in 2-way trips during the peak periods both onto Walton Road and Grange Road are not likely to lead to any significant or severe impact on the local highway network in terms of safety or capacity.

65. The Highway Authority has concluded that the proposal will not impact upon highway safety or capacity provided that the following conditions are imposed:

   - The development is not first occupied unless and until the modified access on to Walton Road and the proposed access to Grange Close has been constructed and suitable visibility splays have been carried out in accordance with the approved plans.
   - The development shall not be first occupied until all space has been laid out for vehicles and cycles to be parked in accordance with the approved plans.
   - A Construction Transport Management Plan is submitted and agreed in writing prior to the commencement of work.
Sustainable Urban Drainage and other Environmental Considerations

66. The Government has strengthened planning policy on the provision of sustainable drainage systems (SuDS) for ‘major’ planning applications which is being introduced from 6 April 2015 (Paragraph 103 of National Planning Policy Framework and Ministerial Statement on SuDS). As per the guidance issued by the Department of Communities and Local Government (DCLG), all ‘major’ planning applications being determined from 6 April 2015, must consider sustainable drainage systems. Developers are advised to assess the suitability of sustainable drainage systems in accordance with the NPPF. Sustainable drainage systems should be designed in line with national Non-Statutory Technical Standards for SuDS.

67. Under the new consultation arrangements Surrey County Council, in its role as Lead Local Flood Authority, is a statutory consultee for all major applications. Previously the Environment Agency had that statutory responsibility.

68. SuDS must be properly designed to ensure that the maintenance and operation costs are proportionate and sustainable for the lifetime of the development. Hydraulic calculation and drawings to support the design need to be provided along with proposed standards of operation and maintenance in accordance with the NPPF.

69. In this regard the applicant has provided Drainage Strategy Ref - 160801/DS/TS/KTP/01/E Issue E, prepared by Lamor Consulting, dated 1 June 2018, and a Soakage Feasibility Tests, report Ref – BRD1604-OR2A, prepared by BRD Environmental Limited, Dated September 2012. The LLFA has assessed the information provided within these documents and confirmed that subject to suitably worded conditions being imposed, they are satisfied with the content of the submitted drainage reports.

70. Policy CS27 Sustainable Buildings sets out that on residential development of ten or more units that the Council will expect development to meet the equivalent of level four of the (former) Code for Sustainable Homes (CfSH) in relation to energy and C02 emissions. The applicants in this instance have provided an Energy Report – Ref 17/2469ene rev F dated October 2017, prepared by Richard Child BA AaPS of AED Design. This report concludes that the Council’s targets will be met in terms of CS27 and provide a CO2 reduction in excess of the 40.19% requirement. It is however, suggested that a condition be imposed to ensure that the details within the submitted Energy Report are carried through.

Financial Considerations

71. Section 70 subsection 2 of the Town and Country Planning Act 1990 (as amended) states that any local financial considerations are a matter to which local planning authorities must have regard to in determining planning applications; as far as they are material for the application. The weight to be attached to these considerations is a matter for the Council.

72. The New Homes Bonus is a grant paid by central government to local councils for increasing the number of homes and their use. The New Homes Bonus is paid each year for 4 years. It is based on the amount of extra Council Tax revenue raised for new-build homes, conversions and long-term empty homes brought back into use. There is also an extra payment for providing affordable homes. The New Homes Bonus Scheme Grant Determination for 2018/19 is £1.1 million.

73. Local financial considerations are defined as grants from Government or sums payable to the authority under the Community Infrastructure Levy (CIL). This means that the New Homes Bonus is capable of being a material consideration where relevant. In the current case, the approval of the application would mean that the New Homes Bonus would be payable for the net increase in dwellings from this development.
Affordable Housing

74. Policy CS21: Affordable Housing of the Council’s Core Strategy (2011) requires that development resulting in the gain of 15 and more residential units should provide 40% of the gross number of dwellings on site as affordable housing.

75. Paragraph 63 of the NPPF states that ‘provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer)’. Elmbridge Borough is not a designated rural area and major development sites are defined in the NPPF as development of 10 or more homes, or the site has an area of 0.5 hectares of more. Nevertheless, as set out in paragraph 3 of the NPPF, the Framework should be read as a whole (including its footnotes and annexes). In this context the following NPPF policies are also relevant in regard to the Council’s continuation to apply policy CS21.

76. Paragraph 59 of the NPPF state that within the context of significantly boosting the supply of homes ‘… that the needs of groups with specific housing requirements are addressed’. Paragraph 61 states ‘… the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing…)’ Finally, paragraph 62 states: ‘Where a need for affordable housing is identified, planning policies should specify the type of affordable housing required, and expect it to be onsite unless: a) off-site provision or an appropriate financial contribution in lieu can be robustly justified…’

77. Paragraph 63 of the NPPF is a clear continuation of the approach to developer contributions on small sites as set out in Government’s Written Ministerial Statement (WMS) (28 November 2014) and subsequent changes to Planning Practice Guidance (PPG) dated 19 May 2016. In response to this policy change, the Council set out in its Statement on the WMS (Update – February 2017), that its position was to continue to consider on a case by case basis whether local circumstances with regard to affordable housing and the nature of the development sites in the Borough were sufficient to warrant the application of policy CS21, or whether greater weight should be attached to the WMS and changes to PPG.

78. The Council’s approach has been repeatedly upheld by Appeal Inspectors recognising that policy CS21 was consistent with other policies of the NPPF (paragraphs 47 and 50 (NPPF, 2012)) which required local planning authorities to meet the full, objectively assessed needs for market and affordable housing and where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified. Furthermore, several Appeal Inspectors noted that whilst the WMS was a material consideration of considerable importance and weight, the intention of the WMS is to ensure that financial contributions do not become a disproportionate burden for small scale developers and thus frustrate housing supply. Appeal Inspectors have continuously addressed the Council’s Statement on the WMS (referenced above) and the significant difficulty in the delivery of affordable housing in the least affordable authority in England outside of London, noting that small sites make a significant contribution towards the delivery of affordable housing in the Borough.

79. Appeal Inspectors have also stated that there has been no substantive evidence to demonstrate that the requirements of policy CS21 are placing an unreasonable or disproportionate burden on developers. As a consequence, it has been found that whilst the WMS carried considerable weight, Inspectors do not consider it to outweigh the development plan given the acute and substantial need for affordable housing in the Borough (as evidenced by the Kingston & North-East Surrey Strategic Housing Market Assessment (SHMA)) (2016) and the importance of delivery through small sites towards this.

80. On the basis of the above and the evidence in relation to local housing need, affordability and housing land supply (as summarised in the Council’s Statement (Update – February 2017)), the
Council will continue with its approach to apply Policy CS21 in the decision-making process where relevant. The Council has provided clear evidence of the acute need for affordable housing whereas, little evidence has been submitted by applicants suggesting that policy CS21 is having a disproportionate effect on small schemes. Where evidence is submitted to the contrary, the Council will, in accordance with policy CS21 and the Development Contributions Supplementary Planning Document (SPD) (2012), allow flexibility.

81. Based on the above, the applicants have undertaken a viability assessment in terms of making a case as to why they are unable to provide a strict policy compliant contribution towards affordable housing.

82. The Council’s Interim Head of Housing Services has assessed the findings of the viability assessment. The assessment recognises that the proposed development will provide the following mix of market/affordable units and the tenure of the affordable units:

<table>
<thead>
<tr>
<th>Total Sale</th>
<th>Market Sale</th>
<th>Total Affordable</th>
<th>Shared Ownership</th>
<th>Affordable Rented</th>
<th>Total new Dwellings</th>
</tr>
</thead>
<tbody>
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<td>24</td>
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<td>10</td>
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</tbody>
</table>

83. As set out above Policy CS21 requires the proportion of affordable units to amount to 40% of the gross number of units on the site. This proposal will provide 26 of the 50 units as affordable units, which amounts to 52% of the total number of units.

84. The application is clear in delivering a significant gain in the number of affordable homes proposed and the scheme also offers benefits in terms of the quality of the proposed affordable housing relative to the current provision. The proposal offers a mix of dwelling sizes, with the proposed Affordable homes capable of accommodating significantly more people than the existing stock (up to a maximum of 76 bed-spaces compared to the existing 24), which recognises as a housing gain. Consequently, the application does comply with policy, in terms of the overall amount of affordable housing to be provided. It will evidently deliver significant improvements in the quality of accommodation, whilst also providing family-sized accommodation along with one and two bedroomed properties suitable for first time buyers and others renting.

85. As to the affordable housing mix within the development the Council’s Developer Contributions: the SPD advises that the Council expects that 70% of affordable housing should be provided as rented accommodation, with the balance to be provided as intermediate tenures, which is typically in the form of shared ownership. These proportions are usually applied to the policy target (i.e. 40% in this case). The proposed affordable housing comprises 16 shared ownership homes and 10 dwellings proposed as affordable rent. Based on a 70/30 percentage split of 40% of the provision a scheme fully following our guidance would deliver a total of 14 affordable rented units, with the remainder as shared ownership properties. The slight under-provision of 4 homes for rent needs to be considered against the delivery of six additional affordable homes over and above the policy requirement.

86. When making their application, the applicant has submitted a financial viability appraisal with their application to support their proposed affordable housing offer and justify the affordable housing tenure mix. At this time, the proposal was to include six homes for affordable rent and 20 for shared-ownership with the inference being that the scheme could not viably support a greater number of rented affordable homes, because the lower revenues that this would generate would adversely affect the overall financial viability required to see the development proceed.

87. The financial viability appraisal prepared on the applicant’s behalf has been independently assessed on the Council’s behalf by Dixon Searle Partnership (DSP) to undertake a check of, and provide opinion on, the planning applicant’s viability information and stated position.

88. In this case, DSP have identified that in strict viability terms, the benchmark land value of £1.5m used in the applicant’s appraisal would not be an unreasonable assumption to make. At the same time, it should be noted that this application is unusual as the land value used is actually equal to the debts of the football club and that one of the drivers behind the proposal is to help
clear the club’s debts and put it on a more sustainable footing. In that sense, the scheme is an “enabling development”, whilst also providing new club facilities and some other local benefits.

89. Following further negotiation and a review of some of the assumptions, the applicant has agreed to alter the proposed affordable tenure mix, such that the number of affordable rented homes would increase from six to ten and, with the number of shared-ownership homes dropping from 20 to 16.

90. The primary concern here of the Housing Service is the delivery of affordable housing to meet identified needs. All things considered, the proposals deliver in a number of ways, including in terms of quantity, quality, size and mix of overall affordable housing being proposed, compared to the current provision. Therefore, on balance, Housing Service’s supports the proposal. Although the scheme slightly under-delivers in respect of the number of rented affordable homes proposed, this is outweighed by the over-delivery of affordable homes as a whole, combined with the increase in the quality of the accommodation provided. This support is however, subject to suitably worded Section 106 agreement being provided, to ensure that the affordable units are secured.

91. At the time of writing the Unilateral Undertaking has not been provided. Subject to a Unilateral Undertaking being received within three months of the resolution to grant permission, the proposal would comply with the requirements of policy CS21.

92. This application by virtue of the increased residential floor area is liable for a contribution towards the Community Infrastructure Levy (CIL).

Matters Raised in Representations

93. A number of concerns have been raised into the potential for Anti-Social behaviour to occur given the number of late-night functions that it will potentially hold. Such issues are police matters and not one that is a material planning consideration. In any event it has been recommended that a number of conditions (hours of use and no live music/discos shall take place) have been suggested as part of this report.

94. Legal covenant is not an issue that can be addressed through the planning process. Should residents believe that there is a covenant that would prevent the development of this site, then a separate legal challenge should be made to the land owners.

95. If the site has Japanese knotweed within it, the applicant will have to ensure that the this is removed in the appropriate manner in line so that there is no environmental impact created.

Conclusion

96. On the basis of the above, and in light of any other material considerations, the proposal is considered to be in accordance with the development plan. Accordingly, the recommendation is to grant permission.

This application does require a CIL contribution

Recommendation: Grant Permission subject to receipt of an acceptable Unilateral Undertaking within three (3) months

Conditions/Reasons

1. TIME LIMIT (FULL APPLICATION)
   The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: To comply with Section 51 of Part 4 of the Planning and Compulsory Purchase Act 2004.

2 LIST OF APPROVED PLANS

Reason: To ensure that the development is carried out in a satisfactory manner.

3 MATERIALS SAMPLES
NO DEVELOPMENT SHALL TAKE PLACE UNTIL SAMPLES OF THE MATERIALS TO BE USED ON THE EXTERNAL FACES AND ROOF OF THE BUILDING HAVE BEEN SUBMITTED TO AND APPROVED IN WRITING BY THE BOROUGH COUNCIL. DEVELOPMENT SHALL BE CARRIED OUT IN ACCORDANCE WITH THE APPROVED DETAILS.

Reason: To ensure that a satisfactory external appearance is achieved of the development in accordance with Policy DM2 of the Elmbridge Development Management Plan 2015. It is considered necessary for this to be a pre-commencement condition because the use of satisfactory external materials goes to the heart of the planning permission.

4 LANDSCAPING - SCHEME
NO DEVELOPMENT SHALL TAKE PLACE UNTIL FULL DETAILS OF BOTH HARD AND SOFT LANDSCAPING WORKS HAVE BEEN SUBMITTED TO AND APPROVED IN WRITING BY THE BOROUGH COUNCIL AND THESE WORKS SHALL BE CARRIED OUT AS APPROVED. THIS SCHEME SHALL INCLUDE INDICATIONS OF ALL HARD SURFACES, WALLS, FENCES, ACCESS FEATURES, THE EXISTING TREES AND HEDGES TO BE RETAINED, TOGETHER WITH THE NEW PLANTING TO BE CARRIED OUT, AND DETAILS OF THE MEASURES TO BE TAKEN TO PROTECT EXISTING FEATURES DURING THE CONSTRUCTION OF THE DEVELOPMENT.

Reason: To preserve and enhance the visual amenities of the locality in accordance with Policy DM6 of the Elmbridge Development Management Plan 2015.

5 LANDSCAPING - IMPLEMENTATION
ALL HARD AND SOFT LANDSCAPING WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE APPROVED DETAILS. ARBORICULTURAL WORK TO EXISTING TREES SHALL BE CARRIED OUT PRIOR TO THE COMMENCEMENT OF ANY OTHER DEVELOPMENT, OTHERWISE ALL REMAINING LANDSCAPING WORK AND NEW PLANTING SHALL BE CARRIED OUT PRIOR TO THE OCCUPATION OF ANY PART OF THE DEVELOPMENT OR IN ACCORDANCE TO THE TIMETABLE AGREED WITH THE BOROUGH COUNCIL. ANY TREES OR PLANTS, WHICH WITHIN A PERIOD OF FIVE YEARS OF THE COMMENCEMENT OF ANY WORKS IN PURSUANCE OF THE DEVELOPMENT DIE, ARE REMOVED, OR BECOME SERIOUSLY DAMAGED OR DISEASED, SHALL BE REPLACED AS SOON AS PRACTICABLE WITH OTHERS OF SIMILAR SIZE AND SPECIES, FOLLOWING CONSULTATION WITH THE BOROUGH COUNCIL, UNLESS THE BOROUGH COUNCIL GIVES WRITTEN CONSENT TO ANY VARIATION.

Reason: To preserve and enhance the visual amenities of the locality in accordance with Policy DM6 of the Elmbridge Development Management Plan 2015.

6 TREE PROTECTION AND PRE-COMMENCEMENT INSPECTION
BEFORE DEVELOPMENT TAKES PLACE TREE PROTECTION MEASURES SHALL BE INSTALLED AND ANY FURTHER INFORMATION PROVIDED IN ACCORDANCE WITH THE
SUBMITTED ARBORICULTURAL INFORMATION. THE APPLICANT SHALL ARRANGE A
PRE-COMMENCEMENT MEETING AFTER THE INSTALLATION OF THE TREE
PROTECTION BETWEEN THE BOROUGH COUNCIL AND THE APPLICANT’S PROJECT
ARBORICULTURIST TO ALLOW INSPECTION AND VERIFICATION OF THE PROTECTION
MEASURES.
Reason: This permission is granted on the basis that the trees would remain on site to mitigate
the impact of the development and to preserve and enhance the visual amenities of the locality
in accordance with Policy DM6 of the Elmbridge Development Management Plan 2015. It is
considered necessary for this to be a pre-commencement condition because the demolition
and construction works could have implications for the future health and amenity of retained
trees within the site.

7 TREE PROTECTION
In this condition "retained tree" means an existing tree, which is to be retained in accordance
with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect
until the expiration of 5 years from the first occupation of the development.
a) no retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be
pruned other than in accordance with the approved plans and particulars, without the written
approval of the Borough Council. Any pruning shall be carried out in accordance with British
Standard 3998 (tree work) and in accordance with any supplied arboricultural method
statement.
b) if any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at
the same place and that tree shall be of such size and species, and shall be planted at such
time, as may be specified in writing by the Borough Council.
c) tree protection shall be maintained in-situ and not moved or removed until all construction has
finished and equipment, materials, or machinery are removed from site.
d) any arboricultural protection information and plans submitted as part of the application, and
listed in the approved plans condition, or submitted to meet a condition of consent shall be
implemented and adhered to at all times during the construction process unless otherwise
agreed in writing with the Borough Council. This shall include any requirement for
arboricultural supervision and site monitoring. This condition may only fully be discharged on
completion of the development subject to satisfactory written evidence of contemporaneous
supervision and monitoring of tree protection throughout construction by the appointed
arboriculturist.

Reason: This permission is only granted on the basis that the trees would remain on site to
mitigate the impact of the development and to preserve and enhance the visual amenities of the
locality in accordance with Policy DM6 of the Elmbridge Development Management Plan
2015.

8 HOURS OF OPENING (DAY NURSERY)
The day nursery use hereby permitted shall not be open to children outside the following times
Monday - Friday 08:00am - 19:00pm.

Reason: To safeguard the amenities of residents in the locality in accordance with Policy DM5

9 HOURS OF OPENING (CLUBHOUSE)
The hours of use of the bar and clubhouse shall be restricted to between the hours of 08:00am
and 23:00pm daily and all persons shall be off the premises no later than 23:30pm.

Reason: To safeguard the amenities of residents in the locality in accordance with Policy DM5

10 NO LIVE MUSIC
The clubhouse shall at not time be permitted to play live music or have discos or similar
activities at any time.

Reason: To safeguard the amenities of residents in the locality in accordance with Policy DM5
11 DAY NURSERY NOISE
Prior to first occupation, the applicant shall carry out a noise impact assessment of the noise from the operation of the day nursery which shall be submitted to and approved in writing by the Local Planning Authority, to ensure that nearby residents are not unduly disturbed by noise.

Reason: To safeguard the amenities of residents in the locality in accordance with Policy DM5 of the Elmbridge Development Management Plan 2015.

12 PUPIL NUMBERS
The day nursery shall at no time exceed 55 children on site at any one time.

Reason: To ensure that the operation of the school does not result in a harmful impact on the residential amenities of neighbouring occupiers and the free flow of traffic to and from the site. In accordance with policy DM5 of the Development Management Plan 2015.

13 ELECTRIC VEHICLE CHARGE POINTS
Electric vehicle charging points shall be provided to 20% of the available parking spaces prior to the occupation of the approved development and shall be retained for the lifetime of the development.

Reason: In order that the development should not prejudice highway safety, the free flow of traffic nor cause inconvenience to other highway users in accordance with Policy DM7 of the Elmbridge Development Management Plan 2015.

14 MODIFIED ACCESS
The development hereby approved shall not be first occupied unless and until the proposed modified access to Walton Road, and the proposed access to Grange Close has been constructed and provided with visibility zones in accordance with the approved plans and thereafter the visibility zones shall be kept permanently clear of any obstruction over 1.05m high.

Reason: In order that the development should not prejudice highway safety, the free flow of traffic nor cause inconvenience to other highway users in accordance with Policy DM7 of the Elmbridge Development Management Plan 2015.

15 VEHICLE/CYCLE PARKING
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 and cycles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. All cycle parking shall be secure, covered and lit. Thereafter the parking and turning areas shall be retained and maintained for their designated purposes.

Reason: In order that the development should not prejudice highway safety, the free flow of traffic nor cause inconvenience to other highway users in accordance with Policy DM7 of the Elmbridge Development Management Plan 2015.

16 CONSTRUCTION TRANSPORT MANAGEMENT PLAN
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
measures to prevent the deposit of materials on the highway
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, the free flow of traffic nor cause inconvenience to other highway users in accordance with Policy DM7 of the Elmbridge Development Management Plan 2015. It is considered necessary for this to be a pre-commencement condition because the demolition and construction works could have implications on highway safety and amenity and should be agreed before any works begin.

17 SUDS
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. 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 in the location of the proposed soakaways, completed in accordance with BRE Digest: 365 and confirmation of groundwater levels.
b) Evidence that the proposed solution will effectively manage the 1 in 30 & 1 in 100 (+40%) allowance for climate change storm events and 10% allowance for urban creep, during all stages of the development (Pre, Post and during) according to the results of the infiltration testing.
c) Detailed drawings to include: a finalised drainage layout detailing the location of SuDS elements, pipe diameters, levels, details of how SuDS elements will be protected from root damage and long and cross sections of each SuDS element including details of any flow restrictions and how they will be protected from blockage.
d) Details of how the runoff (including any pollutants) from the development site will be managed during construction.
e) Details of Management and Maintenance regimes and responsibilities for the drainage system.
f) A plan showing exceedance flows and how property on and off site will be protected.

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.

18 DRAINAGE
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 to demonstrate that the Drainage System has been constructed as per the agreed scheme.

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

19 ENERGY STATEMENT
The development hereby approved shall be carried out in accordance the Energy Report prepared by Richard Cild of AED Design (Ref: 17/2469ene rev F, dated October 2017).

Reason: To ensure the development is carried out is accordance with CS27 of the Elmbridge Core Strategy 2011.

20 TEMPORARY BUILDING TIME LIMIT
The temporary nursery building shall be removed and the land restored to its former condition within three (3) months of completion of the permanent nursery facility.

Reason: the temporary nursery building has been approved on a temporary basis whilst the permanent nursery facility is completed. A permanent permission would be unacceptable because the buildings design and location which would not be in accordance with Policy DM2 of the Elmbridge Development Management Plan 2015.
REFUSE AND RECYCLING STORES
Prior to occupation of the development, the approved refuse and recycling stores shall be implemented as shown on the approved plans and shall only be used for the storage of refuse and recycling bins.

Reason: to ensure adequate refuse and recycling stores are available for occupiers of the site in accordance with policy DM8 of the Elmbridge Development Management Plan 2015.

Informatives

1 COMMUNITY INFRASTRUCTURE LEVY
The development permitted is subject to a Community Infrastructure Levy (CIL) liability for which a Liability Notice will be issued as soon as practical after the day on which planning permission first permits development.

To avoid breaching the CIL regulations and the potential financial penalties involved, it is essential a prior commencement notice be submitted. The notice is available at www.planningportal.co.uk/cil

For the avoidance of doubt commencement of demolition of existing structure(s) covering any part of the footprint of the proposed structure(s) would be considered as commencement for the purpose of the CIL regulations.

2 NEW VEHICLE CROSSOVERS AND DROPPED KERBS
The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, or verge to form a vehicle crossover or to install dropped kerbs. Visit www.surreycc.gov.uk/droppedkerb

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

4 MATERIALS DEPOSIT ON THE HIGHWAY
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 County 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 ORDINARY WATERCOURSE
If proposed site works affect an Ordinary Watercourse, Surrey County Council as the Lead Local Flood Authority should be contacted to obtain prior written Consent. More details are available on our website.
GF INTERNAL FLOOR AREA 113.26sq.m

First Floor Plan - No's 30-33

GF INTERNAL FLOOR AREA 228.57sq.m

Ground Floor Plan - No's 22-25

TOTAL FLOOR AREAS 695.40sq.m (7485sq.ft)

Ground Floor Plan - No's 26-29

GF INTERNAL FLOOR AREA 236.40sq.m

First Floor Plan - No's 26-29

FF INTERNAL FLOOR AREA 117.17sq.m

Ground Floor Plan - No's 30-33

FF INTERNAL FLOOR AREA 113.26sq.m

First Floor Plan - No's 30-33

FIGURED DIMENSIONS SHOULD BE USED IN ALL CASES.

ALL DEVIATIONS FROM THIS DRAWING INCLUDING THOSE INDICATED BY SITE CONDITION SHOULD BE NOTIFIED TO KNIGHT PARTNERSHIP PRIOR TO CONSTRUCTION.

ALL BUILDING WORKS TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS, BRITISH STANDARDS AND CURRENT GOOD PRACTICE.

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MOLESEY FOOTBALL CLUB
WALTON ROAD, WEST MOLESEY
SURREY

EXISTING FLATS
22-33 GRANGE COURT
FIGURED DIMENSIONS SHOULD BE USED IN ALL CASES.

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SURREY

ROOFTOP LAYOUT
GRANGE COURT - BUILDING A

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SOUTH AND EAST ELEVATIONS - GRANGE COURT - BUILDING A
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SURREY
NORTH AND WEST ELEVATIONS -
GRANGE COURT - BUILDING A

North Elevation

East Elevation
West Elevation

South West Elevation

South Elevation

REVISEMNT CUMMUNITY IN ASSOCIATION WITH
MOLESEY FOOTBALL CLUB AND
PA HOUSING
MOLESEY FOOTBALL CLU
WALTON ROAD, WEST MOLESEY
SURREY

WEST and SOUTH ELEVATIONS - BUILDING B

DRAWN BY

Scale -

Checked -

Designated Partnership Architects and Town Planning

Copying Number

RUSHMON 507 07/10/18

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REVISEMNT A - Additional dimensions added to
17-01-2018 elevations as required by P.Officer

REVISEMNT B - Club house revised
21-05-2018
N.B. ALL LEVELS SHOWN ARE EXISTING

FIGURED DIMENSIONS SHOULD BE USED IN ALL CASES.

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